HOUSING AUTHORITY OF THE CITY OF CHARLESTON

550 MEETING STREET, CHARLESTON, SOUTH CAROLINA 29403

TELEPHONE (843) 720-3970

Nathan F. Simms, Jr., *President & CEO*

August 3, 2026

Post & Courier
148 Williman Street
Charleston, SC 29403

Re: Account Number 103193

Dear Sir/Madam:

Please publish the following information in the Post & Courier Wednesday, August 26, 2026, as a <u>Legal Notice Column, not a display ad format</u>. The invoice for this publication is to be sent to my attention.

<u>SPECIAL BOARD MEETING</u>

Notice is, hereby, given that the Board of Commissioners of the Housing Authority of the City of Charleston will hold its SPECIAL BOARD MEETING on Monday, August 31, at 5:30 P.M. at 550 Meeting Street, Charleston, SC 29403.

The purpose of such meeting is to transact any business that legally comes before the Authority.

If you have any questions, please contact me at 843-720-3683.

Sincerely,

Nathan F. Simms, Jr.
President & CEO

NFS,Jr./ks

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
550 MEETING STREET, CHARLESTON, SC 29403
SPECIAL BOARD MEETING
August 31, 2026

JOIN TEAMS MEETING
Meeting ID: 253 826 392 745 660
Passcode: 2Xt9S82X

PROPOSED AGENDA

CALL TO ORDER

COMMUNICATIONS

APPROVAL OF BOARD MEETING MINUTES

- Regular Board Meeting: July 27, 2026
- Special Board Meeting: August 18, 2026

INTERNAL REPORTS

- Mr. Nathan F. Simms, Jr., President & CEO
- Ms. Debra Stephens, Chief Housing & Real Estate Officer
- Mr. Jeremy Erling, Chief Financial Officer
- Mrs. Aris H. Ferguson, General Counsel
- Mr. Brad Walbeck, Chief Human Resources Officer
- Mr. Gabe Bluestein, Chief Information Officer

FINANCE COMMITTEE

- Approval of 2027 CHA Budgets

OLD BUSINESS

1. Resolution #5227, Authorization to Amend the Morrison Station Master Development Agreement (MDA) with Integral Development, LLC
2. Resolution #5229, Authorization of CEO to Execute Settlement Agreement Regarding 275 Huger Street

NEW BUSINESS

3. Resolution #5228, Approval for Tenant Accounts Receivable Write Off
4. Resolution #5223, Approval for RFP Strategic Planning Services - Job No. 260602

CITIZEN'S PARTICIPATION PERIOD

EXECUTIVE SESSION

- Pursuant to S.C. Code § 30-4-70(a)(2), the Board will convene in Executive Session to discuss legal matters related to due diligence being conducted by Parker Poe.

ACTION, IF ANY, RESULTING FROM EXECUTIVE SESSION

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
550 MEETING STREET
CHARLESTON, SC 29403
MINUTES OF REGULAR BOARD MEETING
JULY 27, 2026

The Board of Commissioners of the Housing Authority of the City of Charleston held its Regular Board Meeting on Monday, July 27, 2026. Mr. Gregory Voigt, Chairman, presided over the meeting, confirmed that a quorum was present, and called the meeting to order at 5:33 PM. The following individuals were in attendance:

PRESENT	NOT PRESENT
Mr. Gregory Voigt, Chairman	Mr. Nick Schumacher
Ms. Garcia Williams, Vice Chair	
Ms. Carol Jackson (via Teams)	
Ms. Kathy Nelson	
Mr. Alvin Johnson (Via Teams)	
Mr. Ken Grimes	

The following were also present: Mr. Nathan F. Simms, Jr., President and CEO; Mr. Alex McFarlane, Chief Operating Officer; Ms. Aris Ferguson, General Counsel; Mr. Brad Walbeck, Chief Human Resources Officer; Mr. Jeremy Erling, Chief Financial Officer; Mr. Gabriel Bluestein, Chief Information Officer; Ms. Priscilla Waring, Procurement & Contracts Manager; Ms. Calix Stewart, Housing Services Assistant; Ms. Tammy Davender, Property Manager, AMP 20; Ms. MaShawn Black, Assistant Property Manager, AMP 20; Ms. Khala Simmons, Property Manager, AMP 30; Ms. Carmella Luke, Property Manager, AMP 40; Ms. Rayda Dupree-Scott, Enston Homes Property Manager; Ms. Cordelia Davis, Quality Control Manager; Ms. Susan Chambers, Warehouse Manager; Ms. Kathy Simmons, Executive Assistant and Recorder; Ms. Jessica Munday, TRIO; Ms. Mia CaraDonna, TRIO; Mr. Jordan Jones, Integral; Mr. Daryl Jones, Integral; Mr. Rick White, Integral.

COMMUNICATIONS

Chairman Voigt noted that there were no Communications to address.

APPROVAL OF BOARD MINUTES

The following meeting minutes were presented for approval:

- Regular Board Meeting – June 22, 2026
- Special Board Meeting – July 20, 2026

Commissioner Ken Grimes moved to approve the minutes. Vice Chair Garcia Williams seconded the motion. With no further discussion, the Chairman called for a vote, and the motion carried unanimously.

INTERNAL REPORTS

President & CEO Nathan F. Simms, Jr. presented his monthly report, providing an update on organizational activities and stakeholder engagement. Mr. Simms reported that since joining the Housing Authority, he has conducted more than thirty-seven meetings with elected officials, community leaders, nonprofit organizations, developers, and regional housing partners, with additional meetings scheduled in the coming weeks. He highlighted the upcoming Transformation Forum, including the Welcome Reception on August 26 and the Transformation Forum on August 27, explaining that the event is intended to bring together public and private partners to develop collaborative strategies for addressing affordable housing needs throughout the Charleston region. Mr. Simms also provided an update regarding ongoing discussions with Charleston County concerning redevelopment funding opportunities. Commissioners discussed the Transformation Forum and encouraged continued outreach to additional community and development partners. There being no questions, the Chairman then called for the Finance Report.

Chief Financial Officer Jeremy Erling reviewed the June financial statements and year-end financial projections. He explained that projected revenues had decreased primarily because of delayed developer fee recognition, lower-than-anticipated HUD operating subsidy funding, and adjustments to rental revenue projections. He also reported increases in expenses related to unit turnover materials, contracted maintenance services, personnel costs, utilities, and legal services. Mr. Erling noted that occupancy had increased by twenty-eight units during the reporting period, bringing the portfolio occupancy rate to approximately 89.5 percent. He also reported continued improvement at 1800 Ashley West, ongoing progress toward refinancing the Bank of America loan, and continued advancement of the Robert Mills Manor redevelopment project with a projected financing closing in November and construction anticipated to begin on December 1, 2026. Commissioners engaged in discussion regarding occupancy trends, vacancy days, developer fee timing, HUD funding impacts, and projected year-end cash flow. With no further questions, the Chairman moved to the Operations Report.

Chief Operating Officer Alex McFarlane reported on operational activities across the Housing Authority's portfolio. He explained that average vacancy days remained elevated due to redevelopment and RAD conversion projects, particularly where units remain offline pending renovation. He discussed ongoing efforts to reduce long-term vacancies, improve tenant accounts receivable balances, and enhance operational performance. Mr. McFarlane also announced that AMP 20 had received a preliminary NSPIRE inspection score of 76, reflecting an improvement over the previous inspection, and outlined continuing efforts to improve inspection scores throughout the portfolio. Commissioners discussed vacancy reporting, tenant delinquency trends, and opportunities to improve future reporting formats. With no further questions, the Chairman moved to the General Counsel Report.

General Counsel Aris H. Ferguson reported on legal matters currently affecting the agency. She discussed the Memorandum of Understanding related to the Grace Hotel project, provided an update on outstanding Freedom of Information Act requests, and reported that retainage associated with Roofing USA had been released following receipt of the necessary lien documentation. Mrs. Ferguson advised that additional legal matters would be discussed during Executive Session. With no further questions or instructions, the Chairman invited Mr. Brad Walbeck to present the Human Resources Report.

Chief Human Resources Officer Brad Walbeck reported that the agency experienced two retirements and one employee separation during the reporting period. He stated that recruitment efforts remain active, with two new employees scheduled to begin employment the following week and several additional positions progressing through the hiring process. With no further questions, the Chairman moved to the Information Technology Report.

Chief Information Officer Gabe Bluestein answered questions regarding the Housing Authority's transition from Zoom to Microsoft Teams. He explained that Microsoft Teams provides long-term retention of meeting recordings, allowing future Board meetings to remain archived and accessible. Commissioners discussed technology planning, record retention practices, and future technology assessments. With no further discussion or additions, Chairman Voigt requested a motion to approve the Internal Reports.

Vice Chair Williams made a motion to approve the Internal Reports as submitted, which was seconded by Commissioner Ken Grimes. With no additional discussion, the Chairman called for a vote, and the motion passed unanimously.

NEW BUSINESS

Resolution #5219, Approval for Tenant Accounts Receivable Write Off
The Board then considered Resolution #5219, approving the monthly Tenant Accounts Receivable Write Off in the amount of $8083.00. After brief discussion, a motion was made by Commissioner Kathy Nelson to approve this resolution. The motion was seconded by Vice Chair Williams. The motion carried unanimously.

Resolution #5220, Approval for RFP Financial Partners, Robert Mills Manor, and Robert Mills Manor Extension
Mr. Erling presented Resolution #5220, recommending approval of J.P. Morgan Chase as the financial partner for the Robert Mills Manor redevelopment following the Request for Proposals process. After discussion regarding the selection process and negotiated terms, a motion was made by Vice Chair Williams and seconded by Commissioner Nelson. The motion was unanimously approved.

Resolution #5221, Approval of Williams Terrace Split Systems Replacement Lot 3 – Job No. 260711
Resolution #5221 was presented requesting approval to award the contract for the Williams Terrace Split System HVAC Replacement (Lot 3) to Howell & Howell Contractors in the amount of $143,900. Staff discussed the history of HVAC failures at the property and explained that replacement of the existing system represented the most cost-effective long-term solution. Following discussion, a motion was made by Vice Chair Williams and seconded by Commissioner Grimes to approve the resolution. The motion carried unanimously.

Resolution #5222, Approval for RFP 275 Huger Street Pre-Development Design and Estimating Services – Job No. 260102
The Board next considered Resolution #5222, approving pre-development design and estimating services for the 275 Huger Street redevelopment project. Staff recommended awarding the contract to Mosley Architects in the amount of $583,000 to complete schematic design, cost estimating, regulatory coordination, and related pre-development services necessary for future tax credit applications. Commissioners discussed the phased approach to the design process.

Commissioner Ken Grimes moved to approve the resolution. Vice Chair Garcia Williams seconded the motion. The resolution was approved by a unanimous vote.

Resolution #5224, Approval for RFP Board Of Commissioners and Executive Director Advance Training – Job No. 260603
Resolution #5224 authorized Board of Commissioners Advanced Training. Staff explained that although the contract amount of $12,500 did not require Board approval under purchasing thresholds, the item was presented because it directly involved Board development. After brief discussion, a motion was made by Commissioner Nelson to approve this resolution. The motion was seconded by Commissioner Grimes. The motion carried unanimously.

Resolution #5225, Approval for RFQ General Contractor for Robert Mills Manor and Robert Mills Manor Extension – Job No. 231107
The Board then considered Resolution #5225, authorizing the negotiated agreement with Gibraltar Construction to serve as General Contractor for the Robert Mills Manor and Robert Mills Manor Extension redevelopment project. Staff explained that Gibraltar had participated throughout the pre-development process and was prepared to move forward upon project financing. A motion was made by Chairman Voigt and seconded by Vice Chair Williams to approve the resolution, and the motion carried unanimously.

Resolution #5226, Approval of Memorandum Of Understanding Between The City Of Charleston And Grace Hotel Inc.
General Counsel Ferguson presented Resolution #5226, approving a Memorandum of Understanding among the Housing Authority, the City of Charleston, and the Grace Hotel development regarding construction of an access drive and sidewalk improvements adjacent to Grace Homes. The agreement provides access necessary for the future hotel while improving pedestrian accessibility for Grace Homes residents. Commissioners discussed the proposed easement, future hotel development, and long-term site improvements. A motion was made by Commissioner Nelson to approve this resolution. The motion was seconded by Commissioner Grimes and unanimously approved by the Board.

Resolution #5227, Approval to Amend the Morrison Station MDA
President & CEO Simms presented Resolution #5227 regarding the amendment to the Morrison Station Master Development Agreement. Mr. Simms provided an overview of the proposed redevelopment framework, including the projected increase in residential units, revised financing structure, updated developer fee arrangement, resident relocation strategy emphasizing build-first construction, and anticipated development timeline. Commissioners discussed several aspects of the agreement and determined that additional discussion would be appropriate following Executive Session. No vote was taken at this time.

CITIZEN'S PARTICIPATION PERIOD

The Chairman moved to Citizen's Participation Period and there was none.

EXECUTIVE SESSION

A motion was made by Vice Chair Williams and seconded by Commissioner Grimes to enter Executive Session pursuant to South Carolina Code § 30-4-70(a)(2) to discuss negotiations and legal matters incidental to a contractual agreement concerning 275 Huger Street. The motion carried unanimously.

RETURN TO PUBLIC SESSION

Upon returning to Open Session, Chair Voigt announced that legal matters had been discussed during Executive Session, but no votes had been taken, and no action had resulted directly from the Executive Session discussions.

The Board returned to Resolution #5227, at which time a motion was made by Commissioner Grimes and seconded by Vice Chair Williams to table consideration of the resolution until the August Board Meeting. The motion carried unanimously.

There being no further business before the Board, a motion was made by Commissioner Grimes and seconded by Commissioner Nelson to adjourn the meeting. The motion passed unanimously. Prior to adjournment, the Board recognized Commissioner Kathy Nelson and wished her a happy birthday. The Chairman adjourned the Regular Board Meeting of July 27, 2026, at 7:41 PM.

