



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS

JULY 25

2024+



MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: July 19, 2024

Subject: Monthly Activities Report

Enclosed for your general information and review are the following activity reports for the month of June.

- I. Public Housing Program Activities**
 - Asset Management Memo
 - Occupancy Summary
 - Move-Out Analysis
 - Demographic Summary Report
 - Housing Authority Unit Crime Summary Report
 - Property Management Memo
 - Work Order Activity Report
 - Public Housing Cash Activity as of May 2024
 - Public Housing AMP Budgets as of May 2024
 - Financial Condition Indicators as of May 2024
 - Management Operations Indicator as of May 2024

- II. Housing Choice Voucher (Section 8) Program Activities**
 - Section 8 Cash Activity as of May 2024
 - HCV Budget as of May 2024
 - Housing Choice Voucher Memo
 - Waitlist Breakdown Summary
 - Inspection Activity Summary Report

- III. Finance**
 - Income Statement as of May 2024

- IV. Development Activities**
 - Development and Modernization

- V. Resident Initiatives**

VI. Legal Activities

- Procurement

VII. Communications

VIII. Human Resources Activities

PUBLIC HOUSING PROGRAM



Asset Management Department

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MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Paul Werner, Director of Operations for Public Housing

DATE: July 10, 2024

SUBJECT: Asset Management Board Report

In addition to the attached reports, please find an update on activities and special projects that the Asset Management Department has undertaken to date.

Management Meetings: To monitor the performance of SLHA's public housing portfolio, Asset Management issues monthly property performance letters for both the mixed-finance and public housing developments. Asset Management tracks key performance indicators (occupancy, late recertifications and receivables), which are discussed in the regular monthly meetings held with each of SLHA's management agents.

Police Contract: Through SLHA's contract with the St. Louis Metropolitan Police Department (SLMPD), SLMPD's Housing Unit provides supplemental police services to several SLHA developments. Asset Management continues to hold regular meetings with the Housing Unit and representatives of management to share information and coordinate activities. Mostly recently, Asset Management has been in communication with SLMPD regarding avenues to enhance security at target sites and improve community safety. As a result, residents and staff have reported a visible increase in police presence at several contract sites.

Trespass and Ban: Asset Management continues to coordinate with management and the SLMPD Housing Unit to implement SLHA's Trespass and Ban Policy. As of June, ten (10) individuals were on SLHA's Trespass and Ban List.

NSPIRE Inspections: Due to changes implemented by HUD, information is now available online about upcoming NSPIRE Inspections. As HUD orders, schedules, and completes NSPIRE inspections, the status can be tracked using the HUD's NSPIRE website. To prepare for upcoming inspections, Asset Management regularly monitors the NSPIRE site and notifies property management staff as information is available. As NSPIRE inspections are scheduled, Asset Management works with management to review their plans for each development and address findings from pre-inspections, including any outstanding health and safety issues. Asset Management also assists staff with online access to the NSPIRE site staff to maximize SLHA's PHAs scores for physical conditions. NSPIRE Inspections currently scheduled for July and August include North Sarah II, Northside Scattered Sites, Cambridge Heights II, Murphy Park III, North Sarah III and King Louis Square II.

Reporting Systems: Asset Management continues to work with MRI/Tenmast to address late recertifications and resolve errors in data submitted to HUD’s Public and Indian Housing Information Center (PIC) by management. In an effort to exceed HUD’s required 95% Reporting Rate, Asset Management monitors sites for trends and prioritizes sites with late recertifications. Please find an update on the current and previous month’s Reporting Rate below:

Current HUD Reporting Rate:

June	83.93%
HUD GOAL	95%

Prior Months:

May	April	March
87.82%	89.00%	89.95%

*Asset Management recently filled a vacant Contract and Compliance Specialist position. Starting in July, this position will coordinate efforts with SLHA Property Management to resolve PIC errors and increase SLHA’s Reporting Rate.

Offline Units: Asset Management continues to identify offline units throughout the SLHA portfolio and submit requests to HUD. In accordance with HUD regulations, offline units can include units identified for major repair/renovation, casualty loss and units approved for non-housing uses (such as an office). Below please find an update on the current HUD-approved offline units.

Number of HUD Approved Units (Start of the month)	274
New Requests Submitted to HUD	25
Extension Requests Submitted to HUD	0

Occupancy

DEV #	AMP #	DEVELOPMENT	# UNITS	10/1/2023			11/1/2023			12/1/2023			1/1/2024			2/1/2024			3/1/2024		
				Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
20	MO001000002	Clinton-Peabody	353	121	152	66%	121	147	63%	121	139	60%	114	143	60%	163	144	76%	165	138	73%
100	MO001000010	James House	126		108	86%		108	86%		106	84%		102	81%		102	81%		103	82%
132	MO001000013	Euclid Plaza Elderly	108		108	100%		105	97%		103	95%		101	94%		99	92%		102	94%
170	MO001000017	West Pine	99		85	86%		83	84%		81	82%		78	79%		76	77%		83	84%
190	MO001000019	Parkview Elderly	295	7	246	85%	1	243	83%	1	239	81%	1	235	80%	27	222	83%	29	212	80%
280	MO001000028	Badenhaus Elderly	100	4	85	89%	4	86	90%	4	86	90%	4	87	91%	4	88	92%	4	89	93%
390		Badenfest Elderly	21		20	95%		19	90%		19	90%		19	90%		19	90%		20	95%
340	MO001000034	LaSalle Park	148	2	133	91%	1	134	91%	1	129	88%	0	131	89%		133	90%		133	90%
370	MO001000037	Cochran Plaza	78	4	64	86%	4	62	84%	4	64	86%	4	64	86%	4	64	86%	11	56	84%
220	MO001000038	Lafayette Apartments	26		23	88%		23	88%		23	88%		22	85%		22	85%		22	85%
230		California Gardens	28	10	18	100%	10	18	100%	10	18	100%	10	18	100%	10	18	100%	13	14	93%
350		Armand & Ohio	4		4	100%		4	100%		4	100%		4	100%		4	100%		4	100%
380		Folsom	6	1	5	100%	1	5	100%	1	5	100%	1	5	100%	1	5	100%	1	5	100%
382		Marie Fanger	6		5	83%		5	83%		5	83%		4	67%		4	67%	1	4	80%
410		South Broadway	10		10	100%		10	100%		10	100%		10	100%		10	100%		10	100%
420		Lafayette Townhomes	38	12	25	96%	12	24	92%	12	24	92%	12	25	96%	12	25	96%	12	24	92%
421		Tiffany Turnkey	25		21	84%		20	80%		19	76%		19	76%		19	76%		19	76%
150		Towne XV	8	3	4	80%	3	4	80%	0	6	75%		7	88%		7	88%		7	88%
160		McMillan Manor	20	3	16	94%	3	16	94%	3	16	94%	3	16	94%	2	16	89%	2	17	94%
260	Page Manor	10	4	6	100%	4	6	100%	4	6	100%	4	6	100%	4	6	100%	4	5	83%	
381	Samuel Shepard	16	3	10	77%	3	10	77%	3	10	77%	3	10	77%	3	10	77%	3	9	69%	
383	Cupples	4	2	0	0%	2	0	0%	2	0	0%	2	0	0%	2	0	0%	2	0	0%	
384	Hodiamont	22	22	0	-	22	0	0%	22	0	-	22	0	-	22	0	-	22	0	-	
411	Walnut Park	13		13	100%		13	100%		13	100%		13	100%		13	100%		13	100%	
412	Lookaway	17	3	12	86%	3	12	86%	3	12	86%	3	12	86%	3	12	86%	3	12	86%	
510	McMillan Manor II	18		15	83%		15	83%		15	83%		13	72%		13	72%		12	67%	
440	MO001000044	Murphy Park I	93	13	70	88%	12	71	88%	12	71	88%	12	71	88%	12	71	88%	12	70	86%
450	MO001000045	Murphy Park II	64	2	51	82%	2	54	87%	2	56	90%	2	55	89%	2	54	87%	2	53	85%
460	MO001000046	Murphy Park III	65	2	55	87%	1	55	86%	1	56	88%	1	56	88%	1	56	88%	1	55	86%
470	MO001000047	King Louis Square	36		31	86%		32	89%		32	89%		34	94%		35	97%		35	97%
480	MO001000048	Les Chateaux	40		35	88%		38	95%		39	98%		39	98%		38	95%		36	90%
490	MO001000049	King Louis Square II	44		38	86%		37	84%		37	84%		37	84%		37	84%		37	84%
500	MO001000050	Renaissance Pl @ Grand	62		60	97%		60	97%		60	97%	1	59	97%	1	59	97%	1	59	97%
520	MO001000052	King Louis III	24	1	19	83%	1	19	83%	1	18	78%	1	18	78%	1	19	83%	1	19	83%
540	MO001000054	Sr. Living at Renaissance Pl	75		74	99%		73	97%		73	97%		73	97%		74	99%		70	93%
550	MO001000055	Gardens at Renaissance Pl	22		21	95%		20	91%		21	95%		20	91%		21	95%		21	95%
560	MO001000056	Cahill House	80		76	95%		76	95%		77	96%		77	96%		78	98%		79	99%
570	MO001000057	Renaissance Pl @ Grand II	36		34	94%		33	92%		33	92%		32	89%		32	89%		31	86%
580	MO001000058	Cambridge Heights	46	13	24	73%	11	27	77%	11	27	77%	11	27	77%	11	26	74%	11	23	66%
590	MO001000059	Renaissance Place @ Grand III	50		46	92%		47	94%		48	96%		49	98%		50	100%		49	98%
600	MO001000060	Cambridge Heights II	44	10	25	74%	7	28	76%	7	28	76%	7	25	68%	7	26	70%	7	25	68%
620	MO001000062	Sr. Living at Cambridge Heights	75		69	92%		73	97%		72	96%		73	97%		73	97%		70	93%
630	MO001000063	Arlington Grove	70		64	91%		63	90%		63	90%		63	90%		62	89%		63	90%
640	MO001000064	North Sarah	59		53	90%		52	88%		53	90%		55	93%		55	93%		55	93%
650	MO001000065	North Sarah II	46		36	78%		36	78%		37	80%		38	83%		38	83%		38	83%
660	MO001000066	North Sarah III	35		33	94%		33	94%		33	94%		33	94%		33	94%		33	94%
661	MO001000061	Kingsbury Terrace	120		110	92%		111	93%		110	92%	1	109	92%	1	108	91%	1	108	91%
670	MO001000067	Preservation Square I	19		18	95%		17	89%		17	89%		17	89%		18	95%		18	95%
	TOTAL		2,804	242	2,230		228	2,227		225	2,213		219	2,204		293	2,194		308	2,160	

Offline Units are units currently approved by HUD for Modernization Status. Following HUD approval, these units are excluded from the monthly Occupancy Calculation

Occupancy

DEV #	AMP #	DEVELOPMENT	# UNITS	4/1/2024			5/1/2024			6/1/2024		
				Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
20	MO001000002	Clinton-Peabody	353	165	134	71%	163	130	68%	164	130	69%
100	MO001000010	James House	126		108	86%		110	87%		110	87%
132	MO001000013	Euclid Plaza Elderly	108		103	95%		105	97%		105	97%
170	MO001000017	West Pine	99		86	87%		87	88%		87	88%
190	MO001000019	Parkview Elderly	295	29	216	81%	29	211	79%	27	211	79%
280	MO001000028	Badenhaus Elderly	100	4	93	97%	4	93	97%	3	93	96%
390		Badenfest Elderly	21		21	100%		21	100%		21	100%
340	MO001000034	LaSalle Park	148		130	88%		133	90%		133	90%
370	MO001000037	Cochran Plaza	78	9	56	81%	8	55	79%	8	55	79%
220	MO001000038	Lafayette Apartments	26		22	85%		22	85%		22	85%
230		California Gardens	28	13	13	87%	13	12	80%	16	12	100%
350		Armand & Ohio	4		4	100%		4	100%		4	100%
380		Folsom	6	1	5	100%	1	5	100%	1	5	100%
382		Marie Fanger	6	1	4	80%	1	3	60%	1	3	60%
410		South Broadway	10		10	100%		10	100%		10	100%
420		Lafayette Townhomes	38	12	24	92%	8	24	80%	8	24	80%
421		Tiffany Turnkey	25		18	72%		18	72%		18	72%
150	MO001000041	Towne XV	8		7	88%		7	88%		7	88%
160		McMillan Manor	20	2	16	89%	2	16	89%	2	16	89%
260		Page Manor	10	4	5	83%	4	4	67%	4	4	67%
381		Samuel Shepard	16	3	9	69%	3	9	69%	3	9	69%
383		Cupples	4	2	2	100%	1	3	100%	1	3	100%
384		Hodiamont	22	22	0	-		0	0%	22	0	-
411		Walnut Park	13		13	100%		12	92%		12	92%
412		Lookaway	17	3	11	79%	3	12	86%	3	12	86%
510	McMillan Manor II	18		13	72%		12	67%		12	67%	
440	MO001000044	Murphy Park I	93	12	68	84%	10	69	83%	10	69	83%
450	MO001000045	Murphy Park II	64	2	53	85%	2	53	85%	2	53	85%
460	MO001000046	Murphy Park III	65	1	55	86%	1	57	89%		57	88%
470	MO001000047	King Louis Square	36		35	97%		36	100%		36	100%
480	MO001000048	Les Chateaux	40		37	93%		37	93%		37	93%
490	MO001000049	King Louis Square II	44		37	84%		37	84%		37	84%
500	MO001000050	Renaissance Pl @ Grand	62	1	59	97%	1	59	97%	1	59	97%
520	MO001000052	King Louis III	24	1	19	83%	1	21	91%	1	21	91%
540	MO001000054	Sr. Living at Renaissance Pl	75		72	96%		71	95%		71	95%
550	MO001000055	Gardens at Renaissance Pl	22		20	91%		20	91%		20	91%
560	MO001000056	Cahill House	80		77	96%		78	98%		78	98%
570	MO001000057	Renaissance Pl @ Grand II	36		32	89%		33	92%		33	92%
580	MO001000058	Cambridge Heights	46	11	23	66%	11	23	66%	11	23	66%
590	MO001000059	Renaissance Place @ Grand III	50		49	98%		48	96%		48	96%
600	MO001000060	Cambridge Heights II	44	7	25	68%	7	25	68%	7	25	68%
620	MO001000062	Sr. Living at Cambridge Heights	75		71	95%		69	92%		69	92%
630	MO001000063	Arlington Grove	70		63	90%		64	91%		64	91%
640	MO001000064	North Sarah	59		55	93%		55	93%		55	93%
650	MO001000065	North Sarah II	46		38	83%		38	83%		38	83%
660	MO001000066	North Sarah III	35		33	94%		33	94%		33	94%
661	MO001000061	Kingsbury Terrace	120	1	113	95%	1	112	94%	1	112	94%
670	MO001000067	Preservation Square I	19		18	95%		18	95%		18	95%
	TOTAL		2,804	306	2,175		274	2,174		296	2,174	

Move-Out Analysis

June 1 - June 30, 2024

	June 2024		October 2023 - June 2024	
Abandonment of Unit	1	3.4%	24	7.4%
Deceased	3	10.3%	32	9.8%
Did Not Like Unit	-	-	1	0.3%
Evicted-Legal Action	9	31.0%	54	16.6%
Incarcerated	-	-	1	0.3%
Moved- In Legal	-	-	3	0.9%
Moved to HCV Prog S8	-	-	8	2.5%
Moved with Notice	9	31.0%	99	30.5%
One Strike	1	3.4%	11	3.4%
Nursing Home Placement	1	3.4%	7	2.2%
Purchased Home	-	-	1	0.3%
Relocation Transfer	-	-	7	2.2%
Transfer to Diff PH Unit	5	17.2%	77	23.7%
Total	29	100%	325	100%

Demographic Report

June 1 - June 30, 2024

	Disabled	Non-Disabled	Total
Number of Families	678	1,550	2,228
Average Family Size	1.4	2.4	2.1
Average Age of Head of Household	59.0	45.2	49.4
Number of Youth Family Members (<18)	-	-	1,994
Average Age of Youth Family Members	-	-	10.4
Number of Senior (62+) Head of Household	338	345	683
Average Household Income	\$12,617	\$11,480	\$11,826
Number of Head of Households Employed	636	1,022	1,658
Average Monthly Rent	\$260.81	\$211.90	\$226.78
Average Cost of Utilities Paid by SLHA	\$3.38	\$25.94	\$19.08
Average Length of Occupancy (Years)	10.6	6.3	7.6

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	2	2
Any Other Combination	1	5	6
Asian Only	0	2	2
Black/African American Only	18	2,149	2,167
Native Hawaiian/Other Pacific Islander Only	0	0	0
White Only	2	40	42
White, Black/African American	0	9	9
Total	21	2,207	2,228

St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood

Columbus Square	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	0	1	-100%	*	-100%
SEXUAL ASSAULT	0	1	-100%	0	1	-100%	1	2	-50%	*	*
ROBBERY	0	0	*	1	0	*	3	2	50%	-25%	-25%
AGGRAVATED ASSAULT	0	4	-100%	5	5	0%	25	22	14%	-22%	-55%
BURGLARY	0	0	*	2	0	*	10	5	100%	43%	25%
FELONY THEFT	0	0	*	2	3	-33%	10	6	67%	0%	-50%
AUTO THEFT	0	1	-100%	1	1	0%	10	8	25%	0%	100%
TOTAL	0	6	-100%	11	10	10%	59	46	28%	-6%	-38%
SHOOTING INCIDENTS	0	1	-100%	0	1	-100%	5	6	-17%	0%	-44%
SHOOTING VICTIMS	0	2	-100%	0	2	-100%	5	7	-29%	0%	-58%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	1	1	0%	0%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	1	1	0%	0%	*
MISDEMEANOR THEFT	1	0	*	1	2	-50%	10	8	25%	-29%	-47%
GUN ARRESTS	0	0	*	0	0	*	5	6	-17%	67%	-44%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	1	0	*	*	*

St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood

Covenant Blu Grand Center	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	1	0	*	*	0%
SEXUAL ASSAULT	0	0	*	0	0	*	0	2	-100%	*	-100%
ROBBERY	0	0	*	0	2	-100%	5	8	-38%	-17%	-29%
AGGRAVATED ASSAULT	1	0	*	2	0	*	15	18	-17%	50%	-17%
BURGLARY	0	0	*	1	3	-67%	15	16	-6%	25%	67%
FELONY THEFT	2	1	100%	4	2	100%	20	34	-41%	-52%	-38%
AUTO THEFT	0	2	-100%	2	7	-71%	23	45	-49%	5%	92%
TOTAL	3	3	0%	9	14	-36%	79	123	-36%	-14%	-1%
SHOOTING INCIDENTS	0	0	*	0	0	*	2	4	-50%	0%	-33%
SHOOTING VICTIMS	0	0	*	0	0	*	2	4	-50%	0%	-50%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	-100%	-100%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	-100%	-100%
MISDEMEANOR THEFT	0	1	-100%	2	4	-50%	44	48	-8%	26%	-12%
GUN ARRESTS	0	2	-100%	0	2	-100%	6	11	-45%	-14%	-14%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	1	4	-75%	-50%	*

St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood

Lasalle Park	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	2	0	*	*	100%
SEXUAL ASSAULT	0	0	*	0	0	*	1	0	*	0%	*
ROBBERY	0	0	*	0	0	*	4	3	33%	-33%	*
AGGRAVATED ASSAULT	0	0	*	1	0	*	5	12	-58%	-17%	-64%
BURGLARY	0	0	*	2	1	100%	7	4	75%	0%	75%
FELONY THEFT	1	2	-50%	1	5	-80%	11	19	-42%	-50%	-15%
AUTO THEFT	0	1	-100%	0	1	-100%	12	7	71%	-8%	140%
TOTAL	1	3	-67%	4	7	-43%	42	45	-7%	-24%	14%
SHOOTING INCIDENTS	0	0	*	1	0	*	4	0	*	*	33%
SHOOTING VICTIMS	0	0	*	1	0	*	5	0	*	*	67%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	-100%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	-100%
MISDEMEANOR THEFT	1	2	-50%	18	7	157%	53	24	121%	231%	253%
GUN ARRESTS	0	0	*	0	1	-100%	1	4	-75%	-75%	-67%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	0	*	*	-100%

St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood

Peabody Darst Webbe	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	0	0	*	*	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	1	0	*	*	*
ROBBERY	0	0	*	0	0	*	1	3	-67%	0%	-83%
AGGRAVATED ASSAULT	1	2	-50%	8	3	167%	19	17	12%	0%	-59%
BURGLARY	0	0	*	1	1	0%	7	8	-13%	-46%	-46%
FELONY THEFT	0	0	*	1	2	-50%	7	13	-46%	-50%	-75%
AUTO THEFT	1	0	*	1	1	0%	11	8	38%	-15%	-35%
TOTAL	2	2	0%	11	7	57%	46	49	-6%	-23%	-59%
SHOOTING INCIDENTS	1	1	0%	2	2	0%	3	2	50%	-25%	0%
SHOOTING VICTIMS	1	2	-50%	2	3	-33%	3	3	0%	-25%	0%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	-100%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	-100%	*
MISDEMEANOR THEFT	0	0	*	1	3	-67%	27	19	42%	80%	-21%
GUN ARRESTS	0	0	*	1	0	*	3	4	-25%	-57%	-67%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	0	*	-100%	-100%



MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: July 10, 2024

SUBJECT: Property Management Board Report

Property Management Department: The St. Louis Housing Authority's Property Management Department continues to make strides toward meeting its objectives. Staff is working to reconcile SLHA's resident and unit database with HUD's resident and unit database due to HUD migrating all property information to its new database, HIP (housing information portal). Reconciliation includes ensuring that resident information is current and accurate, number of occupied and vacant units is up to date and the building and unit designations correspond with the information in HUD's database. In June, the Property Management Department sponsored a week-long Yardi training session for all administrative staff. Training topics included lease renewals, waiting list management and site-based accounting procedures. Additionally, the training consultant is working with SLHA to streamline longstanding issues inherited as a result of the transition from Visual Homes to Yardi. Property Management's facilities team has begun pre-inspections for the upcoming NSpire inspections. All units have been inspected, work orders have been generated and staff is working to complete the work orders. Additionally, the facilities team has implemented a tracking system for monitoring preventative maintenance tasks. In addition to the above, the Property Management Department has also been working on a number of other projects, including:

- Revising waiting list correspondence,
- Implementing a new compliance component to the move-in procedures, and
- Preparing for year end.

