



ST. LOUIS  
**HOUSING**  
AUTHORITY

# MONTHLY ACTIVITY REPORTS

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AUGUST 22

2024



## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: August 16, 2024

Subject: Monthly Activities Report

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

- 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 June 2024
  - Public Housing AMP Budgets as of June 2024
  - Financial Condition Indicators as of June 2024
  - Management Operations Indicator as of June 2024
  
- II. Housing Choice Voucher (Section 8) Program Activities**
  - Section 8 Cash Activity as of June 2024
  - HCV Budget as of June 2024
  - Housing Choice Voucher Memo
  - Waitlist Breakdown Summary
  - Inspection Activity Summary Report
  
- III. Finance**
  - Income Statement as of June 2024
  
- IV. Development Activities**
  - Development and Modernization
  
- V. Resident Initiatives**

**VI. Legal Activities**

- Procurement

**VII. Communications**

**VIII. Human Resources Activities**

# **PUBLIC HOUSING PROGRAM**

## MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Paul Werner, Director of Operations for Public Housing

DATE: August 7, 2024

SUBJECT: Asset Management Board Report

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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 to management for SLHA's 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.

**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 July, nineteen (19) 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 for Northside Scattered Sites, Cambridge Heights II, Murphy Park III, North Sarah III and King Louis Square II were completed July. NSPIRE inspections for North Sarah Phase II, Clinton-Peabody, James House, Kingsbury, Cochran Plaza, Badenhau, Renaissance Senior, Southside Scattered Sites and Arlington Grove have been scheduled for August.

**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:**

<b>July</b>	84.56%
<b>HUD GOAL</b>	95%

**Prior Months:**

<b>June</b>	<b>May</b>	<b>April</b>
83.93%	87.82%	89.00%

For July, Asset Management focused on addressing PIC errors and as a result, the Reporting Rate stabilized. For August, Asset Management has prioritized addressing approximately 332 late recertifications (over 13 months late) portfolio-wide with a goal of completing a 150 by the end of the month. If completed, this is projected to result in a 4-5% increase in SLHA’s reporting rate. Over the next three months, Asset Management’s goal is to resolve all outstanding late recertifications (over 13 months late). By addressing these late recertifications, plus actively monitoring upcoming recertifications, Asset Management projects to achieve a 95% reporting rate in the next three months.

**Senior Wait List Management:** Asset Management has been working on several initiatives to increase the number of eligible applicants on the waiting lists for SLHA senior developments (ages 62 and up) in order to improve occupancy. For several months, Asset Management has reviewed all online applications submitted in Yardi to ensure that applicants are at least 50. SLHA’s ACOP permits near-elderly families (ages 50-61) if there are not enough elderly (62 and up) families to occupy available units. Previously, this type of review did not take place, which resulted in a large number of non-elderly applicants on SLHA’s senior waiting lists. This created a burden for management staff to later remove these ineligible applicants and regularly resulted in delays for otherwise qualified senior applicants. Asset Management has also provided targeted support to several sites with significant numbers of non-elderly applicants and assisted them in removing approximately 3,000 ineligible applicants. In addition, in July, Asset Management conducted outreach to several senior centers to share information about SLHA’s senior developments and take applications.

**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)	355
New Requests Submitted to HUD (# of units)	99
Extension Requests Submitted to HUD (# of units)	8

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%
	<b>TOTAL</b>		<b>2,804</b>	<b>242</b>	<b>2,230</b>		<b>228</b>	<b>2,227</b>		<b>225</b>	<b>2,213</b>		<b>219</b>	<b>2,204</b>		<b>293</b>	<b>2,194</b>		<b>308</b>	<b>2,160</b>	