<u>HOUSING AUTHORITY OF THE CITY OF CHARLESTON</u>
<u>550 MEETING STREET</u>
<u>CHARLESTON, SC 29403</u>
<u>MINUTES OF SPECIAL BOARD MEETING</u>
<u>AUGUST 18, 2026</u>

The Board of Commissioners of the Housing Authority of the City of Charleston met for a Special Board Meeting on Tuesday, the 18th of August 2026. Mr. Gregory Voigt, Chairman, called the meeting to order at 5:03 PM and the following were in attendance:

PRESENT	NOT PRESENT
Mr. Gregory Voigt, Chairman (via Teams)	
Ms. Garcia Williams, Vice Chair (via Teams)	
Mr. Nick Schumacher (via Teams)	
Ms. Carol Jackson (via Teams)	
Ms. Kathy Nelson	
Mr. Alvin Johnson (via Teams)	
Mr. Ken Grimes	

The following were also present: Mr. Nathan F. Simms, Jr., President and CEO; Ms. Aris Ferguson, General Counsel (via Teams); Ms. Debra Stephens, Chief Housing & Real Estate Officer; Mr. Jeremy Erling, Chief Financial Officer; Mr. Lester M. Simpson, Director of Development; Ms. Priscilla Waring, Procurement & Contracts Manager; Mr. Francis Smith, Director of Facilities & RAD; Mr. Vernon Graham, Security and Public Information Officer; Mr. Xavier Hampton, Public Relations & Social Media Manager; Ms. Kathy Simmons, Executive Assistant and Recorder, Mr. Teddy Parker, Parker Nelson; Mr. Carlton Bowers, Parker Nelson; Mr. Daryl Jones, Integral; Mr. Jordan Jones, Integral; and Ms. Kailey Cota, Post & Courier City Hall Reporter.

CITIZEN'S PARTICIPATION PERIOD

Chairman Voigt noted that no citizens came forward to speak.

OLD BUSINESS

Resolution #5227, Authorization to Amend the Morrison Station Master Development Agreement (MDA) with Integral Development, LLC.
President & CEO Nathan F. Simms, Jr. provided an update regarding negotiations on the proposed amendment to the Morrison Station Master Development Agreement. Mr. Simms reviewed the revised economic terms and noted that an error had been identified in the pro forma that previously overstated the total developer fee. The corrected model reduced the projected total developer fee from approximately $26 million to approximately $18 million. The proposed developer fee split was revised to 68%/32%, with the remaining economic terms generally reflecting a 50%/50% asset management fee split and 57%/43% investor and general partner splits.
Mr. Simms advised that staff had engaged in extensive discussions with Integral Development over the preceding two weeks and believed the revised terms represented a reasonable return to the Authority while allowing the redevelopment to move forward. The Board also clarified that the

referenced next step to “release the architect” meant authorizing the architect to begin design work and the entitlement process.

EXECUTIVE SESSION

Chairman Voigt moved that the Board enter Executive Session pursuant to S.C. Code § 30-4-70(a)(2) to discuss legal matters incidental to the proposed settlement agreement concerning 275 Huger Street and negotiations incidental to proposed contractual arrangements relating to the Morrison Station redevelopment project. Commissioner Alvin Johnson seconded the motion. The motion carried, and the Board entered Executive Session.

Upon returning to Open Session, Chairman Voigt reported that legal advice was received and extensive discussions were held; however, no votes or formal actions were taken.

ACTION RESULTING FROM EXECUTIVE SESSION

Resolution #5227, Authorization to Amend the Morrison Station Master Development Agreement (MDA) with Integral Development, LLC.
Following discussion regarding preservation of the Authority’s future position concerning buyout terms, the Board agreed that the buyout issue should remain open for future discussion and be addressed in contract language when the underlying economics are more fully developed. Commissioner Carol Jackson moved to approve Resolution No. 5227 authorizing the amendment to the Morrison Station Master Development Agreement with Integral Development, LLC. Vice Chair Garcia Williams seconded the motion. The motion passed with no nays recorded.

NEW BUSINESS

Resolution #5229, Authorization of CEO to Execute Settlement Agreement Regarding 275 Huger Street
Chairman Voigt moved to approve Resolution #5229 authorizing the President & CEO to execute the settlement agreement regarding 275 Huger Street. Commissioner Alvin Johnson seconded the motion. The motion passed, with Commissioner Nick Schumacher voting in opposition.

Preliminary Budget Discussion
The Board briefly discussed the preliminary budget and the intended review process. Mr. Nathan Simms explained that the preliminary budget was being presented to begin the conversation and obtain initial Board feedback before further review by the Finance Committee and subsequent return to the full Board. Due to time constraints and the departure of several Commissioners, the CFO, Mr. Jeremy Erling did not conduct a preliminary budget review. The matter was deferred for additional discussion, including review by the Finance Committee.

ADJOURNMENT

Following Executive Session discussions, and with no further business presented, Chairman Voigt moved to adjourn, seconded by Vice Chair Williams. With no additional discussion, the motion passed unanimously. Chairman Voigt adjourned the Special Board Meeting at 6:25 PM.

INTEROFFICE

Memorandum

Housing Authority of the City of Charleston
550 Meeting Street
Charleston, SC 29403
Phone: (843) 579-3019
Email: nsimms@chacity.org

Date: August 24, 2026

To: The Board of Commissioners

From: Mr. Nathan F. Simms, Jr. – President and CEO

Subject: Monthly Report

Major activities with CHA Operations:

- **Community Listening Sessions:**
  The President and CEO has launched community listening sessions starting with the Enston Homes portfolio, AMP 30, AMP 20, and concludes with AMP 40. The goals of the listening sessions are to provide residents with the opportunity to hear about current and upcoming agency activities, promote community-based programs, and hear from them about their concerns and interests. The agency will establish regular meetings with the residents in order to re-establish trust, provide regular updates, and connect them to broader information across the community and city.

- **Transformation Forum:**
  Over 180 individuals have been invited to the Transformation Forum The Housing Authority would like to thank The Climb Fund and Parker Nelson and Associates for being sponsors of the Transformation Forum.

- **Development Activities**
  The Housing Authority continues to work with Charleston County for funding to support predevelopment activities related to 275 Huger Street. A proposal is expected to be presented to County Council at their August 27th meeting for authorization to re-allocate funding.

This concludes the report of the President and CEO.

THE HOUSING AUTHORITY OF THE CITY OF CHARLESTON

MEMORANDUM

To: Board of Commissioners

From: Jeremy Erling, Chief Financial Officer

Date: August 23, 2026

Re: Financial Report for the Month Ending July 31, 2026

Attached for your review are the financial reports and schedules for the month ended July 31, 2026. These documents provide an overview of the Authority's financial position.

The attached materials include:

1. Financial Summary
2. Statements of Profit and Loss
3. Cash Schedule
4. Capital Funds Schedule
5. Checks Issued in Excess of $100,000
6. Status of Loans and Commitments
7. Unit Status Report

Please feel free to contact me if you have any questions or require additional information in advance of the meeting.

THE HOUSING AUTHORITY OF THE CITY OF CHARLESTON

Financial Summary Report – Period Ending July 31, 2026

1. New Reporting Format

Beginning with this report, the monthly financial summary is presented in a new format to streamline the board reporting package and align with the presentation format commonly used by housing authorities in reporting to their boards of commissioners. Results are now organized around the Authority's four principal business areas: the Central Office Cost Center (COCC), Public Housing, the Housing Choice Voucher program, and Business Activities. For each area, figures are reported as year-to-date totals in two grids — measured against budget, and against the prior fiscal year — with narrative commentary explaining the key variances.

2. Central Office Cost Center (COCC)

YTD as of 7/31/26	Actual	Budget	Var	Prior Yr	Var
Total Revenue	$1,785,344	$2,031,091	($245,747)	$2,036,137	($250,793)
Total Expenditure	$2,365,257	$2,405,388	($40,131)	$2,440,954	($75,697)
Surplus/(Deficit)	**($579,913)**	**($374,297)**	**($205,616)**	**($404,817)**	**($175,096)**

Budget vs. Actual

Revenue is below budget. The Authority had anticipated drawing both the 2025 and 2026 administrative fee — 10% of each Capital Fund Grant — from the capital fund grants. Because the 2026 Capital Funds remain unavailable to us, for planning purposes the 2026 administrative fee has been removed from FY2026 and budgeted in FY2027. These fees are recorded as revenue in COCC and as a corresponding expense in Public Housing administrative expenses. The postponement of the 2026 Capital Fund Grant administrative fee is the principal driver of the deficit to budget.

On the expense side, salaries are higher than budget, reflecting the new CEO pay scale. Employee benefits are below budget, as certain maintenance benefits remained in COCC at the time of the last budget cycle.

Year-over-Year

The same administrative-fee variance drives the year-over-year comparison. The prior fiscal year benefited from drawing administrative fees from both the 2023 and 2024 Capital Fund Grants, whereas the current year does not, producing the year-over-year revenue decline.

3. Public Housing (Property Management)

YTD as of 7/31/26	Actual	Budget	Var	Prior Yr	Var
Total Revenue	$9,215,151	$10,861,426	($1,646,275)	$10,646,706	($1,431,555)
Total Expenditure	$10,482,929	$10,754,228	($271,299)	$10,540,500	($57,571)
Surplus/(Deficit)	**($1,267,778)**	**$107,198**	**($1,374,975)**	**$106,206**	**($1,373,984)**

Budget vs. Actual

Revenue is below budget, driven by three factors: lower occupancy levels this year; the reduction in the Public Housing Operating Fund grant that HUD implemented beginning January 2026; and the decision to defer the 2026 operations fee — 25% of the Capital Fund Grant — to FY2027, such that the current year benefited only from the 2025 Capital Fund Grant operations fee.

Utility expense is running above budget, driven primarily by water expense associated with leaks detected in the aging water infrastructure. Employee benefits are above budget, offset by the corresponding reduction seen in COCC. General expense is above budget, reflecting higher-than-budgeted bad debt expense.

Year-over-Year

The same revenue variances hold against the prior year — occupancy levels, the reduced Public Housing Operating Grant, and drawing only the 2025 Capital Fund Grant operations fee, where the prior fiscal year included operations fees from both the 2023 and 2024 grants. Utility expense is higher year-over-year on the water leaks; maintenance expense is higher with the use of contractors to clear the backlog of unit turns; and general expense reflects the increased bad debt expense.

4. Housing Choice Voucher (HCV)

YTD as of 7/31/26	Actual	Budget	Var	Prior Yr	Var
Total Revenue	$18,675,142	$18,550,403	$124,739	$16,538,474	$2,136,667
Total Expenditure	$17,960,755	$17,882,349	$78,406	$16,666,477	$1,294,278
Surplus/(Deficit)	**$714,387**	**$668,054**	**$46,332**	**($128,003)**	**$842,390**

Under the new format, the HCV presentation now includes both the revenue and the expense associated with voucher issuance. The program is designed so that revenue funding exactly equals voucher issuance expense. In practice, however, there is always a timing lag: HUD typically looks back approximately three months to our expenditure levels in setting current-month funding. In addition, from HUD's standpoint the program operates on a calendar-year basis rather than the Authority's fiscal year, which further widens the timing difference between voucher revenue and voucher expenditures.

Against both budget and the prior year, salaries and benefits are over, as the department is now at full staff. The department historically carried several open positions and was budgeted accordingly.

5. Business Activities

YTD as of 7/31/26	Actual	Budget	Var	Prior Yr	Var
Total Revenue	$16,962,322	$17,243,915	($281,593)	$14,596,339	$2,365,982
Total Expenditure	$11,882,341	$11,567,911	$314,430	$10,390,189	$1,492,152
Surplus/(Deficit)	**$5,079,981**	**$5,676,003**	**($596,023)**	**$4,206,151**	**$873,830**

Budget vs. Actual

Revenue is below budget, reflecting lower occupancy levels across the AMCS and EHMG portfolios and the five-month delay in the Kiawah Homes renovation project. The final certificate of occupancy for Kiawah Homes was received in August 2026.

Year-over-Year

The primary driver of both the revenue increase and the expense increases year-over-year is the acquisition of 1800 Ashley West, which was not part of the portfolio in the prior fiscal year.

Housing Authority of the City of Charleston

Central Office Cost Center (COCC)

FY2026 Budget vs Actual Report - Central Office Cost Center (COCC) as of June 30, 2026			
Description	**YTD July 2026 Actual**	**YTD July 2026 Budget**	**YTD Variance Over/(Under)**
Total Revenue	1,785,344	2,031,091	(245,747)
Administrative Expenses	1,603,732	1,583,017	20,715
Ordinary Maintenance	269,806	266,182	3,624
Insurance Expenses	66,220	67,066	(845)
Employee Benefit Expenses	421,883	464,313	(42,430)
General Expense	3,616	24,810	(21,194)
Total Expenditure	**2,365,257**	**2,405,388**	**(40,131)**
Surplus/(Deficit)	**(579,913)**	**(374,297)**	**(205,616)**

Commentary (Budget vs Actual):

Deferring the Administrative Fee Revenue from the 2026 Capital fund to FY2027.

Income Statement Year-Over-Year Comparison - Central Office Cost Center (COCC) June 2026 vs June 2025			
Description	**YTD July 2026 Actual**	**YTD July 2025 Actual**	**YTD Variance Over/(Under)**
Total Revenue	1,785,344	2,036,137	(250,793)
Administrative Expenses	1,603,732	1,473,782	129,950
Ordinary Maintenance	269,806	443,789	(173,983)
Insurance Expenses	66,220	62,218	4,002
Employee Benefit Expenses	421,883	438,346	(16,463)
General Expense	3,616	22,819	(19,203)
Total Expenditure	**2,365,257**	**2,440,954**	**(75,697)**
Surplus/(Deficit)	**(579,913)**	**(404,817)**	**(175,096)**

Commentary (Year-over-Year):

FY2025 included Administrative Fee Revenue from both the 2023 and 2024 Capital Fund Grants.

Housing Authority of the City of Charleston

Public Housing

FY2026 Budget vs Actual Report - Property Management as of June 30, 2026			
Description	**YTD July 2026 Actual**	**YTD July 2026 Budget**	**YTD Variance Over/(Under)**
Revenue	9,189,888	10,819,312	(1,629,423)
Other Revenue	25,262	42,114	(16,851)
Total Revenue	**9,215,151**	**10,861,426**	**(1,646,275)**
Administrative Expenses	2,983,378	3,301,486	(318,108)
Resident Experience Expenses	14,701	55,848	(41,147)
Utility Expenses	1,659,871	1,630,705	29,166
Ordinary Maintenance Expenses	3,884,335	3,886,727	(2,393)
Insurance Expenses	551,505	586,204	(34,699)
Employee Benefit Expenses	1,208,633	1,166,355	42,278
General Expense	180,506	126,902	53,604
Total Expenditure	**10,482,929**	**10,754,228**	**(271,299)**
Surplus/(Deficit)	**(1,267,778)**	**107,198**	**(1,374,975)**

Commentary (Budget vs Actual):

Revenue below budget with HUD reducing Operating Grant funds and deferring Operating Funds from 2026 Capital Fund to 2027. General Expense increased with additional Bad Debt Expense.