Occupancy: Property Management has increased efforts to increase occupancy by pooling resources. Maintenance staff at high performing sites are being utilized to make units ready at sites with low occupancy. Staff were offered the opportunity to make an impact by making units ready for move in by working on Saturdays. Late June, 11 units were made ready and the Property Management Department anticipates 30 or more units across the portfolio will be made ready in July. Property Management's average occupancy rate during this reporting period was 87.26%. The current rate is consistent with the most recent three-month trend due.

April 2024	May 2024	June 2024
87.49%	87.55%	87.26%

Waiting List (housing needs of families)

- A. **Public Housing Waiting List.** The St. Louis Housing Authority’s public housing waiting list is currently closed. There are 26,788 applicants on the waiting list. During the property management software training, staff learned the process to update and purge the waiting list to remove “stale” applicants. Property Management will consider whether to reopen the waiting list to generate current applicants next quarter.

- B. **Senior Public Housing Wait List.** Parkview Apartments waiting list is continuously open as a result of its recent senior designation status. In addition to receiving applications from SLHA’s online portal, applications are accepted in person at the leasing office to assist seniors with the challenges of using technology.

Work Order Trends: Property Management continues to monitor work order activity in Yardi, conduct regular inspections of all public housing developments, and work with developments to resolve issues as they are identified. Below please find an abbreviated analysis of existing work orders. A work order activity report is attached hereto for your review.

Development(s):	Issue/Trend Identified:	Action:
South Hub	Outstanding work orders for Clinton-Peabody	Clinton-Peabody is undergoing regular unit inspections, which significantly increase the number of pending work orders. Mostly recently inspections generated over 140 work orders for the development. SLHA Facilities Staff and third-party contractors will be employed to help reduce the backlog.
North Hub	Outstanding balance of work orders at James House	Maintenance staff returning to work in July. SLHA Facilities Staff and third-party contractors will be employed to help reduce the backlog.

Recertifications: Property Management has made significant progress in reducing the backlog of outstanding recertifications. At James House and West Pine, the number of outstanding cases has been greatly reduced. Southside Scattered Sites presented a unique challenge due to prior staffing shortages and the geographically dispersed nature of the development. However, I'm pleased to report that the site is now fully staffed. The dedicated team is actively working through the backlog of past-due recertifications.

It's important to emphasize that staff members across the department have been offered opportunities for overtime and other employment incentives to tackle these backlogs. Their commitment is commendable, and it's paying off. In addition to processing recertifications, our team is also uncovering previously unreported income. We are working collaboratively with residents to reconcile these discrepancies and ensure accurate rent assessments.

During the reporting period, Property Management had 74 outstanding recertifications. The current rate is consistent with the most recent trend.

April 2024	May 2024	June 2024
N/A	78	74

Work Order Period Activity

Period Date From: 06/01/2024

Period Date To: 06/30/2024

Property	Opening Balance	Created	Closed	Closing Balance
Armand & Ohio	6.00	1.00	2.00	5.00
Badenfest Elderly	13.00	6.00	6.00	13.00
Badenhaus Elderly	14.00	18.00	14.00	18.00
California Gardens	6.00	0.00	0.00	6.00
Clinton - Peabody	174.00	140.00	66.00	248.00
Cochran Plaza	37.00	8.00	23.00	22.00
Cupples	1.00	0.00	0.00	1.00
Euclid Plaza Elderly	4.00	36.00	33.00	7.00
Folsom	4.00	0.00	2.00	2.00
James House	65.00	37.00	0.00	102.00
King Louis III	11.00	11.00	5.00	17.00
Kingsbury Terrace	74.00	21.00	71.00	24.00
Lafayette Apartments	19.00	3.00	3.00	19.00
Lafayette Townhomes	31.00	7.00	6.00	32.00
LaSalle Park	52.00	55.00	41.00	66.00
Lookaway	7.00	13.00	0.00	20.00
Marie Fanger	3.00	0.00	0.00	3.00
McMillian Manor II	25.00	2.00	0.00	27.00
McMillian Manor	6.00	2.00	0.00	8.00
Page Manor	3.00	0.00	0.00	3.00
Parkview Elderly	109.00	103.00	174.00	38.00
Samuel Shepard	5.00	0.00	0.00	5.00
South Broadway	18.00	6.00	2.00	22.00
Tiffany Turnkey	14.00	5.00	3.00	16.00
Towne XV	1.00	1.00	0.00	2.00
Walnut Park	12.00	7.00	0.00	19.00
West Pine	57.00	16.00	41.00	32.00
Total	771.00	498.00	492.00	777.00

PUBLIC HOUSING CASH ACTIVITY AS OF 05/01/2024

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	5/1/24 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	5/1/24 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$13,276,810.71	FEDERAL HOME LOAN BANK	12/17/2024	\$241,614.57
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$72,229.34	MERRICK BANK CD	7/1/2024	\$245,488.59
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$776,962.95	FEDERAL HOME LOAN BANK	7/26/2024	\$248,359.19
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$631,393.88	FEDERAL HOME LOAN BANK	12/27/2024	\$200,051.91
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$296,448.20	U.S TREASURY BILLS	VARIOUS	\$2,053,909.02
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$103,456.59	CIT BANK NA CD	12/17/2024	\$94,712.13
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,484.41	PNC BANK	8/29/2024	\$75,000.00
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,408.77	CITY NATL BANK	11/25/2024	\$96,841.96
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$311,816.85	WELLS FARGO	8/2/2024	\$199,662.18
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$17,005.39	FLAGSTAR BANK	8/14/2024	\$241,121.87
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$164,836.63	FEDERAL NATL MORTGAGE ASSN	9/30/2024	\$244,489.21
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$302,521.92	BANK OF AMERICA NA	8/8/2024	\$136,918.77
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$676,133.49	BANK OF BARODA CD	8/14/2024	\$124,924.07
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,402,797.21	SIGNATURE BANK OF NEW YORK	7/15/2024	\$243,531.00
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$184,113.20	ZIONS BANCORP NA CD	12/30/2024	\$250,000.00
		FEDERAL HOME LOAN BANK	6/28/2024	\$490,038.27
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$18,229,419.54	FEDERAL NATL MORTGAGE ASSN	10/28/2024	\$195,529.72
		FEDERAL HOME LOAN BANK	12/12/2024	\$500,000.00
		CALIFORNIA CREDIT UNION	12/27/2024	\$94,939.86
		CAPITAL ONE NA	8/2/2024	\$243,849.06
		SOLVAY BANK CD	12/2/2024	\$245,000.00
		TOTAL INVESTMENTS		\$6,465,981.38

Clinton Peabody Income Statement

Period = Oct 2023-May 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	79,245.41	112,000.00	-32,754.59	168,000.00
Utility Reimb.-LIPH	-52,656.00	-46,666.64	-5,989.36	-70,000.00
Total Rental Income	26,589.41	65,333.36	-38,743.95	98,000.00
Other Tenant Income				
Damages/Maintenance	75.00	133.36	-58.36	200.00
Late Charges	7,667.00	13,333.36	-5,666.36	20,000.00
Legal Fees - Tenant	484.50	0.00	484.50	0.00
Tenant Owed Utilities	2,573.30	0.00	2,573.30	0.00
Misc TPA Bal Forward	1,317.00	0.00	1,317.00	0.00
Misc. Tenant Income	-240.00	0.00	-240.00	0.00
Total Other Tenant Income	11,876.80	13,466.72	-1,589.92	20,200.00
NET TENANT INCOME	38,466.21	78,800.08	-40,333.87	118,200.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,409,281.64	1,655,916.64	-246,635.00	2,483,875.00
Interest Income	0.00	26.64	-26.64	40.00
Allocated Interest Income	0.00	93.36	-93.36	140.00
Fraud Recovery PH	9,901.00	0.00	9,901.00	0.00
Market Value Adjustment	-485.20	0.00	-485.20	0.00
Non-Dwelling Rent	1,400.00	800.00	600.00	1,200.00
Other Miscellaneous Income	1,402.56	0.00	1,402.56	0.00
Insurance Proceeds	49,615.24	0.00	49,615.24	0.00
PH & HAP FSS Forfeitures	5,800.95	0.00	5,800.95	0.00
Allocated Other Income	29,018.82	34,063.36	-5,044.54	51,095.00
TOTAL GRANT AND OTHER INCOME	1,505,935.01	1,690,900.00	-184,964.99	2,536,350.00
TOTAL INCOME	1,544,401.22	1,769,700.08	-225,298.86	2,654,550.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	288,196.62	410,728.64	122,532.02	616,093.00
TOTAL TENANT SERVICES EXPENSES	16,962.44	18,200.00	1,237.56	27,300.00
TOTAL UTILITY EXPENSES	360,064.17	426,600.08	66,535.91	639,900.00
Total Maint Salaries				
Total Maint Salaries	114,819.35	193,197.28	78,377.93	289,796.00
Total Materials				
Total Materials	20,973.03	66,933.20	45,960.17	100,400.00
Total Contract Costs				
Total Contract Costs	232,509.83	267,720.16	35,210.33	401,580.00
TOTAL MAINTENANCE EXPENSES	368,302.21	527,850.64	159,548.43	791,776.00
TOTAL PROTECTIVE SERVICES	17,256.67	231,744.64	214,487.97	347,617.00
TOTAL INSURANCE PREMIUMS	123,725.33	134,660.64	10,935.31	201,991.00
TOTAL GENERAL EXPENSES	8,662.84	19,913.36	11,250.52	29,870.00
TOTAL EXTRAORDINARY EXPENSES	90,700.85	0.00	-90,700.85	0.00
TOTAL OPERATING EXPENSES	1,273,871.13	1,769,698.00	495,826.87	2,654,547.00
NET INCOME	270,530.09	2.08	270,529.83	0.00

James House
Income Statement
Period = Oct 2023-May 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	159,149.55	190,666.64	-31,517.09	286,000.00
Total Rental Income	159,149.55	190,666.64	-31,517.09	286,000.00
Other Tenant Income				
Damages/Maintenance	0.00	133.36	-133.36	200.00
Late Charges	9,596.00	20,333.36	-10,737.36	30,500.00
Legal Fees - Tenant	1,227.50	0.00	1,227.50	0.00
Misc. Tenant Income	20.00	0.00	20.00	0.00
Vacate Charges	0.00	1,533.36	-1,533.36	2,300.00
Total Other Tenant Income	10,843.50	22,000.08	-11,156.58	33,000.00
NET TENANT INCOME	169,993.05	212,666.72	-42,673.67	319,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	557,981.30	571,330.00	-13,348.70	856,995.00
Interest Income	8.99	116.64	-107.65	175.00
Allocated Interest Income	0.00	14.00	-14.00	21.00
Fraud Recovery PH	13,946.00	0.00	13,946.00	0.00
Other Miscellaneous Income	0.00	266.64	-266.64	400.00
Insurance Proceeds	8,003.59	0.00	8,003.59	0.00
Allocated Other Income	4,347.66	5,103.36	-755.70	7,655.00
TOTAL GRANT AND OTHER INCOME	584,287.54	576,830.64	7,456.90	865,246.00
TOTAL INCOME	754,280.59	789,497.36	-35,216.77	1,184,246.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	125,137.47	169,230.00	44,092.53	253,845.00
TOTAL TENANT SERVICES EXPENSES	8,017.66	10,387.36	2,369.70	15,581.00
TOTAL UTILITY EXPENSES	123,117.15	144,883.36	21,766.21	217,325.00
Total Maint Salaries				
Total Materials	59,526.56	112,416.00	52,889.44	168,624.00
Total Contract Costs	34,455.62	27,633.20	-6,822.42	41,450.00
TOTAL MAINTENANCE EXPENSES	128,228.93	128,896.72	667.79	193,345.00
TOTAL PROTECTIVE SERVICES	222,211.11	268,945.92	46,734.81	403,419.00
TOTAL INSURANCE PREMIUMS	167,901.58	129,577.36	-38,324.22	194,366.00
TOTAL GENERAL EXPENSES	64,885.01	62,741.28	-2,143.73	94,112.00
TOTAL EXTRAORDINARY EXPENSES	308.34	3,730.00	3,421.66	5,595.00
TOTAL OPERATING EXPENSES	58,003.59	0.00	-58,003.59	0.00
NET INCOME	769,581.91	789,497.36	19,913.37	1,184,246.00
NET INCOME	-15,301.32	0.00	-15,301.32	0.00

Euclid Plaza Elderly

Income Statement

Period = Oct 2023-May 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	161,078.00	170,666.64	-9,588.64	256,000.00
Total Rental Income	161,078.00	170,666.64	-9,588.64	256,000.00
Other Tenant Income				
Damages/Maintenance	275.00	100.00	175.00	150.00
Late Charges	8,068.00	6,666.64	1,401.36	10,000.00
Legal Fees - Tenant	4,371.61	0.00	4,371.61	0.00
NSF Charges	194.00	0.00	194.00	0.00
Vacate Charges	900.00	5,133.36	-4,233.36	7,700.00
Total Other Tenant Income	13,808.61	11,900.00	1,908.61	17,850.00
NET TENANT INCOME	174,886.61	182,566.64	-7,680.03	273,850.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	457,970.34	467,400.00	-9,429.66	701,100.00
Interest Income	31.72	400.00	-368.28	600.00
Allocated Interest Income	0.00	12.00	-12.00	18.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
Other Miscellaneous Income-PM	0.00	466.64	-466.64	700.00
Allocated Other Income	3,864.58	4,536.64	-672.06	6,805.00
TOTAL GRANT AND OTHER INCOME	461,900.29	472,815.28	-10,914.99	709,223.00
TOTAL INCOME	636,786.90	655,381.92	-18,595.02	983,073.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	140,157.66	154,545.28	14,387.62	231,818.00
TOTAL TENANT SERVICES EXPENSES	6,478.68	12,024.00	5,545.32	18,036.00
TOTAL UTILITY EXPENSES	137,849.25	142,333.36	4,484.11	213,500.00
Total Maint Salaries	78,730.84	110,537.28	31,806.44	165,806.00
Total Materials	27,454.69	35,666.72	8,212.03	53,500.00
Total Contract Costs	85,262.46	94,083.52	8,821.06	141,125.00
TOTAL MAINTENANCE EXPENSES	191,447.99	240,287.52	48,839.53	360,431.00
TOTAL PROTECTIVE SERVICES	46,586.73	45,660.00	-926.73	68,490.00
TOTAL INSURANCE PREMIUMS	46,645.36	57,130.00	10,484.64	85,695.00
TOTAL GENERAL EXPENSE	410.32	3,404.00	2,993.68	5,106.00
TOTAL OPERATING EXPENSES	569,575.99	655,381.92	85,808.17	983,073.00
NET INCOME	67,210.91	0.00	67,210.91	0.00

West Pine
Income Statement
Period = Oct 2023-May 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	160,620.00	184,000.00	-23,380.00	276,000.00
Less: Concessions	-100.00	0.00	-100.00	0.00
Total Rental Income	<u>160,520.00</u>	<u>184,000.00</u>	<u>-23,480.00</u>	<u>276,000.00</u>
Other Tenant Income				
Damages/Maintenance	70.00	33.36	36.64	50.00
Late Charges	4,301.00	12,160.00	-7,859.00	18,240.00
Total Other Tenant Income	<u>4,371.00</u>	<u>12,193.36</u>	<u>-7,822.36</u>	<u>18,290.00</u>
NET TENANT INCOME	<u>164,891.00</u>	<u>196,193.36</u>	<u>-31,302.36</u>	<u>294,290.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	448,172.34	444,388.64	3,783.70	666,583.00
Interest Income	10.68	66.64	-55.96	100.00
Allocated Interest Income	0.00	11.36	-11.36	17.00
Fraud Recovery PH	-159.00	0.00	-159.00	0.00
Other Miscellaneous Income	33.65	200.00	-166.35	300.00
Allocated Other Income	3,588.55	4,212.64	-624.09	6,319.00
TOTAL GRANT AND OTHER INCOME	<u>451,646.22</u>	<u>448,879.28</u>	<u>2,766.94</u>	<u>673,319.00</u>
TOTAL INCOME	<u>616,537.22</u>	<u>645,072.64</u>	<u>-28,535.42</u>	<u>967,609.00</u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	103,529.69	151,742.64	48,212.95	227,614.00
TOTAL TENANT SERVICES EXPENSES	5,900.20	6,440.72	540.52	9,661.00
TOTAL UTILITY EXPENSES	110,615.19	142,400.00	31,784.81	213,600.00
Total Maint Salaries	74,602.05	109,189.92	34,587.87	163,785.00
Total Materials	37,164.31	20,799.36	-16,364.95	31,199.00
Total Contract Costs	138,241.22	92,013.36	-46,227.86	138,020.00
TOTAL MAINTENANCE EXPENSES	<u>250,007.58</u>	<u>222,002.64</u>	<u>-28,004.94</u>	<u>333,004.00</u>
TOTAL PROTECTIVE SERVICES	69,320.16	66,044.00	-3,276.16	99,066.00
TOTAL INSURANCE PREMIUMS	43,056.80	51,730.00	8,673.20	77,595.00
TOTAL GENERAL EXPENSES	515.92	4,715.36	4,199.44	7,073.00
TOTAL OPERATING EXPENSES	<u>582,945.54</u>	<u>645,072.64</u>	<u>62,129.82</u>	<u>967,609.00</u>
NET INCOME	<u>33,591.68</u>	<u>0.00</u>	<u>33,591.68</u>	<u>0.00</u>