DEV #	AMP #	DEVELOPMENT	# UNITS	4/1/2024			5/1/2024			6/1/2024			7/1/2024		
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20	MO001000002	Clinton-Peabody	353	165	134	71%	163	130	68%	164	130	69%	224	126	98%
100	MO001000010	James House	126		108	86%		110	87%		110	87%		118	94%
132	MO001000013	Euclid Plaza Elderly	108		103	95%		105	97%		105	97%		103	95%
170	MO001000017	West Pine	99		86	87%		87	88%		87	88%		90	91%
190	MO001000019	Parkview Elderly	295	29	216	81%	29	211	79%	27	211	79%	27	215	80%
280	MO001000028	Badenhaus Elderly	100	4	93	97%	4	93	97%	3	93	96%		89	89%
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220	MO001000038	Lafayette Apartments	26		22	85%		22	85%		22	85%		24	92%
230		California Gardens	28	13	13	87%	13	12	80%	16	12	100%	16	12	100%
350		Armand & Ohio	4		4	100%		4	100%		4	100%		4	100%
380		Folsom	6	1	5	100%	1	5	100%	1	5	100%	1	5	100%
382		Marie Fanger	6	1	4	80%	1	3	60%	1	3	60%	1	3	60%
410		South Broadway	10		10	100%		10	100%		10	100%		10	100%
420		Lafayette Townhomes	38	12	24	92%	8	24	80%	8	24	80%	8	27	90%
421		Tiffany Turnkey	25		18	72%		18	72%		18	72%		18	72%
150		Towne XV	8		7	88%		7	88%		7	88%		7	88%
160		McMillan Manor	20	2	16	89%	2	16	89%	2	16	89%	2	14	78%
260	Page Manor	10	4	5	83%	4	4	67%	4	4	67%	3	3	43%	
381	Samuel Shepard	16	3	9	69%	3	9	69%	3	9	69%	7	8	89%	
383	Cupples	4	2	2	100%	1	3	100%	1	3	100%		4	100%	
384	Hodiamont	22	22	0	-		0	0%	22	0	-	22	0	-	
411	Walnut Park	13		13	100%		12	92%		12	92%		10	77%	
412	Lookaway	17	3	11	79%	3	12	86%	3	12	86%	3	13	93%	
510	McMillan Manor II	18		13	72%		12	67%		12	67%		12	67%	
440	MO001000044	Murphy Park I	93	12	68	84%	10	69	83%	10	69	83%	10	58	70%
450	MO001000045	Murphy Park II	64	2	53	85%	2	53	85%	2	53	85%	1	50	79%
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580	MO001000058	Cambridge Heights	46	11	23	66%	11	23	66%	11	23	66%	11	21	60%
590	MO001000059	Renaissance Place @ Grand III	50		49	98%		48	96%		48	96%		49	98%
600	MO001000060	Cambridge Heights II	44	7	25	68%	7	25	68%	7	25	68%	7	23	62%
620	MO001000062	Sr. Living at Cambridge Heights	75		71	95%		69	92%		69	92%		70	93%
630	MO001000063	Arlington Grove	70		63	90%		64	91%		64	91%		66	94%
640	MO001000064	North Sarah	59		55	93%		55	93%		55	93%		55	93%
650	MO001000065	North Sarah II	46		38	83%		38	83%		38	83%		39	85%
660	MO001000066	North Sarah III	35		33	94%		33	94%		33	94%		31	89%
661	MO001000061	Kingsbury Terrace	120	1	113	95%	1	112	94%	1	112	94%	1	108	91%
670	MO001000067	Preservation Square I	19		18	95%		18	95%		18	95%		19	100%
	<b>TOTAL</b>		<b>2,804</b>	<b>306</b>	<b>2,175</b>		<b>274</b>	<b>2,174</b>		<b>296</b>	<b>2,174</b>		<b>355</b>	<b>2,156</b>	



**Move-Out Analysis**  
July 1 - July 31, 2024

	July 2024		October 2023 - July 2024	
Abandonment of Unit	-	-	25	6.8%
Deceased	3	10.3%	35	9.5%
Did Not Like Unit	-	-	1	0.3%
Evicted-Legal Action	3	10.3%	61	16.6%
Incarcerated	1	-	2	0.5%
Moved-In Legal	-	-	4	1.1%
Moved to HCV Prog S8	1	3.4%	9	2.4%
Moved with Notice	10	34.5%	117	31.8%
One Strike	1	3.4%	12	3.3%
Nursing Home Placement	1	3.4%	8	2.2%
Purchased Home	-	-	1	0.3%
Relocation Transfer	3	10.3%	10	2.7%
Transfer to Diff PH Unit	6	20.7%	83	22.6%
<b>Total</b>	<b>29</b>	<b>97%</b>	<b>368</b>	<b>100%</b>