Income Statement Year-Over-Year Comparison - Property Management June 2026 vs June 2025			
Description	**YTD July 2026 Actual**	**YTD July 2025 Actual**	**YTD Variance Over/(Under)**
Revenue	9,189,888	10,604,400	(1,414,512)
Other Revenue	25,262	42,306	(17,043)
Total Revenue	**9,215,151**	**10,646,706**	**(1,431,555)**
Administrative Expenses	2,983,378	3,354,776	(371,398)
Resident Experience Expenses	14,701	49,718	(35,018)
Utility Expenses	1,659,871	1,594,777	65,095
Ordinary Maintenance Expenses	3,884,335	3,788,434	95,900
Insurance Expenses	551,505	544,115	7,390
Employee Benefit Expenses	1,208,633	1,115,982	92,650
General Expense	180,506	92,697	87,809
Total Expenditure	**10,482,929**	**10,540,500**	**(57,571)**
Surplus/(Deficit)	**(1,267,778)**	**106,206**	**(1,373,984)**

Commentary (Year-over-Year):

Revenue below prior year with HUD reducing the Operating Grant funds and 2025 Revenue included drawing Operating funds from both the 2023 and 2024 Capital Funds Grant Operating Funds.

Housing Authority of the City of Charleston

Housing Choice Voucher (HCV)

FY2026 Budget vs Actual Report - Housing Choice Voucher (HCV) as of June 30, 2026			
Description	**YTD July 2026 Actual**	**YTD July 2026 Budget**	**YTD Variance Over/(Under)**
Revenue	18,660,603	18,527,808	132,794
Other Revenue	14,539	22,595	(8,056)
Total Revenue	**18,675,142**	**18,550,403**	**124,739**
Administrative Expenses	1,062,203	996,883	65,321
Ordinary Maintenance Expenses	19,618	18,327	1,291
Insurance Expenses	20,997	23,608	(2,611)
Employee Benefit Expenses	203,029	186,436	16,593
General Expense	35	2,222	(2,187)
HCV	16,654,873	16,654,873	-
Total Expenditure	**17,960,755**	**17,882,349**	**78,406**
Surplus/(Deficit)	**714,387**	**668,054**	**46,332**

Commentary (Budget vs Actual):

Revenue increase with Grant Funding. Salaries and Benefits over budget with being at full staff.

Income Statement Year-Over-Year Comparison - Housing Choice Voucher (HCV) June 2026 vs June 2025			
Description	**YTD July 2026 Actual**	**YTD July 2025 Actual**	**YTD Variance Over/(Under)**
Revenue	18,660,603	16,515,440	2,145,163
Other Revenue	14,539	23,034	(8,495)
Total Revenue	**18,675,142**	**16,538,474**	**2,136,667**
Administrative Expenses	1,062,203	987,890	74,313
Ordinary Maintenance Expenses	19,618	12,596	7,022
Insurance Expenses	20,997	26,918	(5,921)
Employee Benefit Expenses	203,029	177,620	25,409
General Expense	35	38,573	(38,539)
HCV	16,654,873	15,422,879	1,231,993
Total Expenditure	**17,960,755**	**16,666,477**	**1,294,278**
Surplus/(Deficit)	**714,387**	**(128,003)**	**842,390**

Commentary (Year-over-Year):

Revenue increased with additional Grant funding. Salaries and Benefits increased with full staff. HCV increased with higher per unit cost per voucher.

Housing Authority of the City of Charleston

Business Activities

FY2026 Budget vs Actual Report - Business Activities as of June 30, 2026			
Description	**YTD July 2026 Actual**	**YTD July 2026 Budget**	**YTD Variance Over/(Under)**
Total Revenue	16,962,322	17,243,915	(281,593)
Administrative Expenses	3,412,197	3,318,373	93,824
Resident Experience Expenses	56,978	81,233	(24,255)
Utility Expenses	2,098,007	2,126,146	(28,139)
Ordinary Maintenance Expenses	4,062,473	4,008,804	53,669
Insurance Expenses	818,654	602,867	215,786
Employee Benefit Expenses	674,020	671,048	2,972
General Expense	760,013	759,439	573
Total Expenditure	**11,882,341**	**11,567,911**	**314,430**
Surplus/(Deficit)	**5,079,981**	**5,676,003**	**(596,023)**

Commentary (Budget vs Actual):

Less revenue than budgeted across AMCS and EHMG portfolio, and the Kiawah renovations delayed by five months.

Income Statement Year-Over-Year Comparison - Business Activities June 2026 vs June 2025			
Description	**YTD July 2026 Actual**	**YTD July 2025 Actual**	**YTD Variance Over/(Under)**
Total Revenue	16,962,322	14,596,339	2,365,982
Administrative Expenses	3,412,197	2,838,096	574,101
Resident Experience Expenses	56,978	71,986	(15,008)
Utility Expenses	2,098,007	1,655,564	442,443
Ordinary Maintenance Expenses	4,062,473	4,090,114	(27,641)
Insurance Expenses	818,654	578,851	239,803
Employee Benefit Expenses	674,020	660,289	13,731
General Expense	760,013	495,288	264,724
Total Expenditure	**11,882,341**	**10,390,189**	**1,492,152**
Surplus/(Deficit)	**5,079,981**	**4,206,151**	**873,830**

Commentary (Year-over-Year):

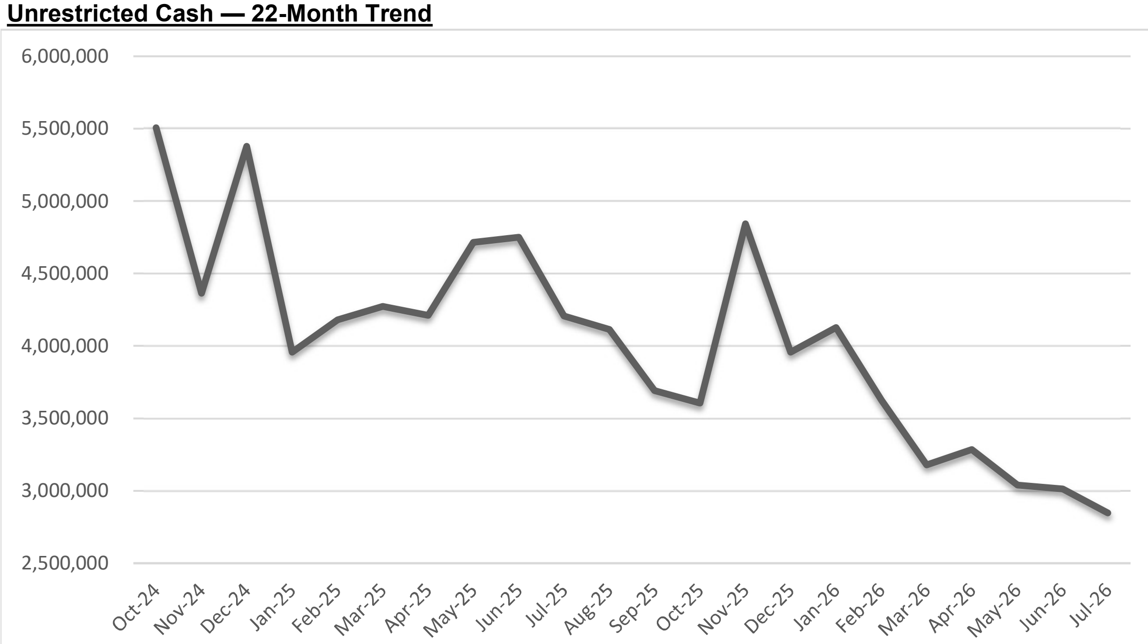
FY2026 includes the acquisition of 1800 Ashley West.

Charleston Housing Authority

Cash Position Report — As of July 31, 2026

RESTRICTED CASH	
FSS Escrow	$155,003
Affordable Housing Trust	$201,640
Section 8	$437,614
Public Housing Application Deposit	$5,367
1031 King	$22
FSS Forfeiture	$188,613
WEH Inc	$48,964
Septima Clark	$53,835
Resident Advisory Board	$76,833
LHA Operation Account	$165,511
Affordable Housing Trust (Reserve)	$941,316
Section 8 (Reserve)	$251,320
1031 King Street Reserve	$160,271
WEH Investment	$240,963
Project 23 Replacement Reserve	$1,488,693
Project 23 Operating	$683,558
Kiawah Homes Renovations	$3,444,198
Kiawah Homes Reserve	$79,236
1800 Ashley West Project Fund	$1,968,129
Total Restricted Cash	**$10,591,086**
UNRESTRICTED CASH	
HFA Operations Account	$196,767
LHA	$1,000
Main Operating Account	$1,099,069
Public Housing Reserve	$4,774
HFA Reserve	$1,206,061
AMCS Operating Account	$340,442
Total Unrestricted Cash	**$2,848,114**
TOTAL COMBINED CASH	**$13,439,200**

Unrestricted Cash — 22-Month Trend



Charleston Housing Authority
Public Housing Capital Fund Program - Summary of Grants

Grant Year	Authorized	Disbursed	Available
2024	$3,040,037.25	$2,808,913.34	$231,123.91
2025	$2,951,603.00	$1,456,041.90	$1,495,561.10
2026	$3,052,518.00	-	$3,052,518.00
Total	**$9,044,158.25**	**$4,264,955.24**	**$4,779,203.01**

THE HOUSING AUTHORITY OF THE CITY OF CHARLESTON

Board of Commissioners Meeting

CHECKS ISSUED OVER $100,000

Period: July 1- July 31, 2026

Check #	Date Issued	Issued To	Description	Amount
596136	7/14/2026	Charleston Water System	Water & Sewer	**$151,929.67**
			Total:	**$151,929.67**

The Housing Authority of the City of Charleston
Status of Loans and Commitments
As of July 31, 2026

LOANS PAYABLE HFA

Bank of America	Approved Loan Amount	14,258,002.36
Project 2000	Outstanding Balance	3,795,502.36
	Maturity	12/1/2027
	Interest Rate	3.10%
City Bond Issue	Approved Loan Amount	10,000,000.00
	Outstanding Balance	3,800,000.00
	Maturity	12/31/2032
	Interest Rate	3% (Avg)
Williams Terrace Note	Approved Loan Amount	7,000,000.00
	Outstanding Balance	4,464,583.30
	Maturity	11/1/2028
	Interest Rate	5.67%
Engel Street	Approved Loan Amount	708,795.70
	Outstanding Balance	483,291.54
	Maturity	11/1/2028
	Interest Rate	2.50%
Grace Bridge*	Approved Loan Amount	16,000,000.00
	Outstanding Balance	13,533,000.00
	Maturity	12/31/2026
	Interest Rate	4.15%
Project 23 (Climb Fund)	Approved Loan Amount	1,100,000.00
	Outstanding Balance	1,083,678.66
	Maturity	9/1/2029
	Interest Rate	5.75%
Magnolia (7m LOC)	Approved Loan Amount	7,000,000.00
	Outstanding Balance	6,200,000.00
	Maturity	12/1/2027
	Interest Rate	SOFR(4.29%) +1.05%
Kiawah Bond Issuance	Approved Loan Amount	14,907,399.50
	Outstanding Balance	14,907,399.50

	Maturity	12/01/41
	Interest Rate	4.85%
1800 Ashley West	Approved Loan Amount	43,704,483.00
	Outstanding Balance	43,704,483.00
	Maturity	9/1/2035
	Interest Rate	4.68%
LOANS/ LEASE PUBLIC HOUSING		
EPC Master Lease (Phase II)	Approved Lease Amount	5,985,607.80
	Outstanding Balance	301,957.22
	Maturity	7/6/2027
	Interest Rate	2.84%

City of Charleston Housing Authority

Monthly Unit Status & Occupancy Report

As of July 31, 2026

Property	Total Inventory	Less: Future Renovation Hold	Net Units Available for Rent	Units Near-Term Renovation Hold	Units Actively Under Renovation	Units in Unit Turn Status	Units Ready for Occupancy (Vacant)	Units Occupied	Occupancy %	Average Days Vacant
PUBLIC HOUSING										
AMP 20										
Cooper River Ct. (#8)	216	-	216	-	-	7	13	196	90.7%	140
Edmund Jenkins (#9)	28	-	28	-	-	1	-	27	96.4%	39
Meeting St. Ext. (#33)	44	-	44	-	-	-	-	44	100.0%	
Meeting St. Manor (#10)	201	73	128	-	-	9	5	114	89.1%	145
275 Huger St.	12	12	-	-	-	-	-	-	-	
AMP 20 Subtotal	**501**	**85**	**416**	**-**	**-**	**17**	**18**	**381**	**91.6%**	
AMP 30										
Robert Mills (#1)	132	49	83	-	-	-	-	83	100.0%	
Robert Mills Extension (#6)	89	30	59	-	-	-	-	59	100.0%	
Scattered Site 15 - Central (a15,b15,e15)	26	-	26	-	-	-	-	26	100.0%	
Scattered Site 16 - Central (a16, b16)	20	-	20	-	-	1	-	19	95.0%	154
Wraggsborough (#4)	128	-	128	-	-	8	-	120	93.8%	39
Wraggsborough Ext. (#31)	50	-	50	-	-	1	1	48	96.0%	74
AMP 30 Subtotal	**445**	**79**	**366**	**-**	**-**	**10**	**1**	**355**	**97.0%**	
AMP 40										
Gadsden Green (#5)	170	-	170	-	-	16	1	153	90.0%	165
Gadsden Green Ext. (#34)	92	-	92	-	-	6	7	79	85.9%	145
Project Athens Court	15	-	15	-	-	5	1	9	60.0%	342
Scattered Site 15 - West (f15)	9	-	9	-	-	-	1	8	88.9%	14
Scattered Site 25	16	-	16	-	-	1	-	15	93.8%	1
AMP 40 Subtotal	**302**	**-**	**302**	**-**	**-**	**28**	**10**	**264**	**87.4%**	
Total Public Housing	**1,248**	**164**	**1,084**	**-**	**-**	**55**	**29**	**1,000**	**92.3%**	
BUSINESS ACTIVITIES										
AMCS Managed Properties										
Ashley Oaks	418	-	418	-	1		32	385	92.1%	79
1800 West Ashley	209	16	193	-	9	5	2	177	91.7%	45
Juniper St.	64	-	64	-	-	5	-	59	92.2%	
Magnolia Downs (Total)	363	-	363	13	15	48	9	278	76.6%	135
Engel/St. Phillip St.	12	-	12	-	-	-		12	100.0%	
AMCS Managed Subtotal	**1,066**	**16**	**1,050**	**13**	**25**	**58**	**43**	**911**	**86.8%**	