Parkview Elderly Income Statement

Period = Oct 2023-May 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	379,308.35	427,666.64	-48,358.29	641,500.00
Less: Concessions	-146.00	0.00	-146.00	0.00
Total Rental Income	<u>379,162.35</u>	<u>427,666.64</u>	<u>-48,504.29</u>	<u>641,500.00</u>
Other Tenant Income				
Late Charges	25,699.00	40,130.00	-14,431.00	60,195.00
Legal Fees - Tenant	133.00	0.00	133.00	0.00
Vacate Charges	0.00	2,666.64	-2,666.64	4,000.00
Total Other Tenant Income	<u>25,832.00</u>	<u>42,796.64</u>	<u>-16,964.64</u>	<u>64,195.00</u>
NET TENANT INCOME	<u>404,994.35</u>	<u>470,463.28</u>	<u>-65,468.93</u>	<u>705,695.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,164,902.89	1,183,052.00	-18,149.11	1,774,578.00
Interest Income	24.10	306.64	-282.54	460.00
Allocated Interest Income	0.00	32.00	-32.00	48.00
Fraud Recovery PH	463.65	0.00	463.65	0.00
Non-Dwelling Rent	7,931.00	8,800.00	-869.00	13,200.00
Other Miscellaneous Income	0.00	116.64	-116.64	175.00
Allocated Other Income	10,179.05	11,948.64	-1,769.59	17,923.00
TOTAL GRANT AND OTHER INCOME	<u>1,183,500.69</u>	<u>1,204,255.92</u>	<u>-20,755.23</u>	<u>1,806,384.00</u>
TOTAL INCOME	<u>1,588,495.04</u>	<u>1,674,719.20</u>	<u>-86,224.16</u>	<u>2,512,079.00</u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	226,964.89	319,353.92	92,389.03	479,031.00
TOTAL TENANT SERVICES EXPENSES	6,622.57	9,334.00	2,711.43	14,001.00
TOTAL UTILITY EXPENSES	245,634.89	419,133.36	173,498.47	628,700.00
Total Maint Salaries				
Total Maint Salaries	146,149.46	254,027.28	107,877.82	381,041.00
Total Materials				
Total Materials	38,073.64	45,066.72	6,993.08	67,600.00
Total Contract Costs				
Total Contract Costs	479,992.85	208,055.36	-271,937.49	312,083.00
TOTAL MAINTENACE EXPENSES	<u>664,215.95</u>	<u>507,149.36</u>	<u>-157,066.59</u>	<u>760,724.00</u>
TOTAL PROTECTIVE SERVICES	305,311.57	283,750.64	-21,560.93	425,626.00
TOTAL INSURANCE PREMIUMS	127,558.28	138,726.00	11,167.72	208,089.00
TOTAL GENERAL EXPENSES	823.25	14,356.64	13,533.39	21,535.00
TOTAL OPERATING EXPENSES	<u>1,577,131.40</u>	<u>1,691,803.92</u>	<u>114,672.52</u>	<u>2,537,706.00</u>
NET INCOME	<u>11,363.64</u>	<u>-17,084.72</u>	<u>28,448.36</u>	<u>-25,627.00</u>

Baden House Elderly/Badenfest

Income Statement

Period = Oct 2023-May 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	152,471.85	168,500.00	-16,028.15	252,750.00
Utility Reimb.-LIPH	-1,381.00	-1,000.00	-381.00	-1,500.00
Total Rental Income	151,090.85	167,500.00	-16,409.15	251,250.00
Other Tenant Income				
Damages/Maintenance	75.00	666.64	-591.64	1,000.00
Late Charges	9,425.00	9,333.36	91.64	14,000.00
Vacate Charges	0.00	2,466.64	-2,466.64	3,700.00
Total Other Tenant Income	9,500.00	12,466.64	-2,966.64	18,700.00
NET TENANT INCOME	160,590.85	179,966.64	-19,375.79	269,950.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	442,380.25	464,579.36	-22,199.11	696,869.00
Interest Income	7.23	100.00	-92.77	150.00
Allocated Interest Income	0.00	13.36	-13.36	20.00
Other Miscellaneous Income	33.65	166.64	-132.99	250.00
Allocated Other Income	4,278.65	5,022.64	-743.99	7,534.00
TOTAL GRANT AND OTHER INCOME	446,699.78	469,882.00	-23,182.22	704,823.00
TOTAL INCOME	607,290.63	649,848.64	-42,558.01	974,773.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	130,600.76	168,470.56	37,869.80	252,706.00
TOTAL TENANT SERVICES EXPENSES	2,597.01	3,893.28	1,296.27	5,840.00
TOTAL UTILITY EXPENSES	135,692.09	146,533.36	10,841.27	219,800.00
Total Maint Salaries				
Total Maint Salaries	73,407.81	111,790.00	38,382.19	167,685.00
Total Materials				
Total Materials	13,989.91	23,060.00	9,070.09	34,590.00
Total Contract Costs				
Total Contract Costs	72,060.09	101,231.36	29,171.27	151,847.00
TOTAL MAINTENANCE EXPENSES	159,457.81	236,081.36	76,623.55	354,122.00
TOTAL PROTECTIVE SERVICES	54,772.19	51,979.36	-2,792.83	77,969.00
TOTAL INSURANCE PREMIUMS	33,008.80	40,766.00	7,757.20	61,149.00
TOTAL GENERAL EXPENSES	381.54	2,128.64	1,747.10	3,193.00
TOTAL OPERATING EXPENSES	516,510.20	649,848.64	133,342.36	974,773.00
NET INCOME	90,780.43	0.00	90,780.43	0.00

LaSalle Park
Income Statement
Period = Oct 2023-May 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	133,584.00	168,100.00	-34,516.00	252,150.00
Utility Reimb.-LIPH	-39,197.00	-50,000.00	10,803.00	-75,000.00
Utility Reimbursement Refund	-3,976.00	0.00	-3,976.00	0.00
Total Rental Income	90,411.00	118,100.00	-27,689.00	177,150.00
Other Tenant Income				
Damages/Maintenance	0.00	106.64	-106.64	160.00
Late Charges	5,671.00	9,333.36	-3,662.36	14,000.00
Misc.Tenant Income	145.00	0.00	145.00	0.00
Vacate Charges	10,061.00	2,533.36	7,527.64	3,800.00
Total Other Tenant Income	15,877.00	11,973.36	3,903.64	17,960.00
NET TENANT INCOME	106,288.00	130,073.36	-23,785.36	195,110.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	661,274.46	786,531.36	-125,256.90	1,179,797.00
Allocated Interest Income	0.00	49.36	-49.36	74.00
Other Miscellaneous Income	4,259.30	0.00	4,259.30	0.00
Insurance Proceeds	14,039.88	0.00	14,039.88	0.00
Allocated Other Income	15,630.86	18,348.00	-2,717.14	27,522.00
TOTAL GRANT AND OTHER INCOME	695,204.50	804,928.72	-109,724.22	1,207,393.00
TOTAL INCOME	801,492.50	935,002.08	-133,509.58	1,402,503.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	180,681.88	230,217.20	49,535.32	345,326.00
TOTAL TENANT SERVICES EXPENSES	9,131.58	9,803.36	671.78	14,705.00
TOTAL UTILITY EXPENSES	130,613.62	142,666.64	12,053.02	214,000.00
Total Maint Salaries				
	90,454.10	160,020.64	69,566.54	240,031.00
Total Materials				
	68,806.87	57,026.56	-11,780.31	85,540.00
Total Contract Costs				
	165,327.05	153,159.92	-12,167.13	229,740.00
TOTAL MAINTENACE EXPENSES	324,588.02	370,207.12	45,619.10	555,311.00
TOTAL PROTECTIVE SERVICES	46,025.55	95,804.00	49,778.45	143,706.00
TOTAL INSURANCE PREMIUMS	59,736.00	75,557.92	15,821.92	113,337.00
TOTAL GENERAL EXPENSES	5,198.78	10,741.36	5,542.58	16,112.00
TOTAL OPERATING EXPENSES	755,975.43	935,002.08	179,022.73	1,402,503.00
NET INCOME	45,517.07	0.00	45,517.07	0.00

Cochran Plaza
Income Statement
Period = Oct 2023-May 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	71,317.51	91,133.36	-19,815.85	136,700.00
Utility Reimb.-LIPH	-35,105.00	-30,000.00	-5,105.00	-45,000.00
Utility Reimbursement Refund	-960.00	0.00	-960.00	0.00
Total Rental Income	35,252.51	61,133.36	-25,880.85	91,700.00
Other Tenant Income				
Damages/Maintenance	-1,120.46	266.64	-1,387.10	400.00
Late Charges	1,656.00	4,000.00	-2,344.00	6,000.00
Legal Fees - Tenant	11,109.50	0.00	11,109.50	0.00
Misc. Tenant Income	-334.00	0.00	-334.00	0.00
Vacate Charges	1,721.00	266.64	1,454.36	400.00
Total Other Tenant Income	13,032.04	4,533.28	8,498.76	6,800.00
NET TENANT INCOME	48,284.55	65,666.64	-17,382.09	98,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	573,122.38	581,476.64	-8,354.26	872,215.00
Allocated Interest Income	0.00	28.64	-28.64	43.00
Fraud Recovery PH	5,575.00	0.00	5,575.00	0.00
Other Miscellaneous Income	4,904.45	0.00	4,904.45	0.00
Allocated Other Income	9,074.86	10,652.64	-1,577.78	15,979.00
TOTAL GRANT AND OTHER INCOME	592,676.69	592,157.92	518.77	888,237.00
TOTAL INCOME	640,961.24	657,824.56	-16,863.32	986,737.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	121,061.17	155,859.36	34,798.19	233,789.00
TOTAL TENANT SERVICES EXPENSES	5,301.58	5,692.00	390.42	8,538.00
TOTAL UTILITY EXPENSES	152,659.63	143,226.72	-9,432.91	214,840.00
Total Maint Salaries	60,203.35	82,719.28	22,515.93	124,079.00
Total Materials	3,090.90	45,889.92	42,799.02	68,835.00
Total Contract Costs	82,382.20	120,113.36	37,731.16	180,170.00
TOTAL MAINTENANCE EXPENSES	145,676.45	248,722.56	103,046.11	373,084.00
TOTAL PROTECTIVE SERVICES	24,658.25	50,492.64	25,834.39	75,739.00
TOTAL INSURANCE PREMIUMS	35,090.00	38,296.64	3,206.64	57,445.00
TOTAL GENERAL EXPENSES	220.99	2,352.64	2,131.65	3,529.00
TOTAL OPERATING EXPENSES	484,668.07	644,642.56	159,974.49	966,964.00
NET INCOME	156,293.17	13,182.00	143,111.17	19,773.00

Southside Scattered Sites

Income Statement

Period = Oct 2023-May 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	131,290.00	136,666.64	-5,376.64	205,000.00
Utility Reimb.-LIPH	-14,801.00	-16,333.36	1,532.36	-24,500.00
Utility Reimbursement Refund	-245.00	0.00	-245.00	0.00
Total Rental Income	116,244.00	120,333.28	-4,089.28	180,500.00
Other Tenant Income				
Damages/Maintenance	50.00	0.00	50.00	0.00
Late Charges	11,564.00	10,333.36	1,230.64	15,500.00
Misc. Tenant Income	175.00	0.00	175.00	0.00
Vacate Charges	124.00	2,000.00	-1,876.00	3,000.00
Total Other Tenant Income	11,863.00	12,333.36	-470.36	18,500.00
NET TENANT INCOME	128,107.00	132,666.64	-4,559.64	199,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	670,041.25	681,568.00	-11,526.75	1,022,352.00
Allocated Interest Income	0.00	24.64	-24.64	37.00
Other Miscellaneous Income	0.00	6.64	-6.64	10.00
Allocated Other Income	7,832.68	9,194.00	-1,361.32	13,791.00
TOTAL GRANT AND OTHER INCOME	677,873.93	690,793.28	-12,919.35	1,036,190.00
TOTAL INCOME	805,980.93	823,459.92	-17,478.99	1,235,190.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	114,653.77	190,546.64	75,892.87	285,820.00
TOTAL TENANT SERVICES EXPENSES	7,870.01	4,912.72	-2,957.29	7,369.00
TOTAL UTILITY EXPENSES	164,512.88	175,466.64	10,953.76	263,200.00
Total Maint Salaries	111,811.59	197,051.92	85,240.33	295,578.00
Total Materials	51,175.76	46,726.80	-4,448.96	70,090.00
Total Contract Costs	160,255.54	141,408.72	-18,846.82	212,113.00
TOTAL MAINTENANCE EXPENSES	323,242.89	385,187.44	61,944.55	577,781.00
TOTAL PROTECTIVE SERVICES	1,951.00	0.00	-1,951.00	0.00
TOTAL INSURANCE PREMIUMS	66,236.55	59,978.64	-6,257.91	89,968.00
TOTAL GENERAL EXPENSES	402.14	7,371.36	6,969.22	11,057.00
TOTAL OPERATING EXPENSES	678,869.24	823,459.92	144,593.76	1,235,190.00
NET INCOME	127,111.69	0.00	127,111.69	0.00

Northside Scattered Sites

Income Statement

Period = Oct 2023-May 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	92,877.64	95,333.36	-2,455.72	143,000.00
Utility Reimb.-LIPH	-35,526.00	-26,666.64	-8,859.36	-40,000.00
Utility Reimbursement Refund	-336.00	0.00	-336.00	0.00
Total Rental Income	57,015.64	68,666.72	-11,651.08	103,000.00
Other Tenant Income				
Cleaning Fee	135.00	0.00	135.00	0.00
Late Charges	2,732.00	3,000.00	-268.00	4,500.00
Legal Fees - Tenant	968.50	1,333.36	-364.86	2,000.00
Tenant Owed Utilities	1,025.21	0.00	1,025.21	0.00
Misc. Tenant Income	205.00	0.00	205.00	0.00
Vacate Charges	5,968.48	0.00	5,968.48	0.00
Total Other Tenant Income	11,034.19	4,333.36	6,700.83	6,500.00
NET TENANT INCOME	68,049.83	73,000.08	-4,950.25	109,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	846,196.21	866,802.64	-20,606.43	1,300,204.00
Allocated Interest Income	0.00	48.64	-48.64	73.00
Fraud Recovery PH	-1,772.21	0.00	-1,772.21	0.00
Allocated Other Income	15,320.31	17,983.36	-2,663.05	26,975.00
TOTAL GRANT AND OTHER INCOME	859,744.31	884,834.64	-25,090.33	1,327,252.00
TOTAL INCOME	927,794.14	957,834.72	-30,040.58	1,436,752.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	146,236.89	217,116.72	70,879.83	325,675.00
TOTAL TENANT SERVICES EXPENSES	8,950.16	12,276.00	3,325.84	18,414.00
TOTAL UTILITY EXPENSES	134,194.99	161,666.64	27,471.65	242,500.00
Total Maint Salaries	39,860.14	131,872.72	92,012.58	197,809.00
Total Materials	43,917.97	53,233.36	9,315.39	79,850.00
Total Contract Costs	461,468.84	285,680.08	-175,788.76	428,520.00
TOTAL MAINTENACE EXPENSES	545,246.95	470,786.16	-74,460.79	706,179.00
TOTAL PROTECTIVE SERVICES	872.55	1,666.64	794.09	2,500.00
TOTAL INSURANCE PREMIUMS	68,384.04	65,607.36	-2,776.68	98,411.00
TOTAL GENERAL EXPENSES	627.32	8,463.36	7,836.04	12,695.00
TOTAL OPERATING EXPENSES	904,512.90	937,582.88	33,069.98	1,406,374.00
NET INCOME	23,281.24	20,251.84	3,029.40	30,378.00

King Louis Square III

Income Statement

Period = Oct 2023-May 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	14,185.00	42,000.00	-27,815.00	63,000.00
Utility Reimb.-LIPH	877.00	-6,933.36	7,810.36	-10,400.00
Total Rental Income	15,062.00	35,066.64	-20,004.64	52,600.00
Other Tenant Income				
Late Charges	810.00	1,666.64	-856.64	2,500.00
Total Other Tenant Income	810.00	1,666.64	-856.64	2,500.00
NET TENANT INCOME	15,872.00	36,733.28	-20,861.28	55,100.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	107,685.92	117,751.36	-10,065.44	176,627.00
Allocated Interest Income	0.00	6.00	-6.00	9.00
Allocated Other Income	1,932.30	2,268.00	-335.70	3,402.00
TOTAL GRANT AND OTHER INCOME	109,618.22	120,025.36	-10,407.14	180,038.00
TOTAL INCOME	125,490.22	156,758.64	-31,268.42	235,138.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	23,017.25	36,993.36	13,976.11	55,490.00
TOTAL TENANT SERVICES EXPENSES	1,128.86	1,212.00	83.14	1,818.00
TOTAL UTILITY EXPENSES	27,366.68	31,346.64	3,979.96	47,020.00
Total General Maint Expense	8,112.40	12,833.36	4,720.96	19,250.00
Total Materials	72.15	8,093.36	8,021.21	12,140.00
Total Contract Costs	24,503.82	35,533.36	11,029.54	53,300.00
TOTAL MAINTENACE EXPENSES	32,688.37	56,460.08	23,771.71	84,690.00
TOTAL PROTECTIVE SERVICES	7,531.97	15,536.00	8,004.03	23,304.00
TOTAL INSURANCE PREMIUMS	10,040.00	9,895.28	-144.72	14,843.00
TOTAL GENERAL EXPENSES	5,113.81	5,319.36	205.55	7,979.00
TOTAL OPERATING EXPENSES	106,886.94	156,758.64	49,873.74	235,138.00
NET INCOME	18,603.28	0.00	18,603.28	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-May 2024

Book = Accrual

Murphy Park I (44)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	314,357.24	394,608.00	-80,250.76	591,912.00
Investment Inc -Restricted Non-Allocated	299.57	0.00	299.57	0.00
TOTAL GRANT AND OTHER INCOME	314,656.81	394,608.00	-79,951.19	591,912.00
TOTAL INCOME	314,656.81	394,608.00	-79,951.19	591,912.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	41,140.61	50,116.72	8,976.11	75,175.00
TOTAL UTILITY EXPENSES	96,932.49	97,908.64	976.15	146,863.00
TOTAL INSURANCE PREMIUMS	5,186.64	6,686.64	1,500.00	10,030.00
TOTAL GENERAL EXPENSES	234,111.33	239,896.00	5,784.67	359,844.00
TOTAL OPERATING EXPENSES	377,371.07	394,608.00	17,236.93	591,912.00
NET INCOME	-62,714.26	0.00	-62,714.26	0.00

Murphy Park II (45)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	195,826.13	236,560.00	-40,733.87	354,836.00
Investment Inc -Restricted Non-Allocated	12,655.64	0.00	12,655.64	0.00
TOTAL GRANT AND OTHER INCOME	208,481.77	236,560.00	-28,078.23	354,836.00
TOTAL INCOME	208,481.77	236,560.00	-28,078.23	354,836.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	26,662.53	33,652.00	6,989.47	50,484.00
TOTAL UTILITY EXPENSES	63,116.48	66,752.00	3,635.52	100,127.00
TOTAL INSURANCE PREMIUMS	3,566.64	4,600.00	1,033.36	6,898.00
TOTAL GENERAL EXPENSES	131,577.65	131,552.00	-25.65	197,327.00
TOTAL OPERATING EXPENSES	224,923.30	236,559.50	11,632.70	354,836.00
NET INCOME	-16,441.53	0.50	-16,442.03	0.00

Mixed Finance Properties Income Statement

Period = Oct 2023-May 2024

Book = Accrual

Murphy Park III (46)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	225,865.70	265,486.00	-39,620.30	398,229.00
TOTAL GRANT AND OTHER INCOME	<u>225,865.70</u>	<u>265,486.00</u>	<u>-39,620.30</u>	<u>398,229.00</u>
TOTAL INCOME	<u><u>225,865.70</u></u>	<u><u>265,486.00</u></u>	<u><u>-39,620.30</u></u>	<u><u>398,229.00</u></u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	28,829.86	36,367.28	7,537.42	54,551.00
TOTAL UTILITY EXPENSES	65,534.48	69,118.64	3,584.16	103,678.00
TOTAL INSURANCE PREMIUMS	3,586.64	4,630.64	1,044.00	6,946.00
TOTAL GENERAL EXPENSES	<u>149,965.87</u>	<u>155,369.36</u>	<u>5,403.49</u>	<u>233,054.00</u>
TOTAL OPERATING EXPENSES	<u><u>247,916.85</u></u>	<u><u>265,486.00</u></u>	<u><u>17,569.07</u></u>	<u><u>398,229.00</u></u>
NET INCOME	-22,051.15	0.00	-22,051.15	0.00

King Louis Square (47)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	84,824.81	112,330.64	-27,505.83	168,496.00
Investment Inc -Restricted Non-Allocated	20.96	0.00	20.96	0.00
TOTAL GRANT AND OTHER INCOME	<u>84,845.77</u>	<u>112,330.64</u>	<u>-27,484.87</u>	<u>168,496.00</u>
TOTAL INCOME	<u><u>84,845.77</u></u>	<u><u>112,330.64</u></u>	<u><u>-27,484.87</u></u>	<u><u>168,496.00</u></u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	11,749.43	15,026.00	3,276.57	22,539.00
TOTAL UTILITY EXPENSES	9,183.30	9,066.64	-116.66	13,600.00
TOTAL PROTECTIVE SERVICES	11,280.13	23,304.00	12,023.87	34,956.00
TOTAL INSURANCE PREMIUMS	2,101.36	2,699.36	598.00	4,049.00
TOTAL GENERAL EXPENSES	<u>46,144.20</u>	<u>40,793.36</u>	<u>-5,350.84</u>	<u>61,190.00</u>
TOTAL OPERATING EXPENSES	<u><u>80,458.42</u></u>	<u><u>90,889.36</u></u>	<u><u>10,430.94</u></u>	<u><u>136,334.00</u></u>
NET INCOME	4,387.35	21,441.28	17,053.93	32,162.00