City of Charleston Housing Authority

Monthly Unit Status & Occupancy Report

As of July 31, 2026

Property	Total Inventory	Less: Future Renovation Hold	Net Units Available for Rent	Units Near-Term Renovation Hold	Units Actively Under Renovation	Units in Unit Turn Status	Units Ready for Occupancy (Vacant)	Units Occupied	Occupancy %	Average Days Vacant
EHMG Managed Properties										
1031 King	22	-	22	-	-	1	1	20	90.9%	191
670 King	40	-	40	-	-	2	-	38	95.0%	74
676 King	51	-	51	-	-	4	5	42	82.4%	158
Carondolet	10	-	10	-	-	-	-	10	100.0%	
Enston Homes Management	58	-	58	-	-	5	-	53	91.4%	74
EHMG E Street Cottages	8	-	8	-	-	-	1	7	87.5%	312
EHMG Transitional	12	-	12	-	-	1	-	11	91.7%	65
EHMG Meeting Street	8	-	8	-	-	-	1	7	87.5%	88
Grace Homes	62	-	62	-	-	2	2	58	93.5%	257
Historic East Side	9	-	9	-	-	-	-	9	100.0%	
Nunan Street	21	-	21	-	-	1	-	20	95.2%	24
Williams Terrace	41	-	41	-	-	1	1	39	95.1%	59
EHMG Managed Subtotal	**342**	**-**	**342**	**-**	**-**	**17**	**11**	**314**	**91.8%**	
Kiawah Homes										
Kiawah Homes	61	35	26	-	-	-	-	26	100.0%	
Kiawah Homes Subtotal	**61**	**35**	**26**	**-**	**-**	**-**	**-**	**26**	**100.0%**	
Project 23										
Project 23	56	-	56	-	-	2	-	54	96.4%	16
Project 23 Subtotal	**56**	**-**	**56**	**-**	**-**	**2**	**-**	**54**	**96.4%**	
Blakeway/Simmons										
1225 Blakeway	28	-	28	-	-	2	-	26	92.9%	
Simmons Commons	10	-	10	-	-	-	-	10	100.0%	
Enston Homes Apartments	26	-	26	-	-	-	-	26	100.0%	
Blakeway/Simmons Subtotal	**64**	**-**	**64**	**-**	**-**	**2**	**-**	**62**	**96.9%**	
Total Business Activities	**1,589**	**51**	**1,538**	**13**	**25**	**79**	**54**	**1,367**	**88.9%**	
COMPONENT UNIT										
Project 17										
Project 17	17	-	17	-	-	1	-	16	94.1%	36
Project 17 Subtotal	**17**	**-**	**17**	**-**	**-**	**1**	**-**	**16**	**94.1%**	
Total Component Unit	**17**	**-**	**17**	**-**	**-**	**1**	**-**	**16**	**94.1%**	
GRAND TOTAL - ALL PROPERTIES	**2,854**	**215**	**2,639**	**13**	**25**	**135**	**83**	**2,383**	**90.3%**	**132**

City of Charleston Housing Authority

Monthly Unit Status & Occupancy Report

As of July 31, 2026

Property	Total Inventory	Less: Future Renovation Hold	Net Units Available for Rent	Units Near-Term Renovation Hold	Units Actively Under Renovation	Units in Unit Turn Status	Units Ready for Occupancy (Vacant)	Units Occupied	Occupancy %	Average Days Vacant
MAGNOLIA DOWNS - PROPERTY DETAIL										
Note: The Magnolia Downs detail below supports the single Magnolia Downs summary line shown above under AMCS Managed Properties.										
25 Mary St.	8	-	8	-	-	-	-	8	100.0%	
20 Ashton Dr.	14	-	14	-	1	-	2	11	78.6%	
1510 N. Avalon Circle	12	-	12	-	-	2	1	9	75.0%	
814 DuPont Rd.	24	-	24	9	-	-	-	15	62.5%	
2408 Etiwan Ave.	28	-	28	-	-	10	1	17	60.7%	
907 Nabors Dr.	16	-	16	-	-	2	4	10	62.5%	
75 Poplar Ave.	10	-	10	-	-	3	-	7	70.0%	
944 Wappoo Rd.	22	-	22	-	-	5	-	17	77.3%	
14 Line Street	4	-	4	-	-	-	1	3	75.0%	
638 Audubon Blvd. (*1 unit shop/office)	11	-	11	-	11	-	-	-	0.0%	
640 Sequoia Blvd.	18	-	18	-	-	-	-	18	100.0%	
10 St. Margaret St.	12	-	12	-	-	4	-	8	66.7%	
288 Fleming Rd.	4	-	4	-	-	1	-	3	75.0%	
311 Fleming Rd.	28	-	28	4	2	4	-	18	64.3%	
819 Jordan Blvd.	10	-	10	-	-	-	-	10	100.0%	
Applebee Way	29	-	29	-	-	5	-	24	82.8%	
Balsam Ct.	32	-	32	-	-	4	-	28	87.5%	
93 Columbus St.	4	-	4	-	-	-	-	4	100.0%	
193 Congress St.	8	-	8	-	1	1	-	6	75.0%	
802 East Estates Blvd.	30	-	30	-	-	5	-	25	83.3%	
1534 Evergreen Ave.	8	-	8	-	-	1	-	7	87.5%	
717 DuPont (Palmetto)	9	-	9	-	-	-	-	9	100.0%	
727 DuPont (Palmetto)	9	-	9	-	-	1	-	8	88.9%	
1971 DuPont (Palmetto)	9	-	9	-	-	-	-	9	100.0%	
White Oak Dr.	4	-	4	-	-	-	-	4	100.0%	
Total Magnolia Downs	**363**	**-**	**363**	**13**	**15**	**48**	**9**	**278**	**76.6%**	

Memorandum

The Housing Authority of the City of Charleston
545 Meeting Street, Charleston, SC 29403
843-722-4564 - Telephone 843-720-3982 – Fax

To: The Board of Commissioners

From: Mr. Alex McFarlane, Chief Operating Officer

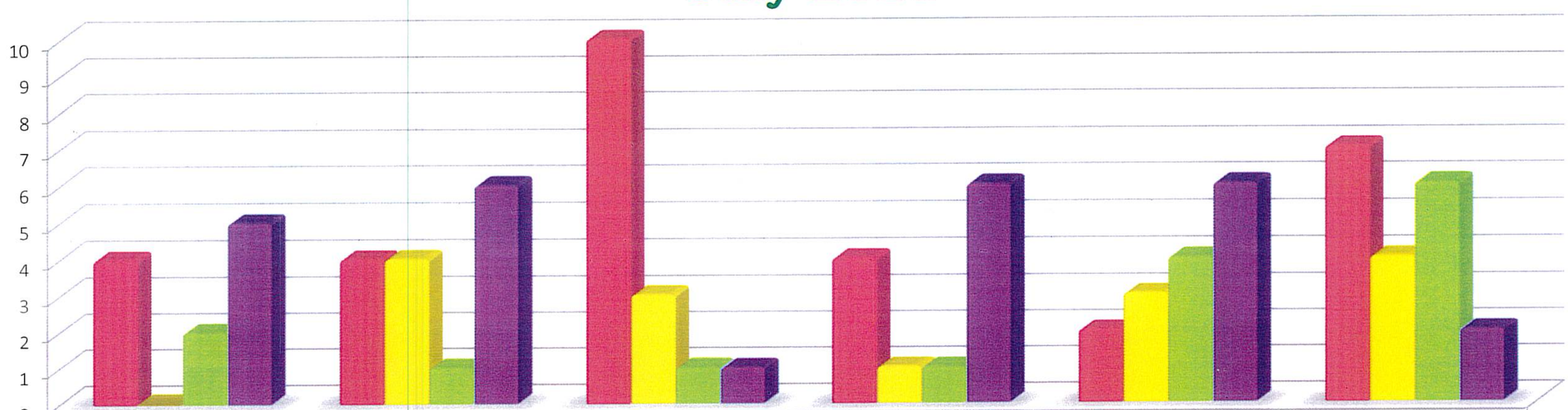
Subject: Monthly Reports

Date: August 24, 2026

Please see the attached reports on behalf of Housing Services and Facilities.

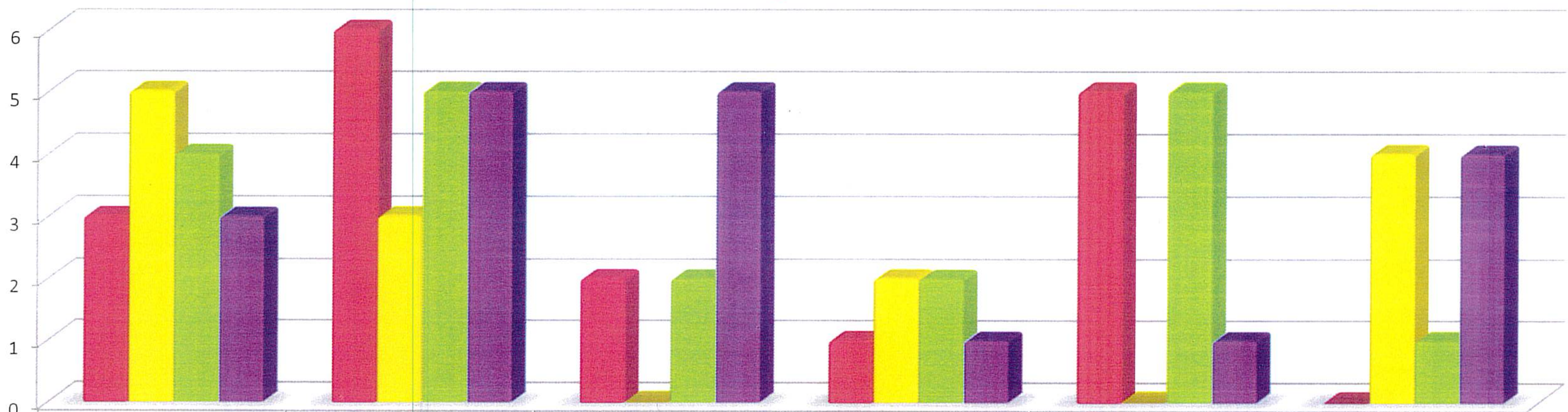
AM/gd

Move-In Summary Report
July 2026



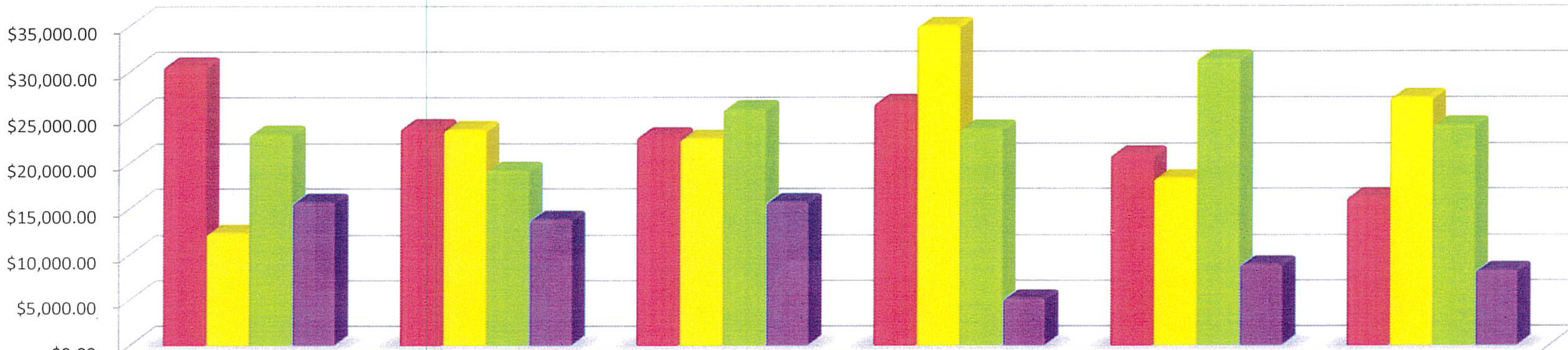
	Feb. 26	Mar-26	Apr. 26	May-26	Jun-26	Jul-26
AMP 20	4	4	10	4	2	7
AMP 30	0	4	3	1	3	4
AMP 40	2	1	1	1	4	6
EHMG	5	6	1	6	6	2

Move-Out Summary Report
July 2026



	Feb. 26	Mar. 26	Apr. 26	May-26	Jun-26	Jul-26
AMP 20	3	6	2	1	5	0
AMP 30	5	3	0	2	0	4
AMP 40	4	5	2	2	5	1
EHMG	3	5	5	1	1	4

Monthly Summary Report
Outstanding Tenant Account Receivables
July 2026

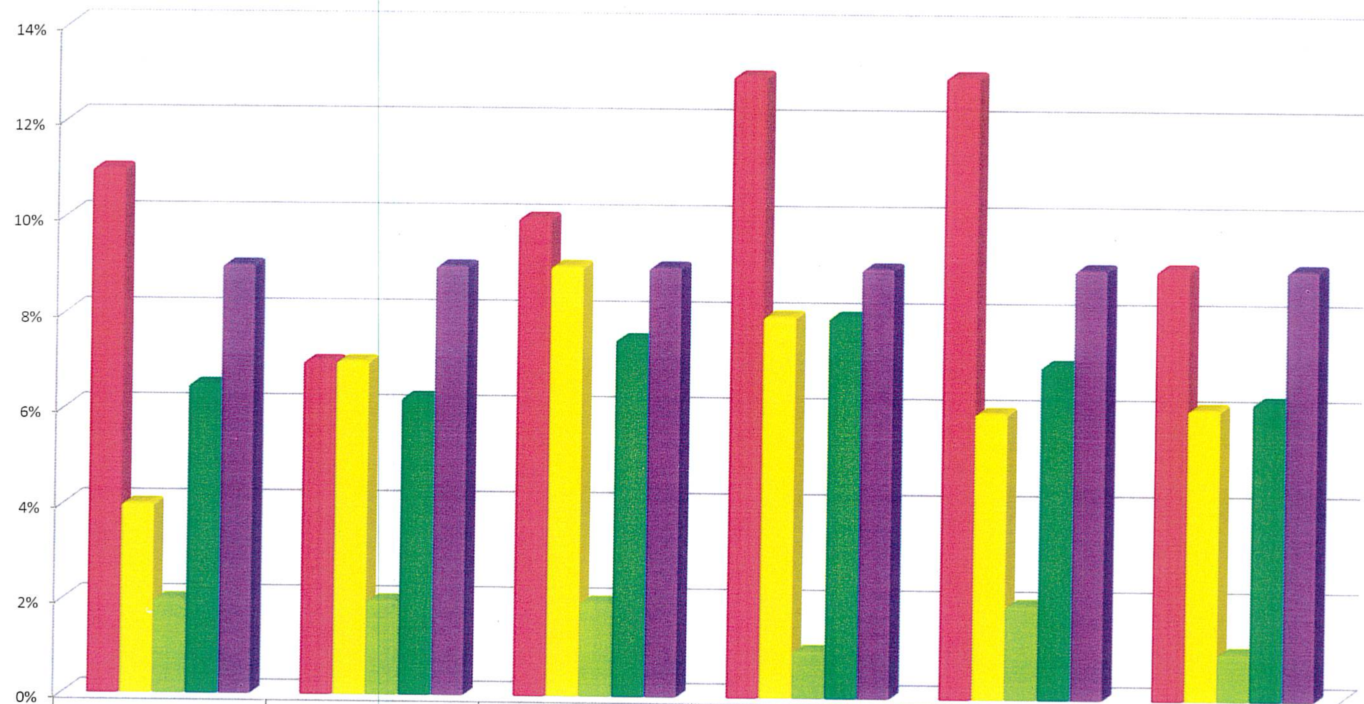


	Feb. 26	Mar. 26	Apr.26	May-26	Jun-26	Jul-26
AMP 20	$30,508.82	$23,786.50	$22,855.29	$26,445.88	$20,821.09	$16,131.18
AMP 30	$12,258.75	$23,553.12	$22,568.00	$34,815.10	$18,164.12	$27,007.12
AMP 40	$23,097.11	$19,120.44	$25,791.94	$23,657.50	$31,256.50	$24,055.67
EHMG	$15,626.38	$13,773.29	$15,632.57	$5,093.49	$8,848.21	$8,194.87

Percentage of Delinquent Accounts

	Feb. 26	Mar. 26	Apr. 26	May-26	Jun-26	Jul-26
AMP 20	11%	7%	10%	13%	13%	9%
AMP 30	4%	7%	9%	8%	6%	6%
AMP 40	2%	2%	2%	1%	2%	1%
AMP AVERAGE	7%	6%	8%	8%	7%	6%
EHMG	9%	9%	9%	9%	9%	9%

Percentage of Delinquent Accounts
July 2026



	Feb. 26	Mar. 26	Apr. 26	May-26	Jun-26	Jul-26
AMP 20	11%	7%	10%	13%	13%	9%
AMP 30	4%	7%	9%	8%	6%	6%
AMP 40	2%	2%	2%	1%	2%	1%
AMP AVERAGE	7%	6%	8%	8%	7%	6%
EHMG	9%	9%	9%	9%	9%	9%

Memorandum

The Housing Authority of the City of Charleston
545 Meeting Street, Charleston, SC 29403
843-722-4564 - Telephone 843-720-3982 – Fax

To: The Board of Commissioners

From: Mr. Francis Smith, Director of Facilities Maintenance

Subject: Monthly Report

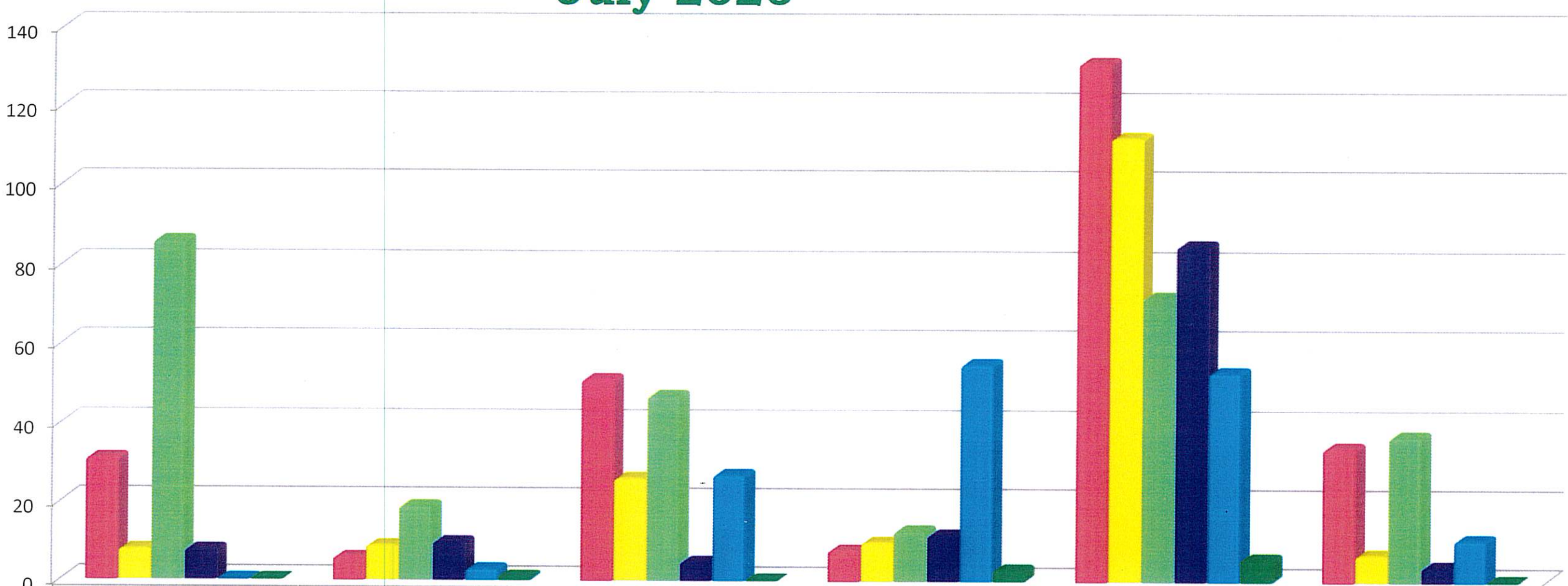
Date: August 24, 2026

Please see the attached report.

FS/gd

Outstanding Resident Requests Work Orders

July 2026



	Feb. 26	Mar. 26	Apr. 26	May-26	Jun-26	Jul-26
AMP 20	31	6	51	8	131	34
AMP 30	8	9	26	10	112	7
AMP 40	86	19	47	13	72	37
EHMG	8	10	5	12	85	4
Speciality Crew	0	3	27	55	53	11
Grounds Crew	0	1	0	3	6	0

August 24, 2026,

Capital Fund

Monthly
Board Report

BOARD REPORT

CAPITAL FUND OFFICE

Date Prepared: 8-21-26

	Kiawah Homes	Athens Court Phase 2	Athens Court Phase 2	Athens Court Phase 2	Athens Court Phase 2	Athens Court Phase 2	Athens Court Phase 2
CHA PROJECT #	200910	240805	250802	250907	250908	250905	250906
CONTRACTOR	Progress	Positive Outlook	Colonial Contemporary	Anchor Point Construction	Anchor Point Construction	Anchor Point Construction	Anchor Point Construction
NOTICE TO PROCEED	1/7/2025	7/22/2025	9/11/2025	9/11/2025	9/18/2025		
ORIGINAL CONTRACT VALUE	$ 11,083,367.00	$ 184,000.00	$ 62,506.00	$12,054.18	$12,054.18	$ 10,537.11	$ 13,173.52
		$ (107,530.00)					
CHANGE ORDER Totals	$ (172,655.00)	$ 2,969.00					
		$ 205.00					
	$ 379,965.00						
	$ 14,031.03						
	$ 176,863.84						
CURRENT CONTRACT VALUE	$11,481,571.87	$79,644.00	$62,506.00	$12,054.18	$12,054.18	$10,537.11	$13,173.52
CONTRACT PAYMENTS:							
	$ 175,130.00	$ 12,033.00	$ 23,199.30	$ 12,054.18	$ 12,054.18	$10,537.11	$ 13,173.52
	$ 467,520.00	$ 12,186.00	$ 23,199.00				
	$ 378,116.00	$ 12,641.00	$ 16,107.70				
	$ 263,796.00	$ 11,177.50					
	$ 326,590.00	$ 9,201.60					
	$ 497,996.00	$ 11,178.00					
	$ 535,220.00	$ 11,226.90					
	$ 220,606.00						
	$ 386,936.00						
	$ 958,868.00						
	$ 894,105.00						
	$ 482,644.00						
	$ 793,529.00						
	$ 455,263.00						
	$ 676,938.00						
	$ 577,637.00						
	$ 793,937.00						
	$ 574,663.00						
	$ 617,088.00						
	$ 716,097.00						
PAID TO DATE	$ 10,792,679.00	$ 79,644.00	$ 62,506.00	$ 12,054.18	$ 12,054.18	$ 10,537.11	$ 13,173.52
REMAINING BALANCE	$688,892.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
PROJECT NOTES:		Complete	All units completed Waitng inspecitons results from D3G				

Interoffice Memorandum
BOARD REPORT – JULY 2026

To: The Board of Commissioners

From: Calix Stewart - Housing Services Manager
Housing Services Department

Housing Choice Vouchers

2026	HUD Issued Available	HAP Vouchers Leased	Actual HAP Expense	Avg Lease
Jan-26	1804	1590	$1,693,152	$1,065
Feb-26	1804	1579	$1,788,293	$1,133
Mar-26	1804	1589	$1,731,990	$1,090
Apr-26	1804	1582	$1,727,452	$1,092
May-26	1804	1577	$1,710,178	$1,084
Jun-26	1804	1562	$1,712,174	$1,096

VASH Vouchers

2026	HUD Issued Available Voucher	Vash Voucher Leased	Actual HAP Expense	Avg Lease Amount
Jan-26	360	343	$300,210	$875
Feb-26	360	343	$303,170	$884
Mar-26	360	340	$294,537	$866
Apr-26	360	342	$302,288	$884
May-26	360	342	$294,462	$861
Jun-26	360	326	$282,926	$868

Repositioning Vouchers (RAD)			
2026	Vouchers Available	Vouchers utilized	Actual HAP Expense
Jan-26	95	73	$59,609
Feb-26	95	68	$61,152
Mar-26	95	68	$71,240
Apr-26	95	77	$71,565
May-26	95	79	$70,972
Jun-26	95	88	$88,289

Family Self-Sufficiency			
2026	HCV	Public Housing	Homeownership
Jan-26	54	24	5
Feb-26	56	24	5
Mar-26	57	24	5
April 226	57	25	5
May-26	58	26	5
Jun-26	58	25	5

ROSS Grant			
2026	Assessments Completed	Successful Completion	Coordinator Caseload
Jan-26	6	12	183
Feb-26	8	11	176
Mar-26	7	17	165
Apr-26	8	24	143
May-26	11	15	146
Jun-26	7	10	153

Interoffice Memorandum

BOARD REPORT - June 2026

To: The Board of Commissioners

From: Rosemary W. Jenkins - Housing Services Assistant Manager
Housing Services Department

Friday, May 8, 2026

Maintenance	2026 April	2026 May	2026 June
Number of units renovated in Maintenance	17	19	19
Number of vacancies in Maintenance - End of Month	48	44	46
Number of vacancies in Maintenance slated for transfer – End of Month	4	8	6
Average number of vacancy days in Maintenance	131	72.88	64

Occupancy			
Number of vacancies in Occupancy - End of Month	41	46	43
Number of vacancies in Occupancy slated for transfer - End of Month	18	19	19
Percentage of units occupied - End of Month	84%	91%	91%
Average number of vacancy days in Occupancy	25.69	37.76	26

Summary			
Number of units vacated	13	14	19
Number of Casualty units - End of Month	2	2	2
Number of Mod units - End of Month	66	66	66
Number of units rented	16	17	11
Average turnaround days (Occupancy & Maintenance)	157	110.64	90

June 2026 HOUSING RESOURCE CENTER PROGRAM HIGHLIGHTS

· **19** move outs processed in April: **AMP 20 - 8** / **AMP 30 - 6** / **AMP 40 - 5**

8· families transferred – Breakdown of transfer turnaround days by AMP

AMP 20 - (1 Units)
AMP 30 - (4 Units)
AMP 40 - (3 Units)

· **0** offer letters emailed in **June**

The existing waitlists from the Selected and Pending statuses are being utilized for Intake Interviews and assigned to Ready units.

DEVELOPMENT DEPARTMENT RAD/SECTION 18 CONVERSION PROJECT STATUS
Date prepared: August 24, 2026

AMP 20
Property Manager: Tammy Davender-Davis

MORRISON STATION (COOPER RIVER COURT & MEETING STREET MANOR)

Repositioning Method:	Section 18 Demolition / Disposition
Scope:	Phased Redevelopment
Financing:	By the Developer through private equity and debt. The estimated total development cost is $600 M.
Development Partner:	The Integral Group
Current Number of Units:	417
Proposed Number of Units:	1,545
Current Status:	On August 18, 2026, the Board of Commissioners voted to amend the Master Development agreement between Integral and CHA. The amended agreement increases CHA's allocation to 32%.

275 HUGER STREET

Repositioning Method:	Section 18 Demolition and Disposition
Scope:	Redevelopment
Financing:	TBD
Development Partner:	TBD
A & E:	Moseley
Current Number of Units:	12
Proposed Number of Units:	TBD
Current Status:	On July 27, 2026, the Board of Commissioners approved Moseley to provide design and costing estimating services. A kick-off project meeting was held on August 19, 2026, during which Moseley was tasked with providing schematic designs by October 1, 2026. The project team is scheduled to meet weekly to provide input and monitor progress.

MEETING STREET MANOR EXTENSION

Repositioning Method:	Section 18 Demolition and Disposition
Scope:	Redevelopment
Financing:	TBD
A&E Services:	Moseley
Current Number of Units:	44
Proposed Number of Units:	TBD

Current Status: Meeting Street Manor Extension is one of ten CHA sites identified for future redevelopment. Staff are working with Moseley, CHAs Architect of record, to evaluate the sites and develop high-level conceptual yield analyses that assess each site's full potential to support additional affordable housing opportunities within Charleston. The analyses will consider existing planning assumptions, site constraints, infrastructure capacity, historic resources, neighborhood context, and emerging community priorities to identify a range of redevelopment and intensification scenarios. This effort will provide a comprehensive assessment of redevelopment opportunities and support informed decision-making regarding the long-term future of the sites.

ATHENS COURT

Repositioning Method:	RAD
Scope:	Interior upgrades, including new LVP flooring
Financing Strategy:	CHA Capital Funds, and SC Housing PHCFP Grant Award
Current Number of Units:	15
Proposed Number of Units:	15

Current Status: Final due diligence reports have been reviewed and accepted by staff. Preparation of documentation required for the HUD Concept Call and Finance Plan is ongoing.

EDMUND JENKINS

Repositioning Method:	TBD
Scope:	Redevelopment
Financing Strategy:	TBD
A&E:	Moseley
Current Number of Units:	28
Proposed Number of Units:	TBD

Current Status: Edmund Jenkins is one of ten CHA sites identified for future redevelopment and is currently being evaluated as part of a comprehensive portfolio-wide assessment conducted by Moseley.

AMP 30
Property Manager: Khala Simmons

ROBERT MILLS MANOR & ROBERT MILLS MANOR EXTENSION

Repositioning Method:	RAD/Section 18 Blend
Scope:	Historic preservation of interior and exterior components
Financing Strategy:	State and Federal Historic Tax Credits and HUD 221(d)(4)
Lender:	Lument
Syndicator:	JP Morgan Chase
RAD Consultant:	Baker Tilly
A&E:	Moseley
General Contractor:	Gibraltar Construction
Current Number of Units:	221
Proposed Number of Units:	217

Current Status:

The County Council's Finance Committee recommended approval of the Special Source Revenue Credits, a form of property tax exemption, on August 20, 2027.