Mixed Finance Properties Income Statement

Period = Oct 2023-May 2024

Book = Accrual

Les Chateaux (48)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	91,624.86	123,033.36	-31,408.50	184,550.00
TOTAL GRANT AND OTHER INCOME	91,624.86	123,033.36	-31,408.50	184,550.00
TOTAL INCOME	91,624.86	123,033.36	-31,408.50	184,550.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	9,265.90	10,598.00	1,332.10	15,897.00
TOTAL TENANT SERVICES EXPENSES	600.00	400.00	-200.00	600.00
TOTAL UTILITY EXPENSES	37,236.00	37,236.00	0.00	55,854.00
TOTAL PROTECTIVE SERVICES	12,529.54	25,893.36	13,363.82	38,840.00
TOTAL INSURANCE PREMIUMS	1,833.36	2,361.36	528.00	3,542.00
TOTAL GENERAL EXPENSES	39,589.36	39,589.36	0.00	59,384.00
TOTAL OPERATING EXPENSES	101,054.16	116,078.08	15,023.92	174,117.00
NET INCOME	-9,429.30	6,955.28	-16,384.58	10,433.00

King Louis Square II (49)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	110,788.71	140,249.92	-29,461.21	210,375.00
Investment Inc -Restricted Non-Allocated	12.99	0.00	12.99	0.00
TOTAL GRANT AND OTHER INCOME	110,801.70	140,249.92	-29,448.22	210,375.00
TOTAL INCOME	110,801.70	140,249.92	-29,448.22	210,375.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	14,849.77	18,808.64	3,958.87	28,213.00
TOTAL UTILITY EXPENSES	17,355.46	17,000.00	-355.46	25,500.00
TOTAL PROTECTIVE SERVICES	13,814.62	28,482.64	14,668.02	42,724.00
TOTAL INSURANCE PREMIUMS	2,505.36	3,223.36	718.00	4,835.00
TOTAL GENERAL EXPENSES	61,536.22	59,146.64	-2,389.58	88,720.00
TOTAL OPERATING EXPENSES	110,061.43	47,497.98	-1,307.43	189,992.00
NET INCOME	740.27	92,751.94	-28,140.79	20,383.00

Mixed Finance Properties Income Statement

Period = Oct 2023-May 2024

Book = Accrual

Reaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	163,645.38	207,250.72	-43,605.34	310,876.00
Investment Inc -Restricted Non-Allocated	527.08	0.00	527.08	0.00
TOTAL GRANT AND OTHER INCOME	164,172.46	207,250.72	-43,078.26	310,876.00
TOTAL INCOME	164,172.46	207,250.72	-43,078.26	310,876.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	25,274.92	31,832.00	6,557.08	47,748.00
TOTAL TENANT SERVICES EXPENSES	0.00	620.00	620.00	930.00
TOTAL UTILITY EXPENSES	49,400.98	49,944.64	543.66	74,917.00
TOTAL PROTECTIVE SERVICES	19,454.73	40,135.36	20,680.63	60,203.00
TOTAL INSURANCE PREMIUMS	3,490.00	4,496.64	1,006.64	6,745.00
TOTAL GENERAL EXPENSES	81,896.86	88,153.36	6,256.50	132,230.00
TOTAL OPERATING EXPENSES	179,517.49	215,182.00	35,664.51	322,773.00
NET INCOME	-15,345.03	-7,931.28	-7,413.75	-11,897.00

Senior Living @ Renaissance Place (54)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	189,591.93	245,801.28	-56,209.35	368,702.00
Investment Inc -Restricted Non-Allocated	22,286.97	0.00	22,286.97	0.00
TOTAL GRANT AND OTHER INCOME	211,878.90	245,801.28	-33,922.38	368,702.00
TOTAL INCOME	211,878.90	245,801.28	-33,922.38	368,702.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	13,342.89	16,636.64	3,293.75	24,955.00
TOTAL TENANT SERVICES EXPENSES	1,225.00	750.00	-475.00	1,125.00
TOTAL UTILITY EXPENSES	69,835.68	70,294.00	458.32	105,441.00
TOTAL PROTECTIVE SERVICES	23,524.16	48,550.00	25,025.84	72,825.00
TOTAL INSURANCE PREMIUMS	3,711.36	4,396.00	684.64	6,594.00
TOTAL GENERAL EXPENSES	101,693.49	104,646.64	2,953.15	156,970.00
TOTAL OPERATING EXPENSES	213,332.58	245,273.28	31,940.70	367,910.00
NET INCOME	-1,453.68	528.00	-1,981.68	792.00

**Mixed Finance Properties
Income Statement**

Period = Oct 2023-May 2024

Book = Accrual

Gardens @ Reaissance Place (55)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	73,152.01	87,744.72	-14,592.71	131,617.00
Investment Inc -Restricted Non-Allocated	3,492.51	0.00	3,492.51	0.00
TOTAL GRANT AND OTHER INCOME	76,644.52	87,744.72	-11,100.20	131,617.00
TOTAL INCOME	76,644.52	87,744.72	-11,100.20	131,617.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,955.76	4,995.36	1,039.60	7,493.00
TOTAL TENANT SERVICES EXPENSES	0.00	220.00	220.00	330.00
TOTAL UTILITY EXPENSES	25,423.17	26,429.36	1,006.19	39,644.00
TOTAL PROTECTIVE SERVICES	6,889.44	14,242.00	7,352.56	21,363.00
TOTAL INSURANCE PREMIUMS	1,448.00	1,670.64	222.64	2,506.00
TOTAL GENERAL EXPENSES	38,345.98	37,152.00	-1,193.98	55,728.00
TOTAL OPERATING EXPENSES	76,062.35	84,709.36	8,647.01	127,064.00
NET INCOME	582.17	3,035.36	-2,453.19	4,553.00

Vaughn Elderly -Cahill House (56)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	191,856.68	194,045.28	-2,188.60	291,068.00
Investment Inc -Restricted Non-Allocated	23,107.08	0.00	23,107.08	0.00
TOTAL GRANT AND OTHER INCOME	214,963.76	194,045.28	20,918.48	291,068.00
TOTAL INCOME	214,963.76	194,045.28	20,918.48	291,068.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	13,765.61	17,043.28	3,277.67	25,565.00
TOTAL UTILITY EXPENSES	87,311.08	89,110.00	1,798.92	133,665.00
TOTAL INSURANCE PREMIUMS	4,900.00	5,653.36	753.36	8,480.00
TOTAL GENERAL EXPENSES	88,302.48	84,000.64	-4,301.84	126,001.00
TOTAL OPERATING EXPENSES	194,279.17	195,807.28	1,528.11	293,711.00
NET INCOME	20,684.59	-1,762.00	19,390.37	-2,643.00

Mixed Finance Properties Income Statement

Period = Oct 2023-May 2024

Book = Accrual

Renaissance Place @ Grand II (57)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	167,722.54	195,022.64	-27,300.10	292,534.00
Investment Inc -Restricted Non-Allocated	4,592.44	0.00	4,592.44	0.00
TOTAL GRANT AND OTHER INCOME	172,314.98	195,022.64	-22,707.66	292,534.00
TOTAL INCOME	172,314.98	195,022.64	-22,707.66	292,534.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	12,944.16	16,478.00	3,533.84	24,717.00
TOTAL TENANT SERVICES EXPENSES	0.00	360.00	360.00	540.00
TOTAL UTILITY EXPENSES	36,508.40	40,554.64	4,046.24	60,832.00
TOTAL PROTECTIVE SERVICES	11,280.13	23,304.00	12,023.87	34,956.00
TOTAL INSURANCE PREMIUMS	2,034.64	2,621.36	586.72	3,932.00
TOTAL GENERAL EXPENSES	91,856.59	96,196.00	4,339.41	144,294.00
TOTAL OPERATING EXPENSES	154,623.92	179,514.00	24,890.08	269,271.00
NET INCOME	17,691.06	15,508.64	2,182.42	23,263.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	148,267.09	176,174.72	-27,907.63	264,262.00
Investment Inc -Restricted Non-Allocated	9,135.60	0.00	9,135.60	0.00
TOTAL GRANT AND OTHER INCOME	157,402.69	176,174.72	-18,772.03	264,262.00
TOTAL INCOME	157,402.69	176,174.72	-18,772.03	264,262.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	17,037.13	21,464.64	4,427.51	32,197.00
TOTAL UTILITY EXPENSES	62,539.46	51,739.36	-10,800.10	77,609.00
TOTAL PROTECTIVE SERVICES	14,421.45	29,778.00	15,356.55	44,667.00
TOTAL INSURANCE PREMIUMS	2,615.36	3,445.36	830.00	5,168.00
TOTAL GENERAL EXPENSES	92,546.08	92,546.00	-0.08	138,819.00
TOTAL OPERATING EXPENSES	189,159.48	198,973.36	9,813.88	298,460.00
NET INCOME	-31,756.79	-22,798.64	-8,958.15	-34,198.00

Mixed Finance Properties Income Statement

Period = Oct 2023-May 2024

Book = Accrual

Reaissance Place @ Grand III (59)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	181,994.45	222,545.36	-40,550.91	333,818.00
Investment Inc -Restricted Non-Allocated	8,675.36	0.00	8,675.36	0.00
TOTAL GRANT AND OTHER INCOME	<u>190,669.81</u>	<u>222,545.36</u>	<u>-31,875.55</u>	<u>333,818.00</u>
TOTAL INCOME	<u><u>190,669.81</u></u>	<u><u>222,545.36</u></u>	<u><u>-31,875.55</u></u>	<u><u>333,818.00</u></u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	22,003.18	27,751.36	5,748.18	41,627.00
TOTAL TENANT SERVICES EXPENSES	0.00	500.00	500.00	750.00
TOTAL UTILITY EXPENSES	51,680.39	54,784.64	3,104.25	82,177.00
TOTAL PROTECTIVE SERVICES	15,670.85	32,367.36	16,696.51	48,551.00
TOTAL INSURANCE PREMIUMS	2,766.64	3,572.00	805.36	5,358.00
TOTAL GENERAL EXPENSES	<u>117,732.13</u>	<u>119,006.00</u>	<u>1,273.87</u>	<u>178,509.00</u>
TOTAL OPERATING EXPENSES	<u><u>209,853.19</u></u>	<u><u>237,981.36</u></u>	<u><u>28,128.17</u></u>	<u><u>356,972.00</u></u>
NET INCOME	-19,183.38	-15,436.00	-3,747.38	-23,154.00

Cambridge Heights II (60)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	150,691.79	189,638.64	-38,946.85	284,458.00
Investment Inc -Restricted Non-Allocated	3,498.64	0.00	3,498.64	0.00
TOTAL GRANT AND OTHER INCOME	<u>154,190.43</u>	<u>189,638.64</u>	<u>-35,448.21</u>	<u>284,458.00</u>
TOTAL INCOME	<u><u>154,190.43</u></u>	<u><u>189,638.64</u></u>	<u><u>-35,448.21</u></u>	<u><u>284,458.00</u></u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	20,186.77	25,376.00	5,189.23	38,064.00
TOTAL UTILITY EXPENSES	54,656.42	49,054.00	-5,602.42	73,581.00
TOTAL PROTECTIVE SERVICES	13,815.65	28,482.64	14,666.99	42,724.00
TOTAL INSURANCE PREMIUMS	2,472.00	3,264.64	792.64	4,897.00
TOTAL GENERAL EXPENSES	<u>80,514.89</u>	<u>80,514.64</u>	<u>-0.25</u>	<u>120,772.00</u>
TOTAL OPERATING EXPENSES	<u><u>171,645.73</u></u>	<u><u>186,691.92</u></u>	<u><u>15,046.19</u></u>	<u><u>280,038.00</u></u>
NET INCOME	-17,455.30	2,946.72	-20,402.02	4,420.00

Mixed Finance Properties
Income Statement

Period = Oct 2023-May 2024

Book = Accrual

Kingsbury Terrace (61)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	274,875.99	454,914.64	-180,038.65	682,372.00
Investment Inc -Restricted Non-Allocated	20,836.34	0.00	20,836.34	0.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
TOTAL GRANT AND OTHER INCOME	295,745.98	454,914.64	-159,168.66	682,372.00
TOTAL INCOME	295,745.98	454,914.64	-159,168.66	682,372.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	19,931.88	25,024.00	5,092.12	37,536.00
TOTAL UTILITY EXPENSES	155,559.98	155,000.00	-559.98	232,500.00
TOTAL GENERAL EXPENSES	103,084.66	263,620.64	160,535.98	395,431.00
TOTAL OPERATING EXPENSES	278,576.52	443,644.64	165,068.12	665,467.00
NET INCOME	17,169.46	11,270.00	5,899.46	16,905.00

Sr. Living @ Cambridge Heights (62)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	134,420.86	186,092.64	-51,671.78	279,139.00
Investment Inc -Restricted Non-Allocated	219.92	0.00	219.92	0.00
TOTAL GRANT AND OTHER INCOME	134,640.78	186,092.64	-51,451.86	279,139.00
TOTAL INCOME	134,640.78	186,092.64	-51,451.86	279,139.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	13,398.94	16,347.28	2,948.34	24,521.00
TOTAL UTILITY EXPENSES	81,171.91	80,364.00	-807.91	120,546.00
TOTAL PROTECTIVE SERVICES	23,524.16	48,550.00	25,025.84	72,825.00
TOTAL INSURANCE PREMIUMS	3,438.64	4,356.00	917.36	6,534.00
TOTAL GENERAL EXPENSES	31,137.36	27,436.64	-3,700.72	41,155.00
TOTAL OPERATING EXPENSES	152,671.01	177,053.92	24,382.91	265,581.00
NET INCOME	-18,030.23	9,038.72	-27,068.95	13,558.00

Mixed Finance Properties Income Statement

Period = Oct 2023-May 2024

Book = Accrual

Arlington Grove (63)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	261,264.07	277,892.00	-16,627.93	416,838.00
Investment Inc -Restricted Non-Allocated	197.38	0.00	197.38	0.00
TOTAL GRANT AND OTHER INCOME	261,461.45	277,892.00	-16,430.55	416,838.00
TOTAL INCOME	261,461.45	277,892.00	-16,430.55	416,838.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	26,031.38	32,709.28	6,677.90	49,064.00
TOTAL UTILITY EXPENSES	97,215.08	98,862.00	1,646.92	148,293.00
TOTAL INSURANCE PREMIUMS	3,828.64	4,945.36	1,116.72	7,418.00
TOTAL GENERAL EXPENSES	152,434.15	154,672.64	2,238.49	232,009.00
TOTAL OPERATING EXPENSES	279,509.25	291,189.28	11,680.03	436,784.00
NET INCOME	-18,047.80	-13,297.28	-4,750.52	-19,946.00

North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	183,393.07	191,777.36	-8,384.29	287,666.00
Investment Inc -Restricted Non-Allocated	524.04	0.00	524.04	0.00
TOTAL GRANT AND OTHER INCOME	183,917.11	191,777.36	-7,860.25	287,666.00
TOTAL INCOME	183,917.11	191,777.36	-7,860.25	287,666.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	22,797.13	28,466.00	5,668.87	42,699.00
TOTAL UTILITY EXPENSES	43,842.61	44,453.36	610.75	66,680.00
TOTAL INSURANCE PREMIUMS	3,293.36	4,246.64	953.28	6,370.00
TOTAL GENERAL EXPENSES	127,560.13	127,864.00	303.87	191,796.00
TOTAL OPERATING EXPENSES	197,493.23	205,030.00	7,536.77	307,545.00
NET INCOME	-13,576.12	-13,252.64	-323.48	-19,879.00

Mixed Finance Properties Income Statement

Period = Oct 2023-May 2024

Book = Accrual

North Sarah II (65)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	137,685.06	142,332.00	-4,646.94	213,498.00
Investment Inc -Restricted Non-Allocated	8,826.78	0.00	8,826.78	0.00
TOTAL GRANT AND OTHER INCOME	146,511.84	142,332.00	4,179.84	213,498.00
TOTAL INCOME	146,511.84	142,332.00	4,179.84	213,498.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	15,435.93	19,312.00	3,876.07	28,968.00
TOTAL UTILITY EXPENSES	29,623.49	29,066.64	-556.85	43,600.00
TOTAL INSURANCE PREMIUMS	2,582.00	3,312.64	730.64	4,969.00
TOTAL GENERAL EXPENSES	106,526.50	103,537.36	-2,989.14	155,306.00
TOTAL OPERATING EXPENSES	154,167.92	155,228.64	1,060.72	232,843.00
NET INCOME	-7,656.08	-12,896.64	5,240.56	-19,345.00

North Sarah III (66)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	83,416.24	93,047.36	-9,631.12	139,571.00
Investment Inc -Restricted Non-Allocated	12,158.97	0.00	12,158.97	0.00
TOTAL GRANT AND OTHER INCOME	95,575.21	93,047.36	2,527.85	139,571.00
TOTAL INCOME	95,575.21	93,047.36	2,527.85	139,571.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	12,303.28	15,416.64	3,113.36	23,125.00
TOTAL UTILITY EXPENSES	21,612.17	21,653.36	41.19	32,480.00
TOTAL INSURANCE PREMIUMS	1,980.00	3,292.64	1,312.64	4,939.00
TOTAL GENERAL EXPENSES	59,917.25	64,128.64	4,211.39	96,193.00
TOTAL OPERATING EXPENSES	95,812.70	104,491.28	8,678.58	156,737.00
NET INCOME	-237.49	-11,443.92	-6,150.73	-17,166.00

**Mixed Finance Properties
Income Statement**

Period = Oct 2023-May 2024

Book = Accrual

Preservation Square (67)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	62,136.82	65,514.64	-3,377.82	98,272.00
Investment Inc -Restricted Non-Allocated	11.20	0.00	11.20	0.00
TOTAL GRANT AND OTHER INCOME	<u>62,148.02</u>	<u>65,514.64</u>	<u>-3,366.62</u>	<u>98,272.00</u>
TOTAL INCOME	<u>62,148.02</u>	<u>65,514.64</u>	<u>-3,366.62</u>	<u>98,272.00</u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	0.00	10,661.28	10,661.28	15,992.00
TOTAL UTILITY EXPENSES	10,850.00	10,850.00	0.00	16,275.00
TOTAL INSURANCE PREMIUMS	1,038.64	1,198.64	160.00	1,798.00
TOTAL GENERAL EXPENSES	<u>44,640.00</u>	<u>44,640.00</u>	<u>0.00</u>	<u>66,960.00</u>
TOTAL OPERATING EXPENSES	<u>56,528.64</u>	<u>67,349.92</u>	<u>10,821.28</u>	<u>101,025.00</u>
NET INCOME	5,619.38	-1,835.28	-14,187.90	-2,753.00