The HUD 221(d)(4) loan application was submitted to HUD on August 11, 2026. The loan application assignment and review period is estimated at 180 calendar days. A transaction closing team for the loan application has been established, and a kick-off meeting is scheduled for August 25, 2026. The team will meet weekly until the transaction closes.

Staff and Baker Tilly are addressing final Finance Plan comments received from the Office of Recapitalization and expect HUD to issue the RAD Closing Commitment within the next two weeks. The team is well positioned to submit the required documents in a timely manner.

AMP 40
Property Manager: Carmella Luke

GADSDEN GREEN AND GADSDEN GREEN EXTENSION

Repositioning Method:	Section 18 Demolition and Disposition
Scope:	Redevelopment
Financing Strategy:	TBD
Developer Partner:	TBD
CNI Consultant:	TBD
Current Number of Units:	264
Proposed Number of Units:	TBD

Current Status: Gadsden Green and Gadsden Green Extension is one of ten CHA sites identified for future redevelopment and is currently being evaluated as part of a comprehensive portfolio-wide assessment being conducted by Moseley.

CONVERTED/COMPLETED PROJECTS

AMP 20
Property Manager: Tammy Davender-Davis

KIAWAH HOMES

Repositioning Method:	RAD/Section 18 Blend
Scope:	Substantial Rehabilitation of 61 units, community center, and site work
Financing Strategy:	\$15 M in Essential Function Bonds, \$1 M in Charleston County ARPA Funds, \$1.1 M CHA Capital Funds
RAD Consultant:	Baker Tilly
A&E:	Moseley Architects
General Contractor:	Progress Carolina
Current Number of Units:	61
Proposed Number of Units:	61

Post-Closing Status: The project is approximately 98% complete, with only minor punch list items remaining, which are expected to be completed by mid-September. Thirty-four units remain vacant following rehabilitation. Of those, fifteen are scheduled for HQS inspections on Wednesday, August 26, 2026, with the remaining scheduled for inspection on Friday, August 28, 2026. Lease-up is expected to begin shortly after the units pass their HQS inspections.

AMP 30

PROJECT 17

<u>Repositioning Method:</u> Section 18 Disposition to WEH, Inc.

<u>Date Closed:</u> 12/5/2023

<u>Number of Units:</u> 17 (affordable)

PROJECT 23

<u>Repositioning Method:</u> RAD

<u>Date Closed:</u> 5/31/2024

<u>Number of Units:</u> 56 (affordable)

<u>Current Status:</u> The Completion Certification and close-out documentation have been reviewed and accepted by HUD.

ENSTON HOME MANAGEMENT GROUP (EHMG)

Property Manager: Rayda Dupree-Scott

1031 King Street

<u>Repositioning Method:</u> RAD

<u>Date Closed:</u> 5/22/2023

<u>Number of Units:</u> 22 (affordable)

Development Project Schedule

ACTIVE PROJECTS

Project	# Units	Conversion Type	Owner	Finance Strategy	Estimated Total Project Cost	Expected CHA Capital Contribution		Target Fin. Closing
Robert Mills Manor & Ext.		RAD/Section18 Blend	CHA	State & Federal Historic Tax Credits	$74,431,435	$1,008,567	Pre-development costs to date	Nov. – Dec. '26
pre-conversion:	221	*Substantial Rehab*		HUD 221(d)(4) Loan		$280,000	Capital Funds budgeted (2026)	
post-conversion:	217					$1,288,567		
Athens Court		RAD (No debt)	CHA	SC Housing CFP	$645,337.71	$65,205	Pre-development costs to date	Feb. '27 – Mar. '27
pre-conversion:	15	*Substantial Rehab*		CHA Capital Fund		$450,000	Capital Funds budgeted (2026)	
post-conversion:	15					$515,205		
Cooper River Court		Section 18 (demo/dispo)	Developer	Private equity & debt	$600,000,000	$1,000,000	Anticipated Pre-Dev. Costs	Feb. '28
pre-conversion:	417	*Redevelopment*	CHA, Ground Lease	through Developer				
post-conversion:	1,545							

FUTURE PROJECTS

Project	# Units	Conversion Type	Owner	Finance Strategy	Estimated Total Project Cost	Expected CHA Capital Contribution	Target Fin. Closing
275 Huger Street		Section 18 (demo/dispo)	TBD	TBD	TBD	TBD	TBD
pre-conversion:	12	*Redevelopment*					
post-conversion:	TBD						
Gadsden Green & Ext.		Section 18 (demo/dispo)	TBD	TBD	TBD	TBD	TBD
pre-conversion:	264	*Redevelopment*					
post-conversion:	TBD						
Edmund Jenkins		TBD	TBD	TBD	TBD	TBD	TBD
pre-conversion:	28	*TBD*					
post-conversion:	TBD						
Meeting St. Manor Ext.		Section 18 (demo/dispo)	TBD	TBD	TBD	TBD	TBD
pre-conversion:	44	*Redevelopment*					
post-conversion:	TBD						
Wraggborough & Ext.		Section 18 (demo/dispo)	TBD	TBD	TBD	TBD	TBD
pre-conversion:	178	*Redevelopment*					
post-conversion:	TBD						
Scattered Sites		TBD	TBD	TBD	TBD	TBD	TBD
pre-conversion:	TBD	*TBD*					
post-conversion:	TBD						

Project	# Units	Conversion Type	Owner	Finance Strategy	Estimated Total Project Cost	Expected CHA Capital Contribution	Target Fin. Closing
670 & 676 King Street pre-development: post-development:	 16 TBD	Redevelopment	TBD	TBD	TBD	TBD	TBD
550 & 545 Meeting Street pre-development: post-development:	 2 buildings TBD	Redevelopment	TBD	TBD	TBD	TBD	TBD

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(843) 216-0442
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MONTHLY BOARD REPORT

CLIENT: Charleston Housing Authority
DATE: 8/31/26
INITIATIVE: Media & PR
LEAD: Jessica Munday and Mia CaraDonna (TRIO)

Executive Summary:
Since the last board meeting, TRIO has continued to help manage Charleston Housing Authority's media and PR efforts. In recent weeks, we've worked on several projects:

1. Consistent monthly PR meeting with Leadership, PIO and Property Managers, including guest speakers from community organizations
2. Attend weekly planning meetings for August Transformation Forum and assist CHA with media outreach & development of various materials to support the event (see below)
3. Develop statements and content for communication needs as requested

This report highlights the key activities, deliverables, and coverage during this period, reinforcing the value of maintaining a proactive media relations strategy.

1. **Completed Projects (Prior Month):**
    a. Hosted monthly PR committee meeting on August 12
    b. Produced August print newsletter with PIO
    c. Ongoing updates to Media Tracker spreadsheet (updated by TRIO)
    d. Provided media statements to local media as needed
    e. Assist CHA with materials & logistics for August Transformation Forum, including save-the-date and invite graphics, branded presentation, printed booklet and media outreach & coordination
    f. Develop media briefing & summary of accomplishments in first 90 days to help prepare Nathan for an interview with Channel 5.
    g. Draft remarks for Nathan for Transformation Forum

2. **In Progress:**
    a. Producing September digital newsletter with PIO
    b. Continue to monitor and respond to media inquiries

c. Collaborate with CHA on refreshed branding & positioning
d. Coordinate with CHA on plans for Kiawah Homes grand reopening
e. Update CHA press kit to reflect leadership and organizational updates
f. Create CHA 101 overview presentation
g. Create property-specific overview one-sheeters for media kit
h. Supporting board with communications consulting
i. Planning for Media Briefing session once Press Kit 2.0 is finalized

3. **Media Coverage Recap:**

Outlet	Reporter	Date	Coverage
The Post & Courier	Editorial Board	8/22/2026	Charleston Housing Authority needs some house cleaning
The Post & Courier	David Slade	8/21/2026	Historic low-income housing complex on Charleston peninsula to get $74M renovation
The Post & Courier	Kailey Cota	8/20/2026	Charleston Housing Authority uploaded agenda with false timestamp after questions about public access
The Post & Courier	Kailey Cota	8/19/2026	Charleston Housing Authority votes to redevelop affordable housing without ceding control to city
Channel 5 WCSC	Anna Harris	8/13/2026	Most Charleston Housing Authority units uninspected as repairs lag behind
The Post & Courier	Kailey Cota	8/13/2026	Charleston moves forward on Project 3500 designs, including some on land city doesn't control yet

Media coverage surrounding CHA has increased in recent weeks, with reporting focused primarily on redevelopment decisions, property conditions and inspections, public transparency and the organization's evolving relationship with the City of Charleston. While some coverage has raised concerns or questions about CHA's operations and decision-making, recent reporting has also highlighted progress on redevelopment efforts and CHA's continued role in expanding affordable and workforce housing in Charleston.

The current media environment remains active and increasingly scrutinizing as CHA moves through a significant leadership and redevelopment transition. Recent coverage has also presented an opportunity to strengthen CHA's standard operating procedures for media engagement before, during and after public meetings to ensure greater consistency, transparency and coordination.

TRIO continues to work closely with CHA leadership to respond to media inquiries, provide context and supporting information, prepare leadership for interviews and identify opportunities to communicate progress proactively rather than only responding to issues as they arise. While the current environment presents reputational challenges, it also creates an opportunity to establish a clearer public narrative around transparency, accountability, resident service and progress.

Current communications priorities include:

- Strengthening relationships with reporters who regularly cover CHA.
- Increasing proactive communication around CEO Nathan Simms Jr.'s priorities, early progress and long-term vision.
- Providing clearer context around redevelopment decisions, including CHA's role in Project 3500 and its partnership with Integral.
- Supporting transparent communications around property conditions, inspections, maintenance and resident concerns.
- Strengthening internal coordination and media engagement procedures surrounding public meetings and other high-visibility activities.
- Using the Transformation Forum and other upcoming initiatives to provide greater visibility into CHA's direction, priorities and progress.
- Ensuring CHA's actions, decisions and accomplishments are communicated consistently and with appropriate context.

For a complete summary of earned media coverage, see the Media Tracker.

4. **Strategic Focus for Next 30-60-90**

- Continue targeted relationship-building with key reporters covering CHA.
- Develop proactive stories around resident services, property improvements and redevelopment progress.
- Establish clearer messaging and supporting facts around recurring areas of media scrutiny.
- Coordinate upcoming announcements so residents, board members, partners and media receive consistent information.
- Prepare for the completion of the independent investigation.

INTEROFFICE MEMORANDUM

Office of General Counsel
Housing Authority of the City of Charleston
550 Meeting Street | Charleston, South Carolina 29403
Phone: (843) 805-3294 | Fax: (843) 720-3977 | Email: aferguson@chacity.org

DATE: **August 24, 2026**

TO: **Board of Commissioners**

FROM: **Mrs. Aris H. Ferguson, General Counsel** AHF

SUBJECT: **Monthly Report**

FOIA

2026-CHA-FOIA-12
The Housing Authority received a request from Kailey Cota, Charleston City Hall Reporter for The Post and Courier, for numerous records grouped into several FOIA requests, including: the Authority's bylaws, code of ethics, and current policies related to procurement, administration, personnel, and financial management; the current operating budget, financial data schedule, and capital fund plan; the annual and five-year PHA Plan and Capital Fund Plan; the 2025 annual report required under S.C. Code Section 31-3-600; and the most recent NSPIRE inspection score report. Ms. Cota also requested records pertaining to the independent audit of allegations against Nathan Simms Jr.; the departure of former Commissioner William "Bill" Hecht; and the departure of former CEO Art Milligan, including related correspondence with the City of Charleston. Additionally, she requested records related to Resolution #5222 (275 Huger Street pre-development services), Resolution #5227 and the first addendum to the Morrison Station MDA, the draft framework between the City and the Authority on peninsula affordable housing, and correspondence and meeting materials concerning the proposed redevelopments of Cooper River Courts and Meeting Street Manor/Morrison Station with developer Integral. The Housing Authority is responding to this request, except for such information which may be unavailable or excluded under FOIA.

2026-CHA-FOIA-13
The Housing Authority received a request from Anna Harris, Morning Anchor/Reporter with Live 5 News, for all personnel files for employees hired since the end of April 2026 to present. Ms. Harris asked that any cost associated with the request be waived as being in the public interest, or, if a waiver could not be granted, that she be notified of the cost before the request is processed. The Housing Authority is in the process of responding to this request, except for such information which may be unavailable or excluded under FOIA.

This concludes the report of the General Counsel.

INTEROFFICE
Memorandum

The Housing Authority of the City of Charleston
550 Meeting Street
Charleston, SC 29403
Phone: (843) 720-3681
Email: bwalbeck@chacity.org

Date: August 31, 2026

To: Board of Commissioners

From: Brad Walbeck, MHR, SPHR, SHRM-SCP, Chief Human Resources Officer

Subject: Monthly Board Report

Attached is a summary of HR statistics for the Month of July, 2026.

This concludes the report of the Chief HR Officer.

HUMAN RESOURCES MONTHLY ACTIVITY REPORT

NEW HIRES JULY 2026

EMPLOYEE NAME	DATE	DEPARTMENT	POSITION
Margaret Wynn	07/06/26	AMP 30 Admin	Housing Specialist
Quinton Heyward	07/06/26	AMP 20 Admin	Housing Specialist

TOTAL NEW HIRES - 2
PRIOR MONTH - 1

SEPARATIONS JULY 2026

POSITION	TYPE	DEPARTMENT
ROSS Grant Admin	Personal	ROSS Grant Admin
TOTAL THIS MONTH	1	
PRIOR MONTH TOTAL	3	

CURRENT OPENINGS

POSITION	LOCATION		
Director of Community Empowerment	ADMIN		Interviewing
Director of Property Management	ADMIN		Interviewing
Maintenance Tech I, II	MAINTENANCE		Determinining needs

HIGHEST TURNOVER % BY POSITION - CALENDAR YEAR

POSITION	NUMBER	% OF CHA TURNOVER	TURNOVER % BY TITLE
Maintenance Tech I, II	10	45.45%	30.30%

SEPARATIONS BY REASON - CALENDAR YEAR

REASON	NUMBER	PERCENT
Retired	3	13.64%
Pay	3	13.64%
Attendance/Job Abandonment	6	27.27%
Other	10	45.45%
Insubordination	0	0.00%
TOTAL	**22**	**100.00%**
SEPARATIONS- Office Positions	**10**	**45.45%**
SEPARATIONS- Other Positions	**12**	**54.55%**

SUMMARY - CALENDAR YEAR

Year to Date %:	**22.45%**	(Calculation: Separations/Total Employees)
Last Year Turnover (CY 2025)%:	**27.68%**	
Monthly Turnover %:	**1.02%**	
Total Active Employees:	**98**	

Retention Rate by Time from 01/01/2026 to 07/31/2026 versus from 01/01/2025 to 07/31/2025

Period	Overall Retention Rate
2025	83.78%
2026	80.91%

Retention Rate for Calendar YR 2025 79.28

Average Tenure by Time from 01/01/2026 to 07/31/2026 versus from 01/01/2025 to 07/31/2025

Period	Average Tenure
2025	5 Years 5 Months
2026	6 Years 5 Months

2025 YR Overall Tenure 6 years

Headcount by Time from 01/01/2026 to 07/31/2026 versus from 01/01/2025 to 07/31/2025

Period	Headcount
2025	115
2026	98

2025 YR Avg Total 110

INTEROFFICE
Memorandum

Housing Authority of the City of Charleston
550 Meeting Street
Charleston, SC 29403

Date: August 24th, 2026
To: The Board of Commissioners
From: Mr. Gabriel Bluestein – CIO

Members of the Board of Commissioners,

As we approach a new fiscal year, I will begin publishing our general uptime and technology metrics so that you have an idea of our consistent work to meet our internal goals.