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of May 31, 2024

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028					
Indicator #1 - Quick Ratio (QR)												
FDS #												
111 Cash -unrestricted	\$	2,952,752.37	\$	251,035.46	\$	313,021.58	\$	364,653.62	\$	693,731.67	\$	372,672.58
114 Cash - tenant security deposits	\$	24,087.91	\$	21,902.68	\$	22,675.57	\$	23,372.98	\$	58,684.67	\$	21,741.39
115 Cash - restriicted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	88,447.89	\$	140,688.58	\$	25,407.78	\$	16,774.79	\$	152,646.45	\$	12,955.11
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
135 Investments - restricted for pymt of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	418,952.61	\$	103,259.52	\$	79,905.64	\$	74,837.61	\$	203,147.83	\$	81,522.81
144 Inter-program due-from	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
QR Numerator Total:	\$	3,484,240.78	\$	516,886.24	\$	441,010.57	\$	479,639.00	\$	1,108,210.62	\$	488,891.89
310 Total Current Liabilities	\$	89,697.30	\$	198,996.72	\$	38,028.61	\$	50,983.25	\$	113,752.92	\$	31,189.43
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
QR Denominator Total:	\$	89,697.30	\$	198,996.72	\$	38,028.61	\$	50,983.25	\$	113,752.92	\$	31,189.43
Quick Ratio:		38.84		2.60		11.60		9.41		9.74		15.67
Quick Ratio Score (max points 12):		12		12		12		12		12		12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)												
FDS #												
111 Cash -unrestricted	\$	2,952,752.37	\$	251,035.46	\$	313,021.58	\$	364,653.62	\$	693,731.67	\$	372,672.58
114 Cash - tenant security deposits	\$	24,087.91	\$	21,902.68	\$	22,675.57	\$	23,372.98	\$	58,684.67	\$	21,741.39
115 Cash - restriicted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	88,447.89	\$	140,688.58	\$	25,407.78	\$	16,774.79	\$	152,646.45	\$	12,955.11
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	418,952.61	\$	103,259.52	\$	79,905.64	\$	74,837.61	\$	203,147.83	\$	81,522.81
310 (-) Total Current Liabilities	\$	89,697.30	\$	198,996.72	\$	38,028.61	\$	50,983.25	\$	113,752.92	\$	31,189.43
MENAR Numerator Total:	\$	3,394,543.48	\$	317,889.52	\$	402,981.96	\$	428,655.75	\$	994,457.70	\$	457,702.46
Average Monthly Operating Expenses:												
96900 Total Operating Expenses	\$	1,183,170.28	\$	711,578.32	\$	569,575.99	\$	582,945.54	\$	1,577,131.40	\$	516,510.20
97100 Extraordinary Maintenance	\$	90,700.85	\$	58,003.59	\$	-	\$	-	\$	-	\$	-
97200 Causalty Losses Non-capitalized	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
MENAR Denominator Total:	\$	159,233.89	\$	96,197.74	\$	71,197.00	\$	72,868.19	\$	197,141.43	\$	64,563.78
MENAR:		21.32		3.31		5.66		5.88		5.04		7.09
MENAR Score (max points 11):		11		9.97		11		11		11		11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of May 31, 2024

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #3 - Debt Service Coverage Ratio (DSCR)							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 270,530.09	\$ (15,301.32)	\$ 67,210.91	\$ 33,591.68	\$ 11,363.64	\$ 90,780.43
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 270,530.09	\$ (15,301.32)	\$ 67,210.91	\$ 33,591.68	\$ 11,363.64	\$ 90,780.43
Annual Debt Service excluding CFFP debt*							
96710 Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2
Overall AMP Score							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	9.97	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	23.97	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	1353	189	126	108	99	266	117
Weighted Value (Project FASS score times number of units)	33695.22	4725	3020.22	2700	2475	6650	2925
Total number of units in PHA's portfolio	1353	189	126	108	99	266	117
Overall AMPs Financial Condition Indicator Score	24.90	25.00	23.97	25.00	25.00	25.00	25.00

*The denominator of FDS lines items is derived from the Operations Column of the FDS

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of May 31, 2024

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 1,238,451.35	\$ 1,039,534.38	\$ 930,101.99	\$ 951,810.77	\$ 305,689.64
114 Cash - tenant security deposits	\$ 36,071.00	\$ 16,810.00	\$ 27,258.02	\$ 29,130.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 122,420.29	\$ 49,694.69	\$ 117,742.12	\$ 23,964.62	\$ 7,349.50
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 196,230.26	\$ 127,514.74	\$ 134,613.53	\$ 231,408.37	\$ 23,070.02
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,593,172.90	\$ 1,233,553.81	\$ 1,209,715.66	\$ 1,236,313.97	\$ 341,415.16
310 Total Current Liabilities	\$ 105,258.30	\$ 581,886.69	\$ 80,937.00	\$ 157,083.42	\$ 8,269.00
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 530,000.00	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 105,258.30	\$ 51,886.69	\$ 80,937.00	\$ 157,083.42	\$ 8,269.00
Quick Ratio:	15.14	23.77	14.95	7.87	41.29
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,238,451.35	\$ 1,039,534.38	\$ 930,101.99	\$ 951,810.77	\$ 305,689.64
114 Cash - tenant security deposits	\$ 36,071.00	\$ 16,810.00	\$ 27,258.02	\$ 29,130.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 122,420.29	\$ 49,694.69	\$ 117,742.12	\$ 23,964.62	\$ 7,349.50
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 196,230.26	\$ 127,514.74	\$ 134,613.53	\$ 231,408.37	\$ 23,070.02
310 (-) Total Current Liabilities	\$ 105,258.30	\$ 581,886.69	\$ 80,937.00	\$ 157,083.42	\$ 8,269.00
MENAR Numerator Total:	\$ 1,487,914.60	\$ 651,667.12	\$ 1,128,778.66	\$ 1,079,230.55	\$ 333,146.16
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 755,975.43	\$ 484,668.07	\$ 678,869.24	\$ 904,512.90	\$ 106,886.94
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 94,496.93	\$ 60,583.51	\$ 84,858.66	\$ 113,064.11	\$ 13,360.87
MENAR:	15.75	10.76	13.30	9.55	24.93
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of May 31, 2024

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 45,517.07	\$ 156,293.17	\$ 127,111.69	\$ 23,281.24	\$ 18,603.28
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 45,517.07	\$ 156,293.17	\$ 127,111.69	\$ 23,281.24	\$ 18,603.28
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
Overall AMP Score					
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	148	69	116	92	23
Weighted Value (Project FASS score times number of units)	3700	1725	2900	2300	575
Total number of units in PHA's portfolio	148	69	116	92	23
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00
<p><i>*The denominator of FDS lines items is derived from the Operations Column of the FDS</i></p>					

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of May 31, 2024

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Occupancy Rate (OR)							
FDS #							
11210 Unit Months Leased		1,127	847	826	659	1,824	865
OR Numerator Total:		1,127	847	826	659	1,824	865
11190 Unit Months Available		1,717	1,008	864	792	2,236	952
OR Denominator Total:		1,717	1,008	864	792	2,236	952
Occupancy Rate:		0.65638	0.84028	0.95602	0.83207	0.81574	0.90861
Occupancy Rate Score (max points 16):		0	0	8	0	0	1
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 108,471.24	\$ 159,680.51	\$ 29,049.17	\$ 27,008.79	\$ 191,717.22	\$ 15,771.05
TAR Numerator Total:		\$ 108,471.24	\$ 159,680.51	\$ 29,049.17	\$ 27,008.79	\$ 191,717.22	\$ 15,771.05
70500 Total Tenant Revenue		\$ 56,169.32	\$ 254,809.58	\$ 260,799.92	\$ 245,806.50	\$ 605,961.53	\$ 239,738.78
TAR Denominator Total:		\$ 56,169.32	\$ 254,809.58	\$ 260,799.92	\$ 245,806.50	\$ 605,961.53	\$ 239,738.78
TAR:		193.0%	63.0%	11.0%	11.0%	32.0%	7.0%
TAR Score (max points 5):		0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 64,105.26	\$ 18,281.43	\$ 17,319.95	\$ 26,371.27	\$ 38,869.98	\$ 5,462.44
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 64,105.26	\$ 18,281.43	\$ 17,319.95	\$ 26,371.27	\$ 38,869.98	\$ 5,462.44
96900 Total Operating Expenses /12		\$ 147,896.29	\$ 88,947.29	\$ 71,197.00	\$ 72,868.19	\$ 197,141.43	\$ 64,563.78
AP Denominator Total:		\$ 147,896.29	\$ 88,947.29	\$ 71,197.00	\$ 72,868.19	\$ 197,141.43	\$ 64,563.78
AP:		0.43	0.21	0.24	0.36	0.2	0.08
AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		0	0	8	0	0	1
Indicator #2 - Tenant Accounts Receivable (TAR)		0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		6	5	19	10	7	11
Number of units in Project	1333	189	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	10410	1134	630	2052	990	1862	1287
Total number of units in PHA's portfolio	1333	189	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:		7.81	6.00	5.00	19.00	10.00	7.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of May 31, 2024

		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)						
FDS #						
11210	Unit Months Leased	1,056	485	842	610	152
	OR Numerator Total:	1,056	485	842	610	152
11190	Unit Months Available	1,180	576	952	749	184
	OR Denominator Total:	1,180	576	952	749	184
	Occupancy Rate:	0.89492	0.84201	0.88445	0.81442	0.82609
	Occupancy Rate Score (max points 16):	0	0	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126	Accounts Receivable - Tenants	\$ 166,998.05	\$ 55,067.61	\$ 139,687.74	\$ 25,996.49	\$ 9,827.00
	TAR Numerator Total:	\$ 166,998.05	\$ 55,067.61	\$ 139,687.74	\$ 25,996.49	\$ 9,827.00
70500	Total Tenant Revenue	\$ 135,327.00	\$ 67,926.83	\$ 192,235.50	\$ 102,327.23	\$ 24,639.00
	TAR Denominator Total:	\$ 135,327.00	\$ 67,926.83	\$ 192,235.50	\$ 102,327.23	\$ 24,639.00
	TAR:	123.0%	81.0%	73.0%	25.0%	40.0%
	TAR Score (max points 5):	0	0	0	2	2
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312	Accounts Payable - Current	\$ 23,054.50	\$ 32,226.44	\$ 19,620.96	\$ 127,638.69	\$ 1,720.84
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:	\$ 23,054.50	\$ 32,226.44	\$ 19,620.96	\$ 127,638.69	\$ 1,720.84
96900	Total Operating Expenses /12	\$ 94,496.93	\$ 60,583.51	\$ 84,858.66	\$ 113,064.11	\$ 13,360.87
	AP Denominator Total:	\$ 94,496.93	\$ 60,583.51	\$ 84,858.66	\$ 113,064.11	\$ 13,360.87
	AP:	0.24	0.53	0.23	1.13	0.13
	AP Score (max points 4):	4	4	4	2	4
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		0	0	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)		0	0	0	2	2
Indicator #3 - Accounts Payable (AP)		4	4	4	2	4
Physical condition adjustment		1	1	1	1	0
Neighborhood environment adjustment		1	1	0	1	1
Project MASS score (Maximum points 25)		6	6	5	6	7
Number of units in Project		148	69	116	92	3
Weighted Value (Project MASS score times number of units)		888	414	580	552	21
Total number of units in PHA's portfolio		148	69	116	92	3
Overall AMPs Management Operations Indicator Score:		6.00	6.00	5.00	6.00	7.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 5/31/2024

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 4,093,980.11

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 317,979.42
	TOTAL INVESTED		\$ 317,979.42

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2023-May 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	33,065,959.00	31,754,400.64	1,311,558.36	47,631,601.00
Section 8 Admin. Fee Income	3,252,567.00	3,346,172.00	-93,605.00	5,019,258.00
Section 8 HAP Service Fees	0.00	361,020.00	-361,020.00	541,530.00
Section 8 -Placement/Issuance Fees	2,200.00	2,266.64	-66.64	3,400.00
TOTAL GRANT INCOME	36,320,726.00	35,463,859.28	856,866.72	53,195,789.00
OTHER INCOME				
Interest Income	6,897.60	0.00	6,897.60	0.00
Operating Shortfall Revenue	0.00	271,416.00	-271,416.00	407,119.00
Insurance Proceeds	7,668.25	0.00	7,668.25	0.00
TOTAL OTHER INCOME	14,565.85	271,416.00	-256,850.15	407,119.00
TOTAL INCOME	36,335,291.85	35,735,275.28	600,016.57	53,602,908.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,723,748.93	3,409,988.00	686,239.07	5,114,982.00
TOTAL TENANT SERVICES EXPENSES	241,361.51	5,610.08	-235,751.43	8,415.00
TOTAL UTILITY EXPENSES	27,782.92	31,904.00	4,121.08	47,856.00
Total Materials	2,366.58	1,800.00	-566.58	2,700.00
Total Contract Costs	63,366.83	54,042.72	-9,324.11	81,064.00
TOTAL MAINTENANCE EXPENSES	65,733.41	55,842.72	-9,890.69	83,764.00
TOTAL PROTECTIVE SERVICES	26,490.80	22,377.36	-4,113.44	33,566.00
TOTAL INSURANCE PREMIUMS	75,601.51	74,079.36	-1,522.15	111,119.00
TOTAL GENERAL EXPENSES	35,563.59	20,050.00	-15,513.59	30,075.00
TOTAL OPERATING EXPENSES	3,196,282.67	3,619,851.52	423,568.85	5,429,777.00
TOTAL HOUSING ASSISTANCE PAYMENTS	33,922,440.89	32,115,420.64	-1,807,020.25	48,173,131.00
TOTAL EXPENSES	37,118,723.56	35,735,275.28	-1,383,451.40	53,602,908.00
NET INCOME	-783,431.71	0.00	-783,431.71	0.00



MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: July 10, 2024

Subject: Housing Choice Voucher Board Report

The Housing Choice Voucher (HCV) Program is the Saint Louis Housing Authority’s primary program for providing housing assistance to thousands of St. Louis families.

HCV Programs

The Department currently operates a number of general and special purpose voucher programs to meet a variety of housing needs:

1) Housing Choice Voucher (Section 8)

The general Section 8 program assists very low-income, elderly, and disabled families in affording decent and safe housing in the private market. There are 5883 active participants in the Section 8 program and approximately 4700 families are on the waitlist. During this reporting period, 44 new vouchers were issued and 446 families are currently searching for housing.

The HCV program is actively working to increase Section 8 utilization rates. HUD defines a program’s utilization rate as the higher of the number of unit months leased divided by unit months available (leased/available), or total Housing Assistance Payment (HAP) spent divided by budget authority (HAP/Budget). HCV’s current utilization rate based on budget authority during this reporting period is 94%. The current utilization rate is consistent with the most recent three-month trends.

April 2024	May 2024	June 2024
94%	94%	94%

To increase program utilization, HCV has been (1) regularly transferring families from the waitlist to participant status; (2) conducting multiple eligibility sessions per month; (3) issuing new vouchers; (4) monitoring the leasing process; and (5) working with Yardi officials to implement Rent Café for online verifications and certifications.

Recent trends indicate that families are experiencing difficulties locating suitable housing. To prevent households from being penalized during the process, HCV works closely with program

participants to extend the voucher terms per 24 CFR 982.303(b)(1). HCV has also enacted regularly scheduled landlord briefings to expand the pool of interested landlord participants and improve leasing ability. Landlord briefings are typically held on the first Tuesday of each month. A briefing was held on June 4, 2024.

HCV will continue to track and monitor the effectiveness of current utilization strategies and implement new strategies as needed. As additional trends and barriers emerge, HCV will adopt additional utilization strategies authorized per PIH Notice 2022-18.

2) Project Based Vouchers

Project-based vouchers (PBVs) are a component of SLHA's Housing Choice Voucher (HCV) program. Per HUD guidance, SLHA can use up to 20 percent of its authorized voucher units to dedicate affordable housing units within a residential development. There are 313 active participants. There was one referral received during the month of June.

3) Emergency Housing Vouchers

The Emergency Housing Voucher (EHV) program is a special voucher program that promotes rapid rehousing for individuals who are homeless, at risk of homelessness, fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Through this initiative, HCV partners with the Continuums of Care (CoCs) and Victim Service Providers (VSPs) to develop strategies that effectively address the needs of vulnerable populations in the community. Since the program was implemented July 2021, 141 families have been housed. Twenty (20) families are currently searching for units.

HCV will meet with collaborative partners to ensure accurate transfer of data and to fine tune program implementation and referral process. The HCV team is exploring new and innovative ways to house clients, work with community partners, and boost efforts to increase landlord participation.

4) HUD-VASH Vouchers

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program is a special rental assistance program for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). There are 244 active participants in the HUD-VASH program. During this reporting period, 24 referrals were received and 11 additional families are actively searching for housing.

5) Bridge to Homeownership Vouchers

The Bridge to Homeownership program allows families that are assisted under the HCV program to use their voucher/subsidy to buy a home and receive monthly mortgage payment assistance. The Bridge to Homeownership program has 21 active participants.

6) Mainstream Vouchers

SLHA also administers a Mainstream Voucher program that targets vouchers directly to non-elderly persons with disabilities. The Mainstream Voucher program currently has a total of 87 Mainstream vouchers, with 26 active families under lease and 4 families presently searching for housing. To promote maximum program utilization, HCV has taken the following steps: HCV staff is reviewing applications on the HCV waitlist for eligible applicants.

7) Foster Youth to Independence Vouchers

The Foster Youth to Independence (FYI) program extends assistance available to youth between the ages of 18-24 years of age (who have not reached their 25th birthday) who left foster care or will leave foster care within 90 days following a transition plan described in Section 475(5)(H) of the Social Security Act, and are homeless or are at risk of becoming homeless. As required by law, an FYI voucher issued to such youth may only be used to provide housing g assistance and supportive services for a maximum of 36 months.

Program Maintenance

Recertification

477 annual recertifications were completed during this reporting period. Recertification packets were mailed to program participants before the recertification date and participants were asked to return them via mail, email, fax or in person. Participants who fail to respond to recertification requests will receive a second and final request for information before being terminated from the program. Currently, 223 annual recertifications are over 14 months past due. Staff is working to resolve outstanding recertifications by conducting weekly reviews of recertifications that are due and offering overtime to staff for completion of recertifications.

Housing Quality Standards Inspections

During the reporting period, HCV conducted inspections: 226 biennial inspections, 168 reinspection, 118 initial inspections, 13 quality control, 1 (one) 24-hour emergency and 11 special inspections. This represents a slight decrease in the number of inspections over the past three months. The department is seeking to hire another HQS Inspector to increase the number of inspections.

	April 2024	May 2024	June 2024
Biennial Inspections	117	182	226
Reinspection	203	165	168
Initial Inspections	180	211	118
Quality Control	10	11	13
Special Inspections	16	16	11
24-hour emergency	1	1	1
Total	527	586	537

A detailed breakdown of inspection activity and a deficiency report is attached hereto for your review and consideration.

SEMAP Indicators

The Section Eight Management Assessment Program (SEMAP) measures the performance of the public housing agencies (PHAs) that administer the Housing Choice Voucher program in 14 key areas. The 14 key indicators of PHA performance are:

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income

- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

Rent Café

Enrollment in Rent Café has been critical to streamlining HCV processes and maintaining lines of communications with program participants and landlords. HCV has worked hard to encourage participants to sign up during the recertification process and landlord outreach events. As a result, enrollment has increased steadily in recent months.

	April 2024	May 2024	June 2024
HCV Participants	3074	3107	3154
Landlords	1758	1790	1804
Total	4832	4897	4958

Family Self Sufficiency

The Family Self Sufficiency (FSS) program helps families in HUD-assisted rental housing to improve financial security and build financial capability and assets. The FSS program provides participants with case management/financial coaching and an escrow incentive that allows them to apply income increases towards saving goals. Currently, 41 participants are enrolled and approximately 34 participants have escrow accounts.

New Business/Upcoming Events

HCV staff has been focused on increasing utilization by focusing on other methods of obtaining and updating applicant data in Yardi. Currently, staff collects and inputs the data manually. HCV staff have met with Yardi officials to implement the process of applicants updating their own records and submitting the required supporting documents electronically.

HCV staff has also met with Yardi officials to discuss opening the waiting list. The HCV department plans to open the wait list and accept applications via electronic submissions. HCV staff wants to ensure that the database can handle a large volume of waitlist “traffic” without crashing the system.

St. Louis Housing Authority

S8 Waitlist Breakdown Summary

By Bedroom Size

Waiting List	Bedroom Size							Other	Total
	0	1	2	3	4	5	6		
Housing Choice Voucher Pgm	3	2867	1255	451	141	29	6	3	4755
	3	2867	1255	451	141	29	6	3	4755

St. Louis Housing Authority

June 2024 Section 8 Inspections Activity Report

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	11	9	2	1	0	8	1	0	0	1	81.82%
Biennials	226	167	59	103	0	64	44	0	0	15	73.89%
Initials	118	104	14	98	0	6	13	0	0	1	88.14%
Reinspections	168	139	29	93	0	46	20	0	0	8	82.74%
24 hr Emergency	1	1	0	0	0	0	0	0	0	0	100.00%
Quality Control	13	12	1	10	0	2	1	0	0	0	92.31%
Total	537	432	105	305	0	126	79	0	0	25	86.48%

Property: HCV
 Inspected Date: 06/01/2024 - 06/30/2024
 Primary Status: Fail

	Total Observations
Accessible windows cannot be locked	1
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	1
All burners not working (all burners have to be operable)	9
Badly cracked outlet	5
Broken or frayed wire	2
Broken wiring	1
Broken/missing steps or boards	2
Ceiling material is bulging and/or buckling and must be repaired	1
Ceiling surface is wet and has mold-like substances	3
Clogged	3
Cracked pane	3
Damaged floor boards	3
Dangerously loose, cracked panes	1
Does not shut	1
Door lock(s) are not operable	3
Entry of significant ground water into unit (flooding of basement)	1
Evidence of sewer back-up	1
Exposed fuse/breaker box connections	1
Falling material	10
Gutter in poor condition	1
Gutters not securely attached	1
Gutters, downspouts and sorrits have serious decay allowing significant water and air infiltration	2
Heating equipment not capable of providing adequate heat	2
Holes or cracks	14
Large cracks or holes	1
Large sections of damaged or missing parts (floor boards)	1
Leaking	8
Lock(s) striker plate not operable or fasten securely to frame (jamb)	2
Missing cover plate	10
Missing cover plate on switch or outlets	2
Missing handrail	1
Missing pane	1
No cold water	3
No hot water	2
No Refrigerator	1
No smoke detector	5
No Stove	1
No working smoke detector present (24 hr)	6
Not connected to a system that delivers hot and cold running water	1
Not connected to an acceptable drainage system	1
Other hazards-tripping	1
Oven does not work	1

Permanent floor covering or floor boards which present serious tripping hazards	6
Refrigerator not maintaining a low enough temperature to keep food from spoiling	3
Ripped, torn or frayed stair coverings, such as carpets or mats	1
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	1
Roof has serious defects, buckling or sagging, large holes indicating potential of structure collapse	1
Roof in poor condition	2
Roof leaks	2
Severe bulging	9
Severe floor damage caused by water from tub or shower	1
Signs of rats, mice or vermin	2
Smoke detector not working	7
Stove does not work	2
Temperature too high	1
Toilet does not flush	2
Toilet does not work	2
Tripping hazard	11
Unit has evidence of roach infestation	2
Unit has mice or rats as evidenced by mice and rat holes and or droppings	2
Unsecured handrail	1
Unsupported fixture	3
Water damage to interior ceiling (indicating leaks)	1
Total	182

FINANCE

St. Louis Housing Authority Balance Sheet

Period = May 2024

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	6,627,916.43
Cash Non-Fed Gala Fundraiser	2,289.42
Cash Private Management	2,095,491.45
Cash SLHA Property Management	1,417,436.96
Petty Cash	2,474.00
Petty Cash	2,378.57
Cash General Disbursing	11,834,464.60
Cash Non-Fed Rent	308,450.55
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	279.43
Cash City Faces	24,679.97
Cash James House TAB	21,411.70
Cash Euclid TAB	51,403.01
Cash West Pine TAB	393.49
Cash Parkview TAB	45,753.35
Cash Lafayette Sr TAB	7,124.25
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	4,091.48
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	4,276.92
Cash -Kingsbury	5,735.92
Cash Cambridge Sr TAB	613.92
Cash Payroll	216,722.07
Total Unrestricted Cash	22,697,449.49
Restricted Cash	
Cash Restricted-Security Deposits	281,901.43
Cash Restricted-FSS Escrow	578,634.50
Cash Restricted-HAP	-1,869,756.81
Cash Restricted-Trust/Escrow Reserves	3,992,204.31
Cash Restricted-ELM Security Deposits	328.00
Cash Restricted-SLHA Mgt Security Deposits	4,911.00
Cash Restricted-Endowment/Homeownership	1,402,797.21
Cash Restricted-Cochran Program Income	733,054.16
Cash Restricted-Rev Bonds Debt Service	32,694.16
Total Restricted Cash	5,156,767.96
TOTAL CASH	27,854,217.45
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	3,025,856.92
Allowance for Doubtful Accounts-Tenants	-208,093.51
A/R Repayment Agreement	32,208.46
A/R-Other	98,000.00
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	1,061,719.12

St. Louis Housing Authority Balance Sheet

Period = May 2024

Book = Accrual

	Current Balance
A/R Fraudulent	11,636.38
Accrued Interest Receivable	34,864.10
TOTAL ACCOUNTS AND NOTES RECEIVABLE	4,060,023.47
OTHER CURRENT ASSETS	
Investments-Unrestricted	6,465,981.41
Investments-Restricted	672,802.96
Investments Restricted -WC Self Insurance	369,065.30
Prepaid Insurance Auto	16,056.50
Prepaid Insurance Property	266,986.95
Prepaid Insurance Liability	78,359.00
Prepaid Insurance Liability	12,199.09
Prepaid Insurance Fidelity Bond	1,302.60
Prepaid Insurance Workers Comp	46,650.70
Insurance Surplus Deposits	1,348,838.40
TOTAL OTHER CURRENT ASSETS	9,278,242.91
TOTAL CURRENT ASSETS	41,192,483.83
NONCURRENT ASSETS:	
FIXED ASSETS	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	232,355,521.31
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	502,680.60
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,595,141.17
Construction in Progress	6,485,971.80
Accum Depreciation-Buildings	-185,020,480.86
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-421,608.63
Accum Depreciation-Vehicles	-331,053.17
Accum Depreciation-Leashold Improvements	-277,298.63
Accum Depreciation-Site Improvements	-4,595,464.57
Operations	15,417,004.71
Administration & Other Costs	6,472,633.96
Project Coordinator	869,050.31
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00
Technical Assistance	60,237.52
Rent Incentives	1,112,980.00
Case Management	1,400,992.01
CFG-Fees & Cost	503,417.81
CFG-Fee & Cost-Soft	3,482,758.24
Soft Cost Contra	-29,860,446.46
CFG-Hard Cost Contra	-16,455,642.70

St. Louis Housing Authority Balance Sheet

Period = May 2024

Book = Accrual

	Current Balance
CFG-Site Improvement	677,767.75
CFG-Site Improvement-Soft	251,681.27
CFG-Dwelling Structure	14,896,007.65
CFG-Dwelling Structure-Soft	577,192.89
CFG-Dwelling Equipment	112,056.80
CFG-Dwelling Equipment-Soft	16,367.68
CFG-Non-Dwelling Structure	76,693.50
CFG-Non-Dwelling Equipment	318,662.41
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	63,866.16
CFG-Bond Debt Obligation	5,237,041.00
CFG-Contra Bond Debt Obligation	-5,237,041.00
TOTAL FIXED ASSETS (NET)	74,516,722.30
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	1,754,339.93
Discount Notes/Amortization	-41,578,804.42
Darst HO- Notes & Mortgage Rec	4,284,023.95
Darst HO- Discount Notes/Amortization	-4,284,023.95
Blumeyer HO- Notes & Mortgage Rec	1,428,908.39
Blumeyer HO- Discount Notes/Amortization	-1,428,908.39
Cochran HO- Notes & Mortgage Rec	795,651.67
Cochran HO- Discount Notes/Amortization	-553,094.60
Notes & Mortgages - SOLAR	5,608,174.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	76,756,114.67
OTHER ASSETS	
Right of Use Asset -Leases	196,597.06
Right of Use -Accum/Amort-Leases	-132,003.88
TOTAL OTHER ASSETS	64,593.18
TOTAL NONCURRENT ASSETS	151,337,430.15
TOTAL ASSETS	192,529,913.98
LIABILITIES & EQUITY	
LIABILITIES:	
CURRENT LIABILITIES:	
A/P Vendors and Contractors	-762,978.02
A/P Vendors -Non Control	1,061,028.12
A/P Vendors and Contractors	262,075.56
Tenant Security Deposits-S8 offset	691.00
Tenant Security Deposits	216,607.21
Security Deposit Interest	-29.03
Security Deposit Clearing Account	551.43
Security Deposit-Pet	1,192.00
Garnishment Clearing Account	-2,025.13
United Way	71.40
Workers Compensation	2,598.00
Dental Deduction	-7,648.02
Union Dues	-971.92

St. Louis Housing Authority Balance Sheet

Period = May 2024

Book = Accrual

	Current Balance
United Negro College Fund	26.00
Arts & Education	77.40
Retirement Insurance	433.98
Section 125 Childcare Deduction	3,908.02
Section 125 Medical Deduction	5,126.83
Medical Insurance	-126,450.78
Long Term Disability	-3,775.17
Vision Insurance	-211.00
Voluntary/Term Life Ins Deduction	-699.96
Colonial Life Ins Deduction	891.69
Landlord Back-up Withholdings	3,183.12
A/P -Other	2,075.19
Current Portion of LT Debt - Bonds	865,000.50
Accrued Payroll & Payroll Taxes	-293.43
Accrued Liabilities-Other	193,266.03
Suspense Acct-PM	1,539,844.55
Accrued Compensated Absences-Current	99,321.79
Lease Liability-Short Term	31,363.18
Lease Liability-Short Term	944.76
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	77,302.36
Unearned Revenue -EHV	251,902.00
TOTAL CURRENT LIABILITIES	3,718,999.99
 NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	346,249.99
FSS Escrow	597,374.04
Lease Liability -Long Term	32,641.13
Bonds Payable-Long Term	1,990,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	2,966,265.16
TOTAL LIABILITIES	6,685,265.15
 EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	89,567,097.41
Restricted Net Position	-5,279.46
TOTAL RESERVED FUND BALANCE	89,561,817.95
 RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	70,067,747.06
Unrestricted Net Assets-Retained Earnings	23,742,826.62
Unrestricted Net Assets -Retained Earnings	2,472,257.20
TOTAL RETAINED EARNINGS:	96,282,830.88
TOTAL EQUITY	185,844,648.83
TOTAL LIABILITIES AND EQUITY	192,529,913.98

St. Louis Housing Authority
Income Statement

Period = Oct 2023-May 2024

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	482,933.51	3,706,626.85
Utility Reimb.-LIPH	-40,780.00	-299,222.00
Utility Reimbursement Refund	-245.00	-5,558.00
Less: Concessions	0.00	-246.00
Total Rental Income	441,908.51	3,401,600.85
Other Tenant Income		
Cleaning Fee	0.00	135.00
Damages/Maintenance	30.00	-575.46
Late Charges	18,962.00	158,514.00
Legal Fees - Tenant	968.50	18,101.61
NSF Charges	0.00	194.00
Tenant Owed Utilities	0.00	3,598.51
Misc TPA Bal Forward	0.00	1,317.00
Misc.Tenant Income	243.00	-678.00
Vacate Charges	-16,539.00	-26,613.39
Total Other Tenant Income	3,664.50	153,993.27
NET TENANT INCOME	445,573.01	3,555,594.12
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	671,854.41	6,729,661.15
HUD PHA Operating Grants/Subsidy	232,913.66	1,863,309.28
Capital Fund Revenue	-269,815.67	1,098,703.64
Capital Fund Revenue-PM	269,815.67	2,139,084.36
Section 8 HAP Earned	4,239,055.00	33,065,959.00
Section 8 Admin. Fee Income	402,156.00	3,252,567.00
Section 8 -Placement/Issuance Fees	400.00	2,200.00
Capital Fund Grants	125,510.00	1,831,302.24
Capital Fund Grants-Soft Costs	163,596.12	6,169,853.07
TOTAL GRANT INCOME	5,835,485.19	56,152,639.74
OTHER INCOME		
Interest Income	586.95	6,897.60
Interest Income -Private Management	0.00	82.72
Investment Income - Unrestricted	6,061.96	121,098.06
Investment Inc -Restricted Non-Allocated	16,403.52	159,878.09
Investment Income - WC Self Insurance	0.00	138.84
Fraud Recovery PH	-3,587.00	27,954.44
Market Value Adjustment	0.00	-485.20
Non-Dwelling Rent	100.00	9,331.00
Vending Income-James House TAB	0.00	2,819.96
Vending Income-Euclid TAB	0.00	160.40
Vending Income -West Pine	0.00	393.49
Vending Income-Parkview	555.93	8,439.22
Vending Income-Lafayette TAB	0.00	147.66
Vending Income-Badenhaus TAB	0.00	376.55

St. Louis Housing Authority
Income Statement

Period = Oct 2023-May 2024

Book = Accrual

	Period to Date	Year to Date
Vending Income -Kingsbury	323.30	5,170.80
Contributions/Donations	0.00	1,350.00
Other Miscellaneous Income	318.19	135,536.46
Other Income-Bank Rent	2,933.33	23,466.64
Other Income-Link Market Ren	0.00	535.00
Non-Allocated Solar Panel/Other	0.00	6,135.00
Non Alloc-LRCA Construction Easement	0.00	4,804.00
Pension Forfeitures	0.00	4,413.52
Insurance Proceeds	0.00	79,326.96
PH & HAP FSS Forfeitures	0.00	13,343.32
Allocated Other Income	-0.02	-0.02
TOTAL OTHER INCOME	23,696.16	611,314.51
TOTAL INCOME	6,304,754.36	60,319,548.37

EXPENSES

OPERATING EXPENSES

ADMINISTRATIVE

Administrative Salaries

Administrative Salaries	279,236.55	2,464,128.34
Administrative Salaries	72,101.75	603,363.33
Administrative Salaries-PT	6,549.19	54,489.34
Admin Salaries-Overtime	285.76	1,339.37
FICA	27,575.02	243,512.92
Health Benefits	40,078.96	321,246.05
Retirement Benefits	32,194.45	253,598.67
Unemployment Insurance	1,038.39	9,140.26
Long Term Disability	266.50	2,252.97
Dental	1,717.04	13,415.79
Cell Phones	1,063.22	9,189.68
Beneflex HSA	0.00	16,703.44
Employee Benefit Contribution-Admin	0.00	-2,135.04
WC MO 2nd Injury Fund	0.00	599.72
WC Self-Insurers Qtrly Taxes	449.10	757.80
FICA	4,987.75	44,596.59
Health Benefits	12,330.90	100,706.87
Retirement Benefits	7,283.01	24,359.59
Unemployment Insurance	64.05	3,064.36
Long Term Disability	68.07	221.40
Dental	503.15	4,190.11
Cell Phones	81.73	772.22

Total Administrative Salaries 487,874.59 4,169,513.78

Legal Expense

Legal Services	7,319.49	100,250.48
Legal Services	10,942.00	39,081.75

Total Legal Expense 18,261.49 139,332.23

Other Admin Expenses

Staff Training	0.00	5,188.45
Travel	-151.21	2,818.26
Auditing Fees	0.00	120,579.01

St. Louis Housing Authority
Income Statement

Period = Oct 2023-May 2024

Book = Accrual

	Period to Date	Year to Date
Port Out Admin Fee Paid	2,173.70	16,907.45
Marketing	0.00	320.00
Total Other Admin Expenses	2,022.49	145,813.17
Miscellaneous Admin Expenses		
Office Supplies	4,142.94	27,691.73
Office Supplies	2,044.44	15,061.05
Temporary Admin Labor	12,922.88	35,948.88
Temporary Admin Labor	11,778.10	49,177.02
Postage	11,066.53	47,103.17
Postage	258.00	2,064.88
Advertising	7,698.12	23,240.08
Advertising	69.95	363.73
Fiscal Agent Fees	400.00	2,900.00
Printing & Publications	167.23	8,532.47
Printing & Publications	0.00	1,911.96
Membership Fees	0.00	23,352.48
Telephone	6,097.45	31,689.86
Telephone	16,823.45	62,523.14
Maint Agreement-Office Equipment	0.00	3,239.03
Maint Agreement-Office Equipment	0.00	7,990.28
Professional/Technical Services	61,352.29	592,940.15
Professional/Technical Services	0.00	3,320.86
Software License Fees	70,872.05	120,108.36
Internet / Cable	4,053.10	40,364.90
Computer Supplies	578.63	48,307.73
Computer Supplies	0.00	12,179.63
Other Admin Expense	5,882.33	37,318.98
Other Admin Expense	3,647.33	6,766.00
Bank Fees	6.00	387.86
Bank Fees	0.00	10,323.94
Subscription-News/Magazines	0.00	153.00
D/A Testings/Results	687.42	2,053.63
Copying Expense	1,195.63	42,323.15
Copying Expense	1,400.00	3,257.65
Allocated OH-Administrative Expense	11,980.93	49,264.29
Allocated OH-Legal Expense	26.35	5,122.75
Allocated OH-Tenant Services Expense	14.50	142.47
Allocated OH-Utilities Expense	596.48	6,570.64
Allocated OH-Materials Expense	34.48	732.08
Allocated OH-Maintenance Expense	1,968.46	11,478.53
Allocated OH-Protective Services Expense	355.48	4,145.48
Allocated OH-Insurance Expense	49.93	11,985.78
Allocated OH-General Expense	6.52	60.25
Total Miscellaneous Admin Expenses	238,177.00	1,352,097.87
TOTAL ADMINISTRATIVE EXPENSES	746,335.57	5,806,757.05
TENANT SERVICES		
Tenant Services Salaries	5,295.36	45,751.92
FICA	399.78	3,290.89

St. Louis Housing Authority
Income Statement

Period = Oct 2023-May 2024

Book = Accrual

	Period to Date	Year to Date
Health Benefits	765.46	6,129.60
Retirement Benefits	704.54	5,492.20
Long Term Disability	7.68	63.36
Dental	33.02	272.41
Cell Phones	46.16	380.82
Relocation Costs	0.00	25,262.91
Tenant Srv Rec/Pub/Other	0.00	7,116.12
Tenant Srv Rec/Pub/Other-Euclid TAB	0.00	1,111.24
Tenant Srv Rec/Pub/Other-Parkview	0.00	320.51
Tenant Srv Rec/Pub/Other	0.00	276.00
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	-75.00	-75.00
Landlord -Excess Damage Reimb	9,653.00	14,023.00
Landlord -Signing Bonus	8,000.00	8,000.00
Security Deposit Assistance	24,820.00	215,629.00
Tenant Services Screening	925.44	5,523.45
Tenant Participation Funds	150.00	2,205.00
Tenant Srv Lobby Monitors	1,474.75	12,201.50
Tenant Services -Other	600.00	653.42
Tenant Services Other-Circle of Friends (SLU)	2,289.63	19,098.29
TOTAL TENANT SERVICES EXPENSES	55,089.82	372,726.64
 UTILITIES		
Mixed Finance Utilities	146,155.24	1,146,727.40
Water	29,018.56	260,473.76
Electricity	57,975.78	556,411.82
Gas	70,203.82	290,092.54
Sewer	83,344.60	673,460.65
TOTAL UTILITY EXPENSES	386,698.00	2,927,166.17
 MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Salaries	0.00	951.94
Maintenance Labor-Grounds	71,041.31	438,844.36
Maint Labor -Janitorial Cleaning	23,832.07	193,199.18
Employee Benefit Contribution-Maint.	0.00	2,938.59
Maintenance Labor-Overtime	7,433.64	61,466.72
FICA	3,833.58	48,177.77
Health Benefits	11,144.11	85,991.60
Retirement Benefits	7,982.65	15,848.04
Unemployment Insurance	120.57	4,821.57
Long Term Disability	60.84	141.88
Dental	686.32	5,178.92
Cell Phones	39.32	117.08
Total General Maint Expense	126,174.41	857,677.65
Materials		
Materials-Custodial	574.61	3,718.41
Materials-Custodial	4,267.43	35,605.59
Materials-Electrical	53.99	443.39
Materials-Electrical	1,535.06	11,609.19