This month we will start with one of the most important metrics - service availability or "uptime". For the housing authority let's define that as the time that our internal services and access to the internet were available based on a 24 hour a day, seven day a week schedule. Why am I so specific? This is determined by what we can control and what we cannot – we purchase reliable equipment and internet services with guarantees of uptime, but do we have a guarantee from Dominion that we will have power or during a hurricane?

I can report that we have met our 99.9% goal of uptime for our internal network for the month (next month it will just be a single line on the report). To delve a little deeper into this, technology vendors love to promise "nines", three nines (99.9%), four nines (99.99%), etc. In the past, for emergency systems as an example, I have seen systems that promise five and six nines. Why is that important?

Two Nines – 99%	Downtime: 3 days, 15 hours, 36 min
Three Nines (our goal) – 99.9%	Downtime: 8 hours, 45 min, 36 sec
Four – 99.99%	Downtime: 52 min, 34 sec
Five Nines – 99.999%	Downtime: 5 min, 15 sec
Six Nines – 99.9999%	Downtime: 31.54 sec

Each of the successive nines types typically incurs a factor of 5x or 10x cost. To have a downtime of less than an hour requires multiple online systems that you can failover to at a moment's notice. To have downtime in the seconds range means you have designed the entire system to allow for essentially no downtime.

To bring this back to our daily work - we implemented new replacement network equipment this month, which did require scheduled downtime of 30 minutes and did take hours of coordination and preparation to make it that short a window. We still met our monthly and yearly 99.9% timeframe but now only have approximately 6 hours and 15 minutes left for our yearly statistics considering other outages. Next month, I'll introduce another measurement statistic that we'll rely on.

Thank you,

This concludes the report of the Chief Information Officer.

Housing Authority of the City of Charleston

FY2027 Preliminary Operating Budget

Board Summary — Projected FY2026 vs. Budgeted FY2027

This summary accompanies the preliminary FY2027 operating budget and is presented for the Board's discussion. It is a working draft: the budget will be reviewed at the September Finance Subcommittee meeting and then submitted to the full Board for approval in September. Certain figures remain subject to refinement as the underlying property management budgets are finalized.

Consistent with the revised month-end board reporting format, the budget is presented across the Authority's four principal segments — Central Office Cost Center, Public Housing, Housing Choice Voucher, and Business Activities. The narrative below explains the principal variances between the FY2026 projected actual and the FY2027 budget for each segment; the full segment profit-and-loss statements are attached.

Segment Summary

Segment (Surplus/(Deficit))	FY2026 Proj.	FY2027 Budget	Variance
Central Office Cost Center	(814,128)	(1,023,238)	(209,110)
Public Housing	(1,683,129)	(1,581,895)	101,234
Housing Choice Voucher	691,024	(178,965)	(869,989)
Business Activities	7,254,275	9,268,005	2,013,730

Central Office Cost Center (COCC)

Revenue — The revenue increase reflects a decision to delay the 10% administrative draw of the 2026 Capital Fund grant. The 10% administrative portion of the Capital Fund is recognized as revenue to the COCC. In FY2026, the Authority will draw only the 2025 Capital Fund grant; the FY2027 budget draws the administrative portions of both the 2026 and 2027 Capital Fund grants. This timing shift is the entire revenue variance, and it has a corresponding effect on Public Housing administrative expense, noted below.

Administrative Expenses — Reflects the salaries for the CEO, Chief Real Estate and Development Officer, Director of Real Estate Development and Acquisition, and Community Empowerment positions, together with salary adjustments anticipated from the pending compensation study and a 4% cost-of-living adjustment.

Ordinary Maintenance —This line carries several professional-services contracts — strategic planning, the salary compensation study, and a new website design — a portion of which is allocated to Business Activities. Although these are contracted services rather than maintenance in the conventional sense, the chart of accounts records contract work within this category.

Employee Benefits — Reflects the payroll changes described above.

Public Housing

Revenue —The budget is built on 95% occupancy. Revenue also includes the 25% operations funding drawn from both the 2026 and 2027 Capital Fund grants, whereas FY2026 includes only the 2025 grant — the operations-side counterpart to the capital fund timing decision described under COCC.

Administrative Expenses — Reflects the addition of a Director of Property Management, a 4% cost-of-living adjustment, and salary adjustments from the pending compensation study, together with the 10% administrative portion of the 2026 and 2027 Capital Fund draws, which is expensed within Public Housing and recognized as fee revenue to the Central Office Cost Center.

Ordinary Maintenance —The budget adds four HVAC-certified specialists to address portfolio-wide HVAC needs, with a corresponding increase in the HVAC materials budget. This is offset by a reduction in contracted unit-turn work and related materials, as the unit-turn backlog is expected to be cleared.

Employee Benefits —Reflecting the payroll adjustments above, including pension at the 18.56% employer rate.

General Expense — Reflects higher bad debt in line with the change in tenant rental revenue.

Housing Choice Voucher (HCV)

Under the revised format, the HCV segment now presents the full Housing Assistance Payment (voucher) activity on both the revenue and expense sides. These two amounts are intended to offset one another, as HUD funds the program to reimburse the assistance payments made to landlords on behalf of participating families. In practice, timing differences in program funding — compounded by the voucher program's calendar-year cycle, which does not coincide with the Authority's fiscal year — can create temporary discrepancies between voucher revenue and voucher expense within a given period. For budgeting purposes, both voucher revenue and voucher expense are set at $20,301,577.

Total Revenue — is budgeted $414,453 lower, reflecting the budgeted voucher funding level; as noted, voucher revenue and expense are set equal for budgeting purposes.

Administrative Expenses — Reflecting a 4% cost-of-living adjustment and salary adjustments from the pending compensation study.

Employee Benefits — Reflect the payroll changes, most notably pension at 18.56% of payroll.

Business Activities

Revenue — Driven by higher occupancy levels and the completion of the Kiawah Homes renovation. The budget removes the one-time $962,000 Kiawah Homes developer fee received in August 2026 and adds the Robert Mills Manor developer fee of $2,441,139, anticipated to close in November 2026.

Administrative Expenses — Reflects a portion of the CEO, Chief Real Estate and Development Officer, Director of Real Estate Development and Acquisition, and Community Empowerment positions, a 4% cost-of-living adjustment, and salary adjustments from the pending compensation study.

Utility Expenses — Decreases $35,259, as Kiawah Homes residents assume responsibility for their own utilities following the renovation.

Ordinary Maintenance — Reflects the allocated share of the professional-services contracts noted under COCC — the salary compensation study, the website redesign, and strategic planning.

Insurance — Reflects an anticipated 2.5% premium increase.

Employee Benefits — Reflects the payroll changes, including pension at the 18.56% employer rate.

General Expense — Reflects higher bad debt in line with the added tenant rental revenue.

Next Steps

This preliminary budget will be discussed further at the September Finance Subcommittee meeting and subsequently submitted to the full Board for approval in September.

Housing Authority of the City of Charleston

Central Office Cost Center (COCC)

FY2027 Operating Budget — Central Office Cost Center (COCC) Projected FY2026 vs. Budgeted FY2027				
Description		**Projected FY2026**	**Budgeted FY2027**	**Variance Increase/ (Decrease)**
Total Revenue		2,048,415	2,517,663	469,248
Administrative Expenses		1,938,941	2,322,128	383,187
Ordinary Maintenance		320,427	467,224	146,798
Insurance Expenses		79,464	81,451	1,987
Employee Benefit Expenses		519,728	666,115	146,387
General Expense		3,983	3,983	(0)
Total Expenditure		**2,862,543**	**3,540,901**	**678,358**
Surplus/(Deficit)		**(814,128)**	**(1,023,238)**	**(209,110)**

Housing Authority of the City of Charleston

Public Housing

FY2027 Operating Budget — Public Housing Projected FY2026 vs. Budgeted FY2027				
Description		**Projected FY2026**	**Budgeted FY2027**	**Variance Increase/ (Decrease)**
Revenue		10,964,671	12,040,851	1,076,180
Other Revenue		30,315	30,315	-
Total Revenue		**10,994,986**	**12,071,166**	**1,076,180**
Administrative Expenses		3,463,381	4,213,428	750,047
Resident Experience Expenses		16,361	25,727	9,366
Utility Expenses		1,935,810	1,935,810	-
Ordinary Maintenance Expenses		4,924,235	4,860,794	(63,441)
Insurance Expenses		661,806	678,351	16,545
Employee Benefit Expenses		1,460,245	1,713,174	252,929
General Expense		216,276	225,777	9,500
Total Expenditure		**12,678,115**	**13,653,061**	**974,946**
Surplus/(Deficit)		**(1,683,129)**	**(1,581,895)**	**101,234**

Housing Authority of the City of Charleston

Housing Choice Voucher (HCV)

FY2027 Operating Budget — Housing Choice Voucher (HCV) Projected FY2026 vs. Budgeted FY2027				
Description		**Projected FY2026**	**Budgeted FY2027**	**Variance Increase/ (Decrease)**
Revenue		22,294,321	21,879,868	(414,453)
Other Revenue		17,447	17,447	-
Total Revenue		**22,311,768**	**21,897,315**	**(414,453)**
Administrative Expenses		1,294,133	1,420,177	126,044
Ordinary Maintenance Expenses		10,390	10,390	-
Insurance Expenses		25,196	16,671	(8,525)
Employee Benefit Expenses		252,515	318,268	65,754
General Expense		42	9,196	9,155
HCV/Mainstream		20,038,469	20,301,577	263,108
Total Expenditure		**21,620,744**	**22,076,280**	**455,536**
Surplus/(Deficit)		**691,024**	**(178,965)**	**(869,989)**

Housing Authority of the City of Charleston

Business Activities

FY2027 Operating Budget — Business Activities Projected FY2026 vs. Budgeted FY2027				
Description		**Projected FY2026**	**Budgeted FY2027**	**Variance Increase/ (Decrease)**
Total Revenue		21,495,050	24,342,155	2,847,105
Administrative Expenses		4,120,604	4,649,404	528,799
Resident Experience Expenses		68,373	68,373	-
Utility Expenses		2,482,110	2,446,851	(35,259)
Ordinary Maintenance Expenses		4,856,629	5,002,011	145,382
Insurance Expenses		1,002,757	1,029,533	26,776
Employee Benefit Expenses		818,466	953,403	134,938
General Expense		891,836	924,575	32,739
Total Expenditure		**14,240,775**	**15,074,150**	**833,375**
Operating Transfers				-
Surplus/(Deficit)		**7,254,275**	**9,268,005**	**2,013,730**

Morrison Station
Comparison of MDA Economics

CHA city.org x Integral

	2023 MDA		Pre-July CHA Meeting		August 4, 2026	
	CHA	Integral	CHA	Integral	CHA	Integral
# of Total Units	1,119		1,545		1,545	
Predevelopment Investment (per phase)	$0	$4,000,000	$1,000,000	$3,000,000	$1,000,000	$3,000,000
GP Project Investment (total)	$0	$15,275,390	$9,533,343	$9,533,343	$9,533,343	$9,533,343
Developer Fee Split	18.75%	81.25%	30.00%	70.00%	32.00%	68.00%
Asset Management Fee Split	40.00%	60.00%	50.00%	50.00%	50.00%	50.00%
GP as Investor Split	0.00%	100.00%	43.00%	57.00%	43.00%	57.00%
GP Promote Split	10.00%	90.00%	43.00%	57.00%	43.00%	57.00%
Capitalized Ground Lease Payments	$23,195,000	$0	$20,064,375	$0	$20,064,375	$0
Developer Fee Allocation (4% of TDC)	$2,556,765	$11,079,315	$5,580,533	$13,021,243	$5,952,568	$12,649,207
Asset Management Fee Allocation (1% of EGI)	$360,422	$540,633	$610,612	$610,612	$610,612	$610,612
GP as Investor Allocation	$0	$30,354,630	$20,760,868	$27,520,221	$20,760,868	$27,520,221
GP Return Allocation	$2,294,517	$22,945,169	$17,101,675	$22,669,663	$17,101,675	$22,669,663
Total Revenue	$28,406,704	$64,919,747	$64,118,063	$63,821,738	$64,490,099	$63,449,702
Net Revenue (after GP Project Investments)	**$28,406,704**	**$49,644,357**	**$54,584,720**	**$54,288,395**	**$54,956,756**	**$53,916,359**
Guarantee Fee (100 bps of recourse debt)	No	No	No	No	No	Yes

*Based on a 10-year projection

Contract: The Parties acknowledge that the revised economic terms outlined above reflect the agreed-upon business terms for the Morrison Station redevelopment and shall be incorporated into a mutually acceptable Amendment to the Master Development Agreement. The Parties agree to negotiate, finalize, and execute the Amendment in good faith as soon as reasonably practicable. Upon execution, the Amendment shall supersede the corresponding economic provisions of the existing Master Development Agreement, while all other provisions of the Agreement shall remain unchanged and in full force and effect.

For the avoidance of doubt, the Authority's Right of First Offer ("ROFO") under Section 4.20 of the Agreement shall remain in full force and effect and shall not be modified by the Amendment. The Parties acknowledge, however, their intent to revisit in a future amendment the terms governing the purchase price and other buyout terms payable to a selling partner or member upon the Authority's exercise of the ROFO, once additional financial information becomes available.