St. Louis Housing Authority
Income Statement

Period = Oct 2023-May 2024

Book = Accrual

	Period to Date	Year to Date
Materials-Plumbing	0.00	30.76
Materials-Plumbing	7,854.01	37,527.18
Materials-Lawn Care	942.00	2,087.25
Materials-Tools/Equipment	0.00	510.93
Materials-Tools/Equipment	1,609.27	10,525.47
Materials-Boiler	0.00	10,553.69
Materials-Other	0.00	201.55
Materials-Other	8,962.77	49,925.26
Materials-HVAC	0.00	2.99
Materials-HVAC	3,526.22	11,599.96
Materials-Gas/Oil Vehicles	6.99	6.99
Materials-Appliances	2,372.15	2,372.15
Materials-Appliances	46,967.82	104,562.33
Materials-Hardware	0.00	28.48
Materials-Hardware	10,420.88	28,929.04
Materials-Paint	243.45	243.45
Materials-Flooring	11,857.58	12,555.84
Materials-Cabinets/Countertops Doors/Windows	0.00	1,080.23
Materials-Cabinets/Countertops Doors/Windows	6,821.20	18,812.43
Total Materials	108,015.43	342,932.56
Contract Costs		
Contract-Elevators	0.00	2,873.05
Contract-Elevators	23,018.73	131,995.38
Contract-Trash Removal	7,147.37	29,484.46
Contract-Trash Removal	39,922.85	165,724.48
Contract-Custodian	3,051.50	23,200.75
Contract-Custodian	24,135.20	37,765.40
Contract-Plumbing	0.00	220.00
Contract-Plumbing	35,256.68	234,810.67
Contract-Uniform Cleaning	0.00	150.05
Contract-Uniform Cleaning	6,845.46	23,617.68
Contract-Snow Removal	0.00	6,865.00
Contract-Grounds/Lawn	5,150.15	17,188.10
Contract-Grounds/Lawn	64,296.84	169,016.06
Contract-Auto Gas	665.11	4,920.74
Contract-Auto Gas	878.28	5,226.34
Contract-HVAC	325.00	6,260.00
Contract-HVAC	32,801.25	350,807.11
Contract-Fire Protection	0.00	535.00
Contract-Fire Protection	7,184.90	49,083.40
Contract-Vehicle Repairs	2,426.59	169,435.87
Contract-Vehicle Repairs	285.88	5,422.76
Contract-Other	175,528.01	245,090.52
Contract-Other	87,251.09	337,482.85
Contract-Exterior Building Repairs	6,650.00	9,672.00
Contract-Parking Lot Repairs	5,675.47	26,918.43
Contract-Parking Lot Repairs	6,262.00	11,561.53
Contract-Electrical	1,750.95	15,150.15
Contract-Extermination	652.76	1,394.18

St. Louis Housing Authority
Income Statement

Period = Oct 2023-May 2024

Book = Accrual

	Period to Date	Year to Date
Contract-Extermination	37,406.00	143,377.00
Contract-Flooring Installation	35,157.74	68,306.17
Contract-Painting/Wall Repairs	140.00	140.00
Contract-Painting/Wall Repairs	43,929.99	160,574.01
Contr-Cabinet/Counters/Door/Windows	0.00	641.95
Contr-Cabinet/Counters/Door/Windows	21,944.29	50,756.50
Contract-Lease Automobiles	3,892.00	19,784.15
Contract-Occupancy Permits	0.00	742.30
Contract-Bed Bug Eradication	2,475.00	37,678.00
Total Contract Costs	<u>682,107.09</u>	<u>2,563,872.04</u>
TOTAL MAINTENACE EXPENSES	916,296.93	3,764,482.25
 PROTECTIVE SERVICES		
Security Alarm Service	0.00	315.35
Security Alarm Service	100.50	4,507.47
Security/Law Enforcement	136,461.36	642,273.30
Security Enforcement-Police	3,199.68	292,546.71
TOTAL PROTECTIVE SERVICES	<u>139,761.54</u>	<u>939,642.83</u>
 INSURANCE PREMIUMS		
Workers Comp Claims	30,509.10	122,230.75
Auto Insurance	4,014.25	47,359.00
Property Insurance	66,746.75	533,974.00
Fidelity Bond Insurance	325.65	2,605.20
Liability Insurance	19,589.70	158,499.60
Excess Workers Comp Insurance	7,775.10	49,787.07
TOTAL INSURANCE PREMIUMS	<u>128,960.55</u>	<u>914,455.62</u>
 GENERAL EXPENSES		
Misc. Taxes/Liscenses/Insurance	0.00	132.00
Severance Expense	0.00	40,538.81
Bad Debt-Tenant Rents	335.84	335.84
Interest Exp-Mortg Rev Bonds-Kingsbury	0.00	35,284.00
Interest Exp-Mortg Rev Bonds-Cochran	0.00	53,228.00
Other General Expense	244,029.31	2,236,180.32
Other General Expense	0.00	1,624.32
PH FSS Escrow Expense	9,992.01	51,239.95
ACC Reserve Shortfall Disbursement	577,280.03	770,330.03
TOTAL GENERAL EXPENSES	<u>831,637.19</u>	<u>3,188,893.27</u>
TOTAL OPERATING EXPENSES	<u>3,204,779.60</u>	<u>17,914,123.83</u>
 EXTRAORDINARY EXPENSES		
Extraordinancy Maintenance	90,700.85	148,704.44
TOTAL EXTRAORDINARY EXPENSES	<u>90,700.85</u>	<u>148,704.44</u>
 HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	4,204,800.00	31,868,458.89
Tenant Utility Payments-Voucher	203,385.00	1,471,470.00
Portable Out HAP Payments	65,127.00	499,135.00
FSS Escrow Payments	21,296.00	77,752.00

St. Louis Housing Authority
Income Statement

Period = Oct 2023-May 2024

Book = Accrual

	Period to Date	Year to Date
Security Deposit Assistance	0.00	5,625.00
TOTAL HOUSING ASSISTANCE PAYMENTS	4,494,608.00	33,922,440.89
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	125,510.00	1,831,302.24
Equity Transfer Capital Assets OUT	125,510.00	1,831,302.24
Operating Transfers IN	0.00	1,295,000.00
Operating Transfers IN	0.00	20,000.00
Operating Transfers OUT	0.00	4,532,788.00
Operating Transfers OUT	0.00	20,000.00
TOTAL OTHER FINANCING SOURCES	0.00	-3,237,788.00
UTILITY CONSUMPTION		
Water Consumption	10,350.92	112,330.43
Water Consumption Contra	10,350.92	112,330.43
Electric Consumption	641,232.00	6,019,459.00
Electric Consumption Contra	641,232.00	6,019,459.00
Gas Consumption	40,366.15	165,748.15
Gas Consumption Contra	40,366.15	165,748.15
Sewer Consumption	14,071.00	104,830.00
Sewer Consumption Contra	14,071.00	104,830.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	7,790,088.45	55,223,057.16
NET INCOME	-1,485,334.09	5,096,491.21

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Jason W. Hensley, Director of Real Estate Development

Date: July 10, 2024

Subject: Development and Modernization Department Board Report

The Development and Modernization Department's highlights for the month of June are described below:

General

RD22-03 – Clinton-Peabody Apartments Redevelopment – SLHA and POAH held the June resident engagement meeting on June 20, 2024 to give an update on the redevelopment planning and organization activities the team is working to complete. In addition to the updates, the development team used most of the time to celebrate Juneteenth with activities and storytelling.

Aaron Gornstein, president of POAH, was in town the first week of June to attend community stakeholder meetings. These meetings will be critical for the Choice Neighborhood grant application. The development team met with St. Louis Community Credit Union, a representative of Edward Jones, and the Gateway South developer on June 4, 2024, to engage these organizations and describe the work that is being done for the redevelopment. By partnering with outside groups, the team can reactivate services on site and address needs for residents and the surrounding neighborhood.

SLHA's Resident Initiatives Department assisted the development team by hosting a "Peabody Survey Party and Partner Open House" to help the development team get more detailed information from residents about what they need and want for their community. The party was held on June 7, 2024.

The development team met with Fathers and Families Support Center on June 20, 2024, another community stakeholder that the group wanted to engage, to discuss partnering possibilities. Staff at the center gave a tour of their facility and discussed their program. Some of their staff had worked in providing services at Clinton-Peabody in the past and were eager to reengage. The development team gave an overview of the current planning process and described the Choice Neighborhood grant process.

On June 21, 2024, the Choice Neighborhoods Initiative Planning Kick-Off occurred at Al Chappelle Community Center, which included many different organizations, service providers, city departments, and civic institutions. The meeting was an introduction of what the Choice Neighborhood grant process looks like, and what their role will be in the planning moving forward. There were some brainstorming and mapping exercises that helped attendees start thinking about the Choice Planning area in a more cohesive way. There will be another Choice Planning meeting in July.

The next resident engagement meeting will be held on July 18, 2024.

Rental Assistance Demonstration (RAD)

King Louis Square (KLS) and King Louis Square II (KLSII) – Resident meetings were held on June 27 and 29, 2024 to give an update on the RAD conversion for KLS and KLSII and to discuss the Resident Information Notice (RIN) that is a requirement of the RAD process. The meetings were well attended on both days.

HUD has been encouraging PHAs to utilize RAD to insulate subsidized housing units from Federal funding decisions impacting public housing. In recognition of HUD's position on RAD, Development and Modernization staff have been working with the developer to ensure that a conversion from public housing to RAD would be of benefit to the residents and to the agency.

Projects

SSSS – Tiffany Make-Ready RFQ (5 units) – This is part of the heavy make-ready turn work that was identified as necessary in February. A purchase order was issued to Raineri Construction in June. The subcontractor submittals and schedule of values are being evaluated and submitted for approval. Construction should take approximately 60 days.

Parkview Apartments Access Control System – A contract was signed with the general contractor on March 25, 2024, with a pre-construction meeting held on April 5, 2024. Work began on June 10, 2024 and continues.

West Pine Roof Replacement – The project was awarded to Roady Exteriors on January 24, 2024. The contract was executed in February 2024. Submittals for equipment are being prepared. The HVAC units have a 12-week lead time which cannot be ordered until the equipment is approved through submittals. Work will begin in August pending approval of the building permit from the City of St. Louis.

The California Garden Fence Replacement and Security Upgrades – Mobilization began on June 13, 2024 and the work is ongoing.

Parkview Elevator Replacement – New motors have been installed in the service elevator, and they have begun work to construct the cab onsite. The door installation has been completed.

LaSalle Park Apartments Security Cameras – Development and Modernization worked to coordinate the power installation for the cameras during June. Staff was able to get the full attention of Ameren and the City of St. Louis to coordinate the power hook up. Ameren must

be onsite to cut the power, and the City must inspect before the power can be restored. Having a team from both entities will keep the disruption for residents affected by the power shut to a minimum. Work for the power hook up will occur in July.

Lafayette Townhomes (2900 Park) – Units were turned over to Property Management for occupancy in June. Close-out documents are being collected.

The successful completion of the project will return four (4) units of housing back to productive use and occupancy.

Parkview Parking Deck Evaluation – Development and Modernization staff are continuing to monitor the shoring of the parking deck and have ensured regular structural engineering inspections.

LaSaison Phase I – LaSaison Phase I has completed construction of five (5) single-family homes by Habitat for Humanity St. Louis (HFHSL). Families have been identified by HFHSL for each of the homes and four (4) of the properties have transferred ownership. One (1) unit remains for transfer in Phase I.

LaSaison Phase II – Development and Modernization staff have been working with the master developer, Habitat for Humanity, to begin construction on Phase II of the LaSaison homeownership project. Development and Modernization staff are addressing some title issues that have occurred and are hoping to have that completed in August. The development is still on track to begin in 2024.

Section 18

Hodiamont Board Up – The Section 18 application will be submitted to HUD in July. The Mayor’s support letter was received in May and the Board resolution was approved at the June 27, 2024 meeting.

Projects Ready for Close-Out

None.

Grant Applications

Emergency Safety and Security Grant (ESSG) 2024 – Development and Modernization staff submitted an Emergency Safety and Security Grant for a new camera system at California Gardens on March 27, 2024. HUD awarded SLHA \$206,295 on June 20, 2024 for this successful grant application.

Solicitations

Safety and Security Grant 2023 – SLHA was awarded \$250,000 for the installation of security cameras and fencing improvements at Cochran Gardens. The solicitation was released on May 16, 2024 and one site visit for prospective bidders was held in May. A second site visit was held on June 11, 2024. Bids are due July 18, 2024.

Parkview Apartments First Floor Renovation – The acquisition plan was approved on January 29, 2024. The solicitation went out to bid on February 26, 2024 and the pre-bid meeting occurred on March 12, 2024. The bid date was extended to April 16, 2024 to allow for contractor questions to be answered. Two contractors submitted bids for the project and staff is evaluating them to determine the responsive bidder.

Badenhaus Sewer Repair – Bids were opened on March 25, 2024. Two contractors submitted bids for the repair. A Notice of Award was sent to Davinroy Mechanical Contractors on June 24, 2024.

SSSC Lafayette Townhomes Make-Ready (4) units – This is part of the heavy make-ready turn work that was identified as necessary in February. This Request for Quotation was released on May 28, 2024. The initial site visit was held on June 4, 2024 and the date for bids was extended to July 18, 2024 to allow for additional bidding.

The successful completion of these projects will return four (4) units of housing back to productive use and occupancy.

SSSC Lafayette Townhomes/Folsom/Norfolk Make Ready (6) units – This is part of the heavy make-ready turn work that was identified as necessary in February. This Request for Quotation was released on May 28, 2024. The initial site visit was held on June 4, 2024 and the date for bids was extended to July 18, 2024 to allow for additional bidding.

The successful completion of these projects will return six (6) units of housing back to productive use and occupancy.

Re-Solicitations

None.

Pre-Solicitation

LaSalle Park – Hickory Street Pedestrian Safety Improvements – Over the past year, Development and Modernization staff have been working to create a plan to improve pedestrian safety conditions on Hickory Street between 9th and 11th Streets. SLHA has received approval from the fire department and preliminary approval from the City's streets department and has produced a plan that will improve pedestrian safety, improve access for residents to the park south of Hickory, and limit unauthorized access to 10th Street from Hickory.

Housing-Related Hazards & Lead-Based Paint Capital Fund Program (HUD) – SLHA was awarded \$520,300 by HUD for the conversion of units at Northside Scattered Sites from gas to electric to remove indoor pollutants to units.

The solicitation will be coordinated with a heavy make-ready solicitation that will be issued in the second quarter. This should help to reduce the overall costs of both solicitations and provide more value for dollar.

Planning

West Pine Elevator Replacement – A task order for design of the elevator replacement at West Pine has been submitted to SCB, an architecture firm contracted to SLHA. The design team was onsite in June.

California Gardens Elevator Replacement – A task order for design of the elevator replacement at California Gardens has been submitted to SCB, an architecture firm contracted to SLHA. The design team was onsite in June.

Make-Ready (heavy) Portfolio-Wide – Development and Modernization issued a task order in February to the architects at St. Louis Design Alliance to prepare a template scope for heavy make-ready work that rises to a level above normal wear and tear for units. This work falls under the category of “Rehabilitation of 25 Units per Year” in the Annual Plan. As units are identified, they will be added to the solicitations portion of this report.

On Hold Solicitations

Cochran Plaza Mini-Mall – The Cochran Gardens Mini-Mall select demolition and repairs were completed in August 2022. The design work for the project has been put on hold so that the occupancy needs of the agency can be addressed first.

**DEVELOPMENT AND MODERNIZATION
JUNE MONTHLY ACTIVITY REPORT**

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review					
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review	
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	4	8/1/19, 10/16/19	5/31/2024	TBD	Grice / Trivers	11/29/2021	100%	100%	100%	100%	100%	N/A	N/A	Part 50	10/2/2020	10/19/2020	
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/16/2019	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022	
MO001000019	Parkview Apartments	N/A	Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/22/2022	50%	0%	0%	0%	0%	11/16/2020	6/8/2021	Part 50	9/22/2020	Pending	
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	5/16/2016	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/22/2020	
MO001000038	California Gardens	N/A	Replacement & Stair Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/1/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020	
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	0	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58			
MO001000002	Al Chappelle Building	N/A	Renovation	1	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	0%	0%	12/17/2020	Under Review	TBD	TBD	TBD	
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	22	5/1/2021	4/30/2024	5/1/2022	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	9/22/2020, Tier II required
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	0	0	0	N/A	N/A	N/A	Design Build	N/A	N/A	N/A	N/A	100%	100%	N/A	N/A	N/A	N/A	8/16/2021	
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	0	N/A	N/A	N/A	Webb Engineering	N/A	100%	100%	100%	100%	100%	11/16/2020	6/2/2021	Part 50	N/A	11/14/2022	
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	0	N/A	N/A	N/A	Hurst-Rosche	5/4/2023	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023		
MO001000019	Parkview Apartments	N/A	Parkview Lobby Renovations	1	0	0	N/A	N/A	N/A	St. Louis Design Alliance	9/22/2023	100%	100%	100%	100%	100%	11/16/2020	6/2/2021	Part 50		1/14/2022	
MO001000002	Clinton-Peabody	I	Clinton Peabody Make Ready Unit	12	41	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	N/A	N/A	N/A	N/A	N/A	
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	N/A	N/A	N/A	N/A	N/A	
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	0	N/A	N/A	N/A	Hurst-Rosche	9/22/2023	100%	100%	100%	0%	0%	4/27/2020	5/11/2020	Part 50	9/21/2020	10/2/2020	
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	TBD	TBD	0	N/A	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	0%	N/A	N/A	N/A	N/A	N/A	
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	TBD	TBD	0	N/A	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	0%	N/A	N/A	N/A	N/A	N/A	
MO001000038	Lafayette Townhomes/Folsom/Marie Fanger	N/A	Lafayette/Folsom / Marie Fanger Make Ready Units	TBD	TBD	0	N/A	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	0%	N/A	N/A	N/A	N/A	N/A	

**DEVELOPMENT AND MODERNIZATION
JUNE MONTHLY ACTIVITY REPORT**

Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	5/31/2023	9/28/2023	TBD	TBD	TBD	TBD	100%	95%	
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	TBD	TBD	2/7/2025	TBD	TBD	TBD	41%	41%	-
MO001000019	Parkview Apartments	N/A	Repair/Reconstruction	1	0	TBD	-	N/A	TBD	N/A	N/A	-	-	-
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	TBD	-	N/A	TBD	N/A	N/A	-	-	-
MO001000038	California Gardens	N/A	Replacement & Stair Repairs	3	0	TBD	-	N/A	TBD	N/A	N/A	-	-	-
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	TBD	-	N/A				-	-	-
MO001000002	Al Chappelle Building	N/A	Renovation	1	N/A	TBD	-	N/A	TBD	N/A	N/A	-	-	-
MO00100041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	N/A	N/A	-	TBD	-	-	-
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	0	0	11/16/2022	1/15/2023	3/31/2024	TBD	N/A	N/A	100%	75%	
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	TBD	TBD	TBD	TBD	N/A	N/A	-	-	-
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	TBD	TBD	TBD	TBD	N/A	N/A	-	-	-
MO001000019	Parkview Apartments	N/A	Parkview Lobby Renovations	1	0	TBD	TBD	TBD	TBD	N/A	N/A	-	-	-
MO001000002	Clinton-Peabody	I	Clinton Peabody Make Ready Unit	12	41	N/A	N/A	N/A	N/A	8/5/2023	TBD	100%	\$ 100	-
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD	N/A	N/A	N/A	N/A	8/5/2023	TBD			-
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	TBD	TBD	TBD	TBD	N/A	N/A	-	-	-
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD			-
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	TBD	TBD	TBD	TBD	TBD	TBD	N/A	N/A	-	-	-
MO001000038	Lafayette Townhomes/Folsom/Marie Fanger	N/A	Lafayette/Folsom / Marie Fanger Make Ready Units	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD			-

**DEVELOPMENT AND MODERNIZATION
JUNE MONTHLY ACTIVITY REPORT**

Project Information							Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units		
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4		The project was completed and units turned over in June 2024. Close-out documents are being prepared. The successful completion of the project returned four (4) units of housing back to productive use and occupancy.
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0		A Mobilization Meeting was held on 3/11/2024. The Notice to Proceed was issued on April 24, 2024. Construction work is ongoing. The new freight elevator equipment is being installed in the elevator penthouse.
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0		The parking deck at Parkview Elderly has temporary shoring to stabilization and support the deck. Architectural and Engineering Design services for the repair and reconstruction of the parking deck / garage are on-going.
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	19	0		Two bids were received on 3/25/2024. Notice of Award was issued to Davinroy Mechanical Contractor on June 24, 2024.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0		The Notice to Proceed was issued on 6/12/2024. Project mobilized on June 13, 2024. The fence has been demolished and stair work has begun. Fence materials are delayed until November 2024.
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0		This project will be re-evaluated upon the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved. The work plan has been submitted to the state and is being reviewed.
N/A	NSS Homeownership, La Saison	II	New Home Construction	5	5		The financial closing date for Phase II is to be determined.
Various	PHA Wide	N/A	Physical Needs Assessment		2809		Agency Annual Plan and the 5-Year plan documents submissions have been accepted by HUD. The 5-year agency plan will be updated in 2024.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None		Part of Redevelopment.
MO001000384	Hodiamont - Section 18 Application	I	Emergency Unit Repairs	3	22		All residents have been relocated. In anticipation of a Section 18 Application. The property is being evaluated for a HUD Environmental Review. The Phase I assessment has been completed and a limited Phase II has been recommended. SLHA will contract with the subcontractor to complete the Phase 2 assessment.
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	N/A	N/A		All camera bases are installed; contractor is completing the process of installing additional electrical service to the cameras. Coordination between the contractor and Ameren continues.
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0		Notice to Proceed was issued on 6/7/2024. Mobilization was June 10, 2024. Construction continues & is anticipated to be completed with 30 days.
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0		Notice of Award was issued to Rody Exteriors on 1/24/2024. The Pre-Construction Meeting was held on 03/11/2024. Mobilization is on hold pending release of building permit from City of St. Louis.
MO001000019	Parkview Apartments	N/A	Parkview Lobby Renovations	1	0		The bid documents were made available to the public on 2/26/2024. A Pre-Bid Meeting was held on 3/12/2024. Two bids were received on 04/16/24. Recommendation for award documents are being prepared.
MO001000002	Clinton-Peabody	I	Clinton Peabody Make Ready Unit	10	41		41 units being prepared for occupancy for relocation of residents in phase I of redevelopment. 41 of the 41 units were accepted by SLHA.
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD		Units are being prepared for occupancy for relocation of residents in Phase II.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0		A Pre-Bid Walk-Thru was held on 5/30/24 and an additional walk-thru was held on 6/11/2024. The bids are due on July 9, 2024.
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	TBD	TBD		Quotes were received on May 23, 2024. Purchase order will be issued to Raineri Construction June 2024. A Pre-construction Meeting was held on June 10, 2024, with construction to be completed within 60 days.
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	TBD	TBD		Requests for Quotations were released on May 28, 2024. The initial site visit was held on June 4, 2024 with quotations due July 18, 2024.
MO001000038	Lafayette Townhomes	N/A	Lafayette/Folsom/Marie Fanger Make Ready Units	TBD	TBD		Requests for Quotations were released on May 28, 2024. The initial site visit was held on June 4, 2024 with quotations due July 18, 2024.

DEVELOPMENT AND MODERNIZATION JUNE MONTHLY ACTIVITY REPORT



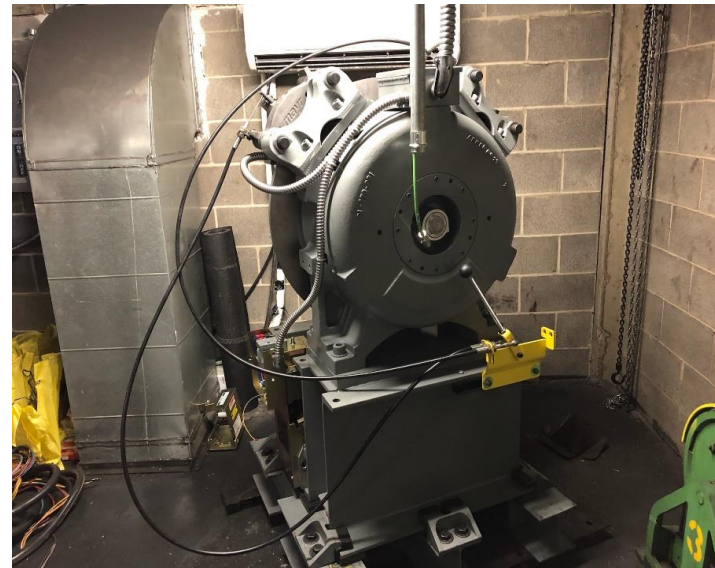
2900 Park Structural Repairs & Unit Upgrades



California Gardens Security Fence & Stair Repairs



Parkview Elevator Replacment



Parkview Elevator Replacment

**St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund**

AT 6/30/2024

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150216	556	1,888,651.00	1,888,651.00	0.00	939,927.68	948,723.32	31-Aug-2024	31-Aug-2024
MO36R00150117	558	294,831.00	294,831.00	0.00	29,483.10	265,347.90	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	888,264.46	897,610.54	178,587.50	1,607,287.50	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,413,460.47	374,383.53	8,065,870.47	721,973.53	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	8,495,378.61	525,554.39	5,458,628.78	3,562,304.22	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,040,888.80	300,631.20	7,671,922.56	669,597.44	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	123,277.00	0.00	123,277.00	0.00	9-Sep-2022	9-Sep-2023
MO36P00150122	567	9,630,778.00	5,574,792.39	4,055,985.61	5,066,851.81	4,563,926.19	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	4,199,223.00	4,806,356.00	2,773,288.96	6,232,290.04	16-Feb-2025	16-Feb-2027
MO36E00150123	569	250,000.00	0.00	250,000.00	0.00	250,000.00	17-Sep-2024	17-Sep-2025
MO36H00150122	570	520,300.00	0.00	520,300.00	0.00	520,300.00	7-Sep-2025	7-Sep-2027
Totals		\$49,649,588.00	\$37,918,766.73	\$11,730,821.27	\$30,307,837.86	\$19,341,750.14		
			76.4%		61.0%			

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: July 10, 2024

Subject: Resident Initiatives Board Report

In June 2024, the Resident Initiatives Department maintained active engagement with residents. A summary of the same is highlighted below:

ROSS Service Coordinator

The ROSS Service Coordinators attended several community events to build awareness of the ROSS program and made several social service referrals to address residents' needs. Resident Initiatives enrolled 25 new participants in the ROSS program.

In partnership with Save our Children, the ROSS team has launched a summer food service program for SLHA residents at LaSalle Park. This program, which offers free lunch to approximately 40-50 school-aged youth up to 18 years old, Monday - Friday, 12:00 noon until 1:30 p.m., is a significant initiative. Notably, the program is operated by two dedicated LaSalle Park residents who receive a monthly stipend for their services. Equally important is the role of the ROSS Coordinator, who connects resident servers to job coaching and employment training opportunities, thereby enhancing their economic prospects.

Resident Engagement

The ROSS Coordinators continue to conduct outreach to enroll new residents and reactivate the previous caseload. In June, the Coordinators made the following referrals:

- Rental Assistance (1)
- Food Assistance (2)
- Employment (5)
- Youth Activities (5)
- Certification (1)
- Employment (40)
- Senior Services (20)
- Substance Use Folders Resources (10)

Community Outreach

The ROSS Coordinators attended the following events to build awareness of the ROSS program and to increase enrollment:

6/7/24 – Clinton-Peabody Survey Party

The ROSS Coordinators partnered with the Clinton-Peabody development team to host a mini-resource fair and survey party. The Coordinators hosted eight organizations at the Al Chapelle Community Center to provide residents with resources ranging from employment to literacy.



6/10/24 - Parkview TAB Meeting

The Coordinators shared resources with the TAB Board Chairs.

6/13/24 - West Pine TAB Elections

The Coordinators provided a resource table to share information about the ROSS program and enroll residents.

6/20/24 – Clinton-Peabody Juneteenth Celebration

The Coordinators attended this event to engage with residents.

6/25/24 - Badenhau/Badenfest Resource Fair

In partnership with Property Management, the Coordinators led the planning and execution of a mini-resource fair for residents. Five community organizations provided resources; over 30 books were given to children and 12 residents enrolled in ROSS.



Seniors/Disabled

The Elderly and Disabled Services program provided case management services to elderly and disabled residents across SLHA developments and facilitated several activities through the Circle of Friends program. In June, the Circle of Friends groups attended the first class offered under

ROSS University. The class was hosted by Program Coordinating Committee (PCC) partner, Love in Action, and offered residents information on Medicare, self-care and wellness.

The Elderly and Disabled Services Coordinator is currently working with the St. Louis Area Food Bank to reactivate the senior food commodity boxes at several SLHA sites. During COVID, developments became inactive and as a result, must be recertified. SLHA public housing residents, 60 and over, will be signed up to participate in the program. The goal is to have all sites recertified by the end of July 2024. Recertification training begins in early July.

Lastly, the Coordinator is developing a partnership with the North Sarah Food HUB to provide fresh vegetables and healthy meals to several SLHA sites. Through this partnership, the North Sarah Food HUB will distribute meals weekly to residents. This partnership will be finalized in late July.

Family Self Sufficiency

As of June 2024, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had thirty-six (36) participants, twenty-nine (29) with established escrow accounts, and fourteen (14) actively receiving a monthly escrow credit. In addition, there were twenty-three (23) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which fourteen (14) have established escrow accounts and nine (9) received a monthly escrow credit. There were two new participants enrolled in the FSS-PH program.



FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	36	29	0	81.1%
PH	23	14	2	66.7%

In June, the Coordinators attended meetings with partners to discuss resources for active FSS participants. Additionally, the FSS Coordinators attended the following community events and conducted multiple outreach strategies to engage residents and participants in the FSS program:

6/20/24 - Clinton-Peabody Juneteenth Celebration

The Coordinators attended this event to engage with residents.

6/25/24 - Badenhau/Badenfest Resource Fair

The Coordinators attended this event to build awareness of the FSS program.

6/26/24 - James House Resident Meeting

The Coordinators attended this meeting to connect with residents and build awareness of the FSS program.

The PH FSS Coordinator continues to send Monthly Motivational emails with updates, quotes, and resources. Additionally, phone calls are made throughout the month to regularly engage participants.

The FSS team will launch their quarterly FSS Check-Ins with program participants in August. During these meetings, the Coordinators will share program details, highlights, resources and account snapshots. Additionally, the Coordinators are planning their first formal graduation ceremony for residents who have completed the FSS program within the past year.

TABs

The St. Louis TAB's June meeting was re-scheduled due to the Juneteenth holiday. However, the Director of Resident Initiatives worked closely with the City-wide TAB president to finalize the reactivation of sites and to complete the training schedule, which launched June 25, 2024.

Director's Activities

The Director of Resident and Community Engagement is working to strengthen relationships with residents and attended several meetings to forge and maintain partnerships with organizations that can provide services and resources to SLHA families.

6/4/24 - Swearing in of Clinton-Peabody TAB

The Director organized the reactivation of the Clinton-Peabody TAB and swore in five officers.



6/4/24 - Swearing in of Renaissance BVTA TAB

The Director organized the reactivation of the Renaissance/BVTA TAB and swore in five officers.



6/6/24 - Meeting w/Bob Hansman of City Faces

The Director met with Mr. Hansman to learn more about his programming with Clinton-Peabody youth and the possibility of reactivating the City Faces art studio at Al Chapelle Community Center.



6/13/24 - Swearing in of the West Pine TAB

The Director organized the reactivation of the West Pine TAB and swore in 7 Officers.



6/20/24 – Clinton-Peabody Choice Neighborhood Planning Meeting

The Director attended this meeting to provide updates and insight on SLHA resident engagement activities.

Other Business and Upcoming Events

The St. Louis Housing Authority's Resident Initiatives Department has launched a five-week training series for the St. Louis Housing Authority's Tenant Association Boards (TABs). Participants include resident leaders from the newly reactivated sites; Clinton-Peabody, Renaissance/Blumeyer Village, Parkview Elderly, Cahill House, West Pine, and our long serving sites; Renaissance Senior, North Sarah, Les Chateaux. The training aims to provide TAB members with essential tools and strategies for effective board operation and resident engagement.

The first week began with a session on team building, defining the TAB's purpose, roles for TAB officers, and fostering connections with other TAB boards. The Director of Resident and Community Engagement kicked off the session with networking bingo, explaining the role of TABs, and how to establish key governing documents. PCC partner, Nicholas McDowell Jr., Director of Graduate Support at Loyola Academy of St. Louis, delivered an awesome session on team building and leading from your lane.

Throughout the training series, the TABs will hear from several presenters covering diverse topics, including Eugenia Washington, SLHA Ombudsman; Darius Rucker, Equity and Inclusion Management Consultant with KKA Consulting, LLC.; Val Joyner, Director of Communications, SLHA; and Gina Bryant, U.S. Department of Housing and Urban Development.

In the coming weeks, presenters will cover:

- Empathy and trauma-informed practices
- Adopting asset-based thinking
- Collaborative problem-solving
- Resident Engagement
- Team Building
- Budgeting
- Communications protocol and strategies
- Using the HUD Exchange as a resource

Thank you to our Program Coordinating Committee (PCC) member, Love in Action, for hosting.

LEGAL

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Sarah J. Hugg-Turner, General Counsel

CC: Erika Sparks, Procurement Manager

Date: July 10, 2024

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

RD24-04 Invitation for Bids (IFB) for BadenhauS Sewer Repairs and Water Heater Replacements. The general scope of work for this project will consist of, but will not be limited to, the “in-place” repair and/or replacement of existing sewer lines throughout the 100-unit BadenhauS development. In most locations, a minimally invasive strategy will be used that will allow residents the ability to remain in place while these repairs are being performed. In addition, the natural gas water heaters throughout the complex will be replaced. The Acquisition and Solicitation Plans were approved on November 22, 2023. The bid documents were approved December 5, 2023. The IFB was advertised in the December 14, 2023 edition of the St. Louis American and the December 17, 2023 edition of the St. Louis Post-Dispatch. The IFB was issued on December 18, 2023. The pre-bid conference was held January 9, 2024. Sealed bids were originally due January 25, 2024, but the bid opening date was extended to February 6, 2024. On February 6, 2024, the bid opening date was extended again to March 25, 2024 to allow time to solicit additional contractors. Bids were opened on March 25, 2024 at 3:00 p.m. Two contractors submitted bids for the project. A Notice of Award was issued to Davinroy Mechanical Contractor on June 24, 2024.

B. Solicitations Pending

RD24-07 Invitation for Bids (IFB) for Parkview Apartments First Floor Renovation. The general scope of work for this project will consist of, but will not be limited to, interior demolition, new partitions, new acoustic ceiling tile and gypsum board ceilings, new lighting and electrical devices, new security

desk, relocation of existing doors and hardware, painting, and new floor finishes. The Acquisition and Solicitation Plans were approved on January 29, 2024. The IFB was advertised in the February 22, 2024 edition of the St. Louis American and the February 25, 2024 edition of the St. Louis Post-Dispatch. The IFB was issued on February 26, 2024. The pre-bid conference was held on March 12, 2024. The bid opening was rescheduled for April 16, 2024. Two contractors submitted bids for the project. Development and Modernization staff are still evaluating the bids for award recommendation.

RD24-08 Invitation for Bids (IFB) for Cochran Plaza Security Upgrades. The general scope of work for this project will consist of, but will not be limited to, the installation of new security cameras and new security lighting. Repairs to the existing fencing are also included in this project. The Acquisition and Solicitation Plans were approved on March 6, 2024. The IFB was advertised in the St. Louis American on May 23, 2024 and the St. Louis Post-Dispatch on May 26, 2024. The pre-bid conference was held on May 30, 2024. A second site visit was held on June 11, 2024 at 10:00 a.m. The bid opening has been re-scheduled from June 25, 2024 to July 9, 2024.

RD24-10 Request for Quotations (RFQ) for Lafayette Townhomes Make-Ready. The general scope of work for this project will consist of furnishing all labor and materials for the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, windows and attachment components as noted on the plans and specifications for four (4) units. The Acquisition and Solicitation Plans were approved on May 20, 2024. The solicitation was sent directly to Advanced Notice Contractors on May 28, 2024 and posted to the SLDC Plan Room on May 28, 2024. The initial site visits were held on June 4, 2024. Quotation opening was rescheduled to July 18, 2024.

RD24-11 Request for Quotations (RFQ) for Lafayette Townhomes/Folsom/Norfolk Make-Ready. The general scope of work for this project will consist of furnishing all labor and materials for the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, windows and attachment components as noted on the plans and specifications for six (6) units. The Acquisition and Solicitation Plans were approved on May 20, 2024. The solicitation was sent directly to Advanced Notice Contractors on May 28, 2024 and posted to the SLDC Plan Room on May 28, 2024. The initial site visits were held on June 4, 2024. Quotation opening was rescheduled to July 18, 2024.

Other Contracting Activity

A. Contracts Awarded

None.

B. Solicitations Pending

None.

COMMUNICATIONS



Communications Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531.4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: July 10, 2024

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements		
News coverage	1	St. Louis American: Marvin Bostic Senior Fund Award
Outreach Events	2	<ul style="list-style-type: none"> Staff All Star Celebration Clinton-Peabody Resident Meeting
Social Media Campaign	1	HCV Landlord Recruitment
Facebook Posts	14	Highest Performing (Facebook) <ul style="list-style-type: none"> TAB Leadership Training 844 Reach; 13 Engagements Rent Cafe 426 Reach; 9 Engagements
Twitter Posts	11	Highest Performing (Twitter) <ul style="list-style-type: none"> Clinton-Peabody Reading with Youth 92 Impressions; 0 Engagement COF Senior Olympics 48 Impressions; 0 Engagement
LinkedIn Posts	9	Highest Performing (LinkedIn) <ul style="list-style-type: none"> COF Senior Olympics 104 Impressions; 62 Engagements TAB Leadership Training 77 Impressions; 12 Engagements

Social media analytics are as follows:

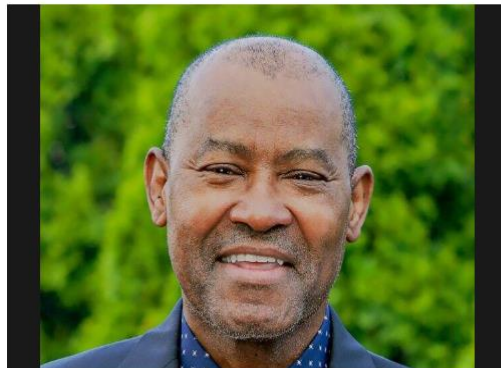
Facebook Total Followers: 2,674	JUNE 2024	MAY 2024	APRIL 2024 <i>PH waiting list opened</i>
Reach	3,054 (-48%)	5,900 (-93%)	79,333 (+2,472%)
Post Engagement	595 (+417%)	115 (-94%)	1,900 (+544%)
Visits	1,400 (-36%)	2,200 (-73%)	8,300 (+419%)
New Followers	20 (-52%)	42 (-93%)	588 (+1,738%)

LinkedIn Total Followers: 322	JUNE 2024	MAY 2024	APRIL 2024
Impressions	884 (-53%)	1,879 (+35)	1,390 (-17%)
Page Views	434 (+178%)	156 (+15%)	136 (+19%)
Unique Visitors	33 (-47%)	63 (+37%)	46 (+11%)
Post Reactions	24 (-40%)	40 (+21%)	33 (-27%)

IN THE NEWS:

People on the Move
Marvin Bostic receives STL Senior fund award

American staff Jun 10, 2024 Updated Jun 12, 2024



Marvin Bostic

f X e i p q

Marvin Bostic, elderly and disabled services coordinator at the St. Louis Housing Authority (SLHA), was recently honored with the 2024 Professional in Aging Award by the St. Louis City Senior Fund.

It demonstrates Bostic's dedication and invaluable contributions to empowering senior residents, enabling them to live with choice and independence, and making a profound impact on their lives, according to SLHA.



Weekly e-Et



HUMAN RESOURCES



Human Resources Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531-4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: July 10, 2024

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF JUNE 30, 2024

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
119	0	5	124

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
DeMarco Slaughter	Groundskeeper
Bruce Smith	Maintenance Technician

New Employees Temporary Full-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

New Employees Regular Part-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

New Employees Temporary Part-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

Promotions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Status Change Acting Positions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Title Change:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Status Change (Temporary to Regular Full-Time):

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Status Change (Temporary to Regular Part-Time):

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Status Change (Temporary Part-Time to Temporary Full-Time):

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

RECRUITMENT

Number of Position Vacancies Published This Month: 0

Number of Position Vacancies Carried Over From Previous Month: 16

Applications

Received This Month

Position Vacancies Published this Month:

None this reporting period.

Additional Applications Received this Month:

Assistant Property Manager	9
Community Beautification Intern	3
Contract and Compliance Specialist (HCV)	35
Contract and Compliance Specialist	26
Development and Modernization Intern	4
Janitor	10
Facilities Specialist	0
Groundskeeper	10
HCV Supervisor	9
Housing Specialist	34
HQS Inspector	12
Inspections Specialist	20
Leasing Agent	19
Maintenance Technician	0
Resident Coordinator	23
Senior Maintenance Technician (Full-Time)	4

Position Applied for by Residents:

None this reporting period.

EEO COMPLAINTS:

None this reporting period.

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Catrice Adams	Low Income Housing Tax Credit Training (LIHTC) Self-Paced Webinar	3.0
DeMarco Slaughter	Cyber Awareness Challenge	1.75
Bruce Smith	Cyber Awareness Challenge	1.75

EMPLOYEE TRAINING OUT- OF- STATE:

<u>Name</u>	<u>Division</u>	<u>Destination</u>	<u>Date Lv</u>	<u>Date Ret</u>	<u>Purpose</u>
None this reporting period.					