ACCEPTED AND AGREED TO:

HOUSING AUTHORITY OF THE CITY OF CHARLESTON	**INTEGRAL DEVELOPMENT, LLC**
By: ____________________	By: ____________________
Name: Nathan F. Simms, Jr.	Name: ____________________
Title: President & Chief Executive Officer	Title: ____________________
Date: ____________________	Date: ____________________

CONFIDENTIAL SETTLEMENT AND RELEASE AGREEMENT

This Confidential Settlement Agreement and Release Agreement (the "Agreement") is entered on the latest date of signature shown below, by and among The Housing Authority of the City of Charleston ("CHA") and Palmetto Redevelopment Professionals, LLC ("PRP") (collectively all of the aforementioned hereinafter referred to as the "Parties" and each individually as a "Party"):

RECITALS

WHEREAS, the Parties agreed to an early resolution process through Mediation as outlined in the Development Services Agreement ("DSA") entered into between the Parties on or about August 31, 2021;

WHEREAS, the DSA's purpose was to fulfill CHA's Request for Proposal ("RFP") on September 13, 2020 and modified on April 5, 2021 for the demolition of twelve (12) townhome buildings and redevelopment of the land, including additional parcels with a new building consisting of seventy-seven units (also known as the "Project");

WHEREAS, PRP, which consists of Mungo Construction, LLC ("Mungo") and Nix Development Company, LLC ("NIXDev") were awarded the DSA to design, construct, and complete the Project;

WHEREAS, the Parties entered into Mediation with various claims relating to the DSA and its terms seeking monetary relief;

WHEREAS, the Parties on July 23, 2026 participated in mediation with Mr. Bill Lyles, Esq., presiding. The mediation was productive ultimately resulting in terms agreeable to the Parties;

WHEREAS, the Parties understand and agree that this is a settlement of disputed claims, is intended to resolve their controversy as to the claims by and between CHA and PRP, avoid litigation, finally and forever compromise and settle all past, present, and future claims between them involving, in any way, the Project, including but not limited to, all claims that were raised or that could have been raised in litigation, and buy their peace with respect to the claims described herein and, by entering this Agreement, make no admission of liability, damages, or coverage.

NOW THEREFORE, in consideration of the foregoing and the mutual promises and covenants set forth hereinafter, and incorporating fully the foregoing recitals, the Parties agree as follows:

1. CHA, shall make payment to PRP as follows to: Palmetto Redevelopment Professionals, LLC in the amount of SIX HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS ($650,000.00) (the "Settlement Amount");
2. The Settlement Amount will be paid by check made payable to "Richardson Plowden & Robinson" on behalf of Palmetto Redevelopment Professionals, LLC and sent to Richardson Plowden at P.O. Drawer 7788, Columbia, South Carolina via Fed Ex with tracking information provided to PRP's counsel.
3. PRP understands and acknowledges that CHA's Board will have to vote on the proposed settlement and this Agreement at a properly noticed and agendized meeting, which is currently calendared for August 18, 2026. Provided the Board approves the settlement, and the terms of this Agreement, CHA's CEO will be authorized to sign this Agreement.

Should any changes be required, the Parties will have the opportunity to place any revised Agreement before the Board during the Regularly scheduled August Board Meeting. CHA's CEO shall execute this Agreement within two (2) business days following Board approval. CHA shall then issue payment of the Settlement Amount within fifteen (15) business days after the Agreement is executed by CHA.

4. PRP, shall make available to CHA, whether by digital copy, hard copy, or other submission, the full design drawings, plans, specifications, calculations, engineering, conceptual drawings, schematics, permits generated and/or completed for the Project, including but not limited to Design Drawings completed by Bello Garris, and Design Drawings completed by Davis Architecture each respective company's design teams relating to the Project.

5. The Design Drawings shall be submitted either by digital copy, hard copy or an agreed upon media to "Parker Nelson" on behalf of The Housing Authority for the City of Charleston and sent to Parker Nelson at 320 Broad Street, Suite 240, Charleston, South Carolina or by Dropbox to the following recipients:

    i. cbowers@parkernelson.com
    ii. jdiaz@parkernelson.com

    The Design Documents shall be provided to counsel for CHA within fifteen (15) days of the execution of this Agreement.

6. PRP irrevocably assigns all rights, interests in the Designs, Plans, Specifications, Drawings, Calculations, Conceptual Materials, Engineering, Schematics, Permits generated and/or completed by Bello Garris and its design team and Davis Architecture and its design team to CHA. PRP agrees to provide a signed document assigning said rights to CHA within fifteen (15) days of the execution of this Agreement.

7. In exchange for the terms set forth in Paragraphs 1 through 6, and the mutual promises and covenants herein, PRP and its respective past, present, and future parents, predecessors, successors, legatees, heirs, devisees, attorneys, and assigns do hereby remise, release, acquit, and forever discharge the CHA and all its respective past, present, and future parents, subsidiaries, predecessors, successors, sister companies, divisions, affiliates, partners, members, managers, suppliers, agents, servants, subcontractors, creditors, employees, insurers, re-insurers, third-party administrators, adjusters, owners, lienholders, trustees, attorneys, heirs, executors, representatives and assigns and with respect to the CHA and all of the other persons just mentioned, each of its respective past, present, and future officers, directors, members, managers, owners, agents, employees, legal representatives, insurers, and attorneys from any and all claims, actions, causes of action, suits, demands, damages, costs, obligations, debts, damages, occurrences, rights, contracts, agreements, warranties, judgments, all liens, executions, suits, fees and expenses, and all other expenses or compensation of any kind or nature whatsoever, whether known or unknown, whether in law or in equity, that were asserted or claimed or could have been asserted or claimed in the dispute or arising from or related in any way to the subject of the dispute between the Parties.
8. CHA and its respective past, present, and future parents, predecessors, successors, legatees, heirs, devisees, attorneys, and assigns do hereby remise, release, acquit, and forever discharge PRP and all its respective past, present, and future parents, subsidiaries, predecessors, successors, sister companies, divisions, affiliates, partners, members, managers, suppliers, agents, servants, subcontractors, creditors, employees, insurers, re-insurers, third-party administrators, adjusters, owners, lienholders, trustees, attorneys,

heirs, executors, representatives and assigns and with respect to PRP and all of the other persons just mentioned, each of its respective past, present, and future officers, directors, members, managers, owners, agents, employees, legal representatives, insurers, and attorneys from any and all claims, actions, causes of action, suits, demands, damages, costs, obligations, debts, damages, occurrences, rights, contracts, agreements, warranties, judgments, all liens, executions, suits, fees and expenses, and all other expenses or compensation of any kind or nature whatsoever, whether known or unknown, whether in law or in equity, that were asserted or claimed or could have been asserted or claimed in the dispute or arising from or related in any way to the subject of the dispute between the Parties.

9. PRP agrees to indemnify, defend, and hold harmless CHA for any and all claims for payment by any and all architects, engineers, consultants, contractors, subcontractors, and/or other vendors it retained and/or utilized related to the DSA.

10. The Parties agree that this Agreement is a full and complete release by the Parties of all claims made and unmade, known and unknown, against each respective Party arising from or related in any way to the above-referenced matter.

11. The Parties understand and agree that this Agreement to the extent permitted is and shall remain confidential. The Parties agree that neither they nor their representatives shall disclose to anyone any of the amounts, terms or conditions of this Agreement, unless so ordered by a court of competent jurisdiction. Further, the Parties and their attorneys agree not to divulge or release the terms, conditions, or amounts of the settlement to the news media, print media, broadcast media, or to other newspapers, magazines, periodical reporters, TV or radio stations, plaintiffs' attorneys, or to attorneys' organizations or cause

others to do so. The term "divulge" is defined in this provision in its usual and customary sense, and includes verbal, written, typed, printed, computerized, or other transmittal of information. The Parties and their attorneys agree that they will not initiate any contact with any person, organization, or aspect of the media in order to directly, indirectly, or implicitly disclose the amount of the payment described above. The Parties also agree not to disparage in any way each other.

12. The Parties agree to bear their own attorneys' fees and costs except as set forth otherwise herein.

13. Upon receipt and clearing of the Settlement Amount, and receipt of the Design Drawings, the dispute will be considered resolved and complete, with no further action necessary in litigation.

14. Each Party agrees to take all acts reasonably necessary to enforce this Agreement and to defend the contents and terms of this Agreement from attack by any third-party.

15. The Parties acknowledge that this Agreement is the compromise of disputed claims and that the consideration given is not to be construed as an admission of liability on the part of any Party or the admission of any fact alleged, all of which are instead expressly denied.

16. The funds paid hereunder constitute the full and final payment to be made by CHA to PRP, and the assignment and disbursement of the Design Drawings by Bello Garris and Davis Architecture will constitute the full and final obligation to be made by PRP to CHA.

17. The Parties agree that the attorneys for the Parties may, where appropriate, sign this Agreement as to forum and content. However, the respective clients are required to sign this Agreement.

18. The Parties have had the opportunity to be fully and completely represented by counsel of their own choosing in the negotiation and drafting of this Agreement. Accordingly, the Parties agree that any rule of construction of contract resolving any ambiguities against the drafting party shall be inapplicable to this Agreement.
19. The Parties warrant and represent that each of them has the sole right and exclusive authority to execute this Agreement, and that each of them has not sold, assigned, transferred, conveyed, or otherwise disposed of any of the claims, demands, obligations, or causes of action referred to in this Agreement. The persons who have signed this Agreement on behalf of the Parties are authorized by such Party to do so, and by signing this Agreement, personally represent and warrant that they are authorized to do so.
20. Each provision of this Agreement is intended to be severable, and if any provision is held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect or impair any other provision of this Agreement, but this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had not been contained therein.
21. The failure of any Party on any occasion to assert any of its rights under this Agreement or to require any other Party to fulfill its obligations hereunder shall not constitute a waiver of those rights or a release of those obligations on any other occasion.
22. The Parties acknowledge that each has carefully read this entire Agreement and fully understands its contents and its legally binding effect. Each Party further acknowledges that each makes a knowing and voluntary waiver of their rights in exchange for the consideration specified in this Agreement.

23. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be an original, but all of which shall constitute one and the same instrument. This Agreement may also be executed by PDF signatures, which will be deemed for all purposes as originals. No modification of this Agreement will be valid or effective unless it is in writing and signed by all of the Parties hereto.

24. Scanned, copied, and electronically signed versions of this Agreement shall be binding and fully enforceable to the same extent as an original signed in ink.

25. This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina.

26. In the event of breach, the Parties agree to submit such breach to mediation. The Parties agree to use Mr. Bill Lyles, Esq. in this Mediation. If mediation is unsuccessful, the Parties would be subject to the jurisdiction of Charleston County, Court of Common Pleas.

Signature Page of CHA

____

The Housing Authority of the City of Charleston

By: ______________________

Its: ______________________

Date: __________________

____
Palmetto Redevelopment Professionals, LLC
By: ______________________
Its: ______________________

Date: ___________________

Board Meeting Date: SEPT 26 **Board Resolution # :5228**

CLIENT #	ADDRESS	TOTAL AMOUNT DUE	RENT CHARGES *	OTHER CHARGES **	MOVE-OUT DATE	PROJECT	AMP	PROPERTY MANAGER COMMENTS
2173	785 EAST BAY STREET APT. A CHARLESTON, SC 29403	$111.00	$86.00	$25.00	5/6/2026	COOPER RIVER COURT	20	**Resident filled out an intent to vacate on 04/27/26. Resident turned in keys to unit on 05/06/26. Resident moved off the program owing a balance of $111.00**
3135	233 AMERICA STREET APT.B CHARLESTON, SC 29403	$539.00	$539.00	-	6/1/2026	COOPER RIVER COURT	20	**Resident vacated unit owing a balance of $539.00**
2057	56 HARRIS STREET APT.G CHARLESTON, SC 29403	$77.00	$77.00	-	6/11/2026	MEETING STREET MANOR	20	**The resident filled out an intent to vacate on May 8, 2026, and turned her keys in to the office on June 11, 2026. The resident moved off the program owing a balance of $77.00.**
2784	34 HAGOOD AVENUE APT. D CHARLESTON, SC 29403	$588.00	$588.00	-	6/1/2026	GADSDEN GREEN EXT.	40	**Resident moved out without paying balance.**
2985	38 FLOOD STREET APT. A CHARLESTON, SC 29403	$70.00	$70.00	-	6/9/2026	GADSDEN GREEN HOMES	40	**Resident moved out without paying balance.**
		$1,385.00	**$1,360.00**	**$25.00**				

PRIOR 12-MONTH WRITE-OFF HISTORY (Comparison Reference)

Month / Board Meeting Date	Amount Written Off	
Jul-26		$8,083.00
Jun-26		$5,444.60
May-26		$13,076.00
Apr-26		$36,908.39
Mar-26		$15,420.00
Feb-26		$21,830.97
Jan-26		$52,603.53
Dec-25		$2,882.00
Nov-25		$22,242.50
Oct-25		$8,086.06
Sep-25		$24,385.43
Aug-25		$21,577.63
	12-Month Total:	**$232,540.11**
	Monthly Average:	**$19,378.34**

RESOLUTION NO.: 5223

INTEROFFICE MEMORANDUM

Housing Authority of the City of Charleston
Purchasing and Contracts Management Department
550 Meeting Street Room 102, Charleston, SC 29403
Contracts@chacity.org (843) 720-5345

TO: *Board of Commissioners*

FROM: *Priscilla M. Waring, Procurement and Contracts Director*

DATE: *August 21, 2026*

SUBJECT: *Job# 260602 – RFP Strategic Planning Services*

The Housing Authority of the City of Charleston received proposals from firms to facilitate onsite strategic planning training. This training and services will guide the development of a three to five-year strategic plan that defines CHA's mission, vision, and organizational goals as it positions itself to develop and rehabilitate affordable housing in the City of Charleston, SC.

Seven firms responded to the solicitation: Bronner Group, LLC; Cecintel LLC dba Cecintel Public Relations; DarrowEverett, LLP; EJP Consulting Group, LLC; TAG Associates, Inc.; TPMA, LLC; and ZILO International Group, LLC. The proposals were evaluated by a CHA evaluation committee in accordance with the predetermined evaluation criteria established in the solicitation.

TAG Associates, Inc. submitted the most advantageous proposal to CHA, offering a comprehensive scope of services that includes, but is not limited to, stakeholder interviews, employee surveys and engagement, resident and client engagement sessions, an environmental scan, a SWOT analysis of CHA's current position, and the development of performance metrics and Key Performance Indicators ("KPIs") to establish measurable targets and support data-driven decision-making and progress toward CHA's strategic goals.

Based on the evaluation of the proposals and the comprehensive services offered, TAG Associates, Inc. proposal was determined to provide the best overall value to CHA. The proposed base fee of $187,500.00 has been reviewed and determined to be fair and reasonable. The funding will be split as 70% to the Central Office Cost Center and 30% to the Housing Finance Agency. Accordingly, CHA is requesting approval from the Board of Commissioners to move forward with a contract with TAG Associates, Inc.

Respectfully Submitted