## Demographic Report

July 1 - July 31, 2024

	Disabled	Non-Disabled	Total
Number of Families	674	1,534	<b>2,208</b>
Average Family Size	1.4	2.4	<b>2.1</b>
Average Age of Head of Household	59.1	45.2	<b>49.4</b>
Number of Youth Family Members (<18)	-	-	<b>1,935</b>
Average Age of Youth Family Members	-	-	<b>10.3</b>
Number of Senior (62+) Head of Household	336	338	<b>674</b>
Average Household Income	\$12,639	\$11,455	<b>\$11,816</b>
Number of Head of Households Employed	631	1,005	<b>1,636</b>
Average Monthly Rent	\$261.10	\$211.54	<b>\$226.67</b>
Average Cost of Utilities Paid by SLHA	\$3.79	\$26.83	<b>\$19.79</b>
Average Length of Occupancy (Years)	10.6	6.3	<b>7.6</b>

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	2,129	2,147
Native Hawaiian/Other Pacific Islander Only	0	0	0
White Only	2	40	42
White, Black/African American	0	9	9
<b>Total</b>	<b>21</b>	<b>2,187</b>	<b>2,208</b>

## 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
<b>MURDER</b>	0	0	*	0	0	*	0	1	-100%	*	-100%
<b>SEXUAL ASSAULT</b>	0	1	-100%	0	1	-100%	1	2	-50%	*	*
<b>ROBBERY</b>	0	0	*	1	0	*	3	2	50%	-25%	-25%
<b>AGGRAVATED ASSAULT</b>	0	4	-100%	5	5	0%	25	22	14%	-22%	-55%
<b>BURGLARY</b>	0	0	*	2	0	*	10	5	100%	43%	25%
<b>FELONY THEFT</b>	0	0	*	2	3	-33%	10	6	67%	0%	-50%
<b>AUTO THEFT</b>	0	1	-100%	1	1	0%	10	8	25%	0%	100%
<b>TOTAL</b>	<b>0</b>	<b>6</b>	<b>-100%</b>	<b>11</b>	<b>10</b>	<b>10%</b>	<b>59</b>	<b>46</b>	<b>28%</b>	<b>-6%</b>	<b>-38%</b>
<b>SHOOTING INCIDENTS</b>	0	1	-100%	0	1	-100%	5	6	-17%	0%	-44%
<b>SHOOTING VICTIMS</b>	0	2	-100%	0	2	-100%	5	7	-29%	0%	-58%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	1	1	0%	0%	*
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	1	1	0%	0%	*
<b>MISDEMEANOR THEFT</b>	1	0	*	1	2	-50%	10	8	25%	-29%	-47%
<b>GUN ARRESTS</b>	0	0	*	0	0	*	5	6	-17%	67%	-44%
<b>JUVENILE GUN ARRESTS</b>	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
<b>MURDER</b>	0	0	*	0	0	*	1	0	*	*	0%
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	0	2	-100%	*	-100%
<b>ROBBERY</b>	0	0	*	0	2	-100%	5	8	-38%	-17%	-29%
<b>AGGRAVATED ASSAULT</b>	1	0	*	2	0	*	15	18	-17%	50%	-17%
<b>BURGLARY</b>	0	0	*	1	3	-67%	15	16	-6%	25%	67%
<b>FELONY THEFT</b>	2	1	100%	4	2	100%	20	34	-41%	-52%	-38%
<b>AUTO THEFT</b>	0	2	-100%	2	7	-71%	23	45	-49%	5%	92%
<b>TOTAL</b>	<b>3</b>	<b>3</b>	<b>0%</b>	<b>9</b>	<b>14</b>	<b>-36%</b>	<b>79</b>	<b>123</b>	<b>-36%</b>	<b>-14%</b>	<b>-1%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	0	*	2	4	-50%	0%	-33%
<b>SHOOTING VICTIMS</b>	0	0	*	0	0	*	2	4	-50%	0%	-50%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	-100%	-100%
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	-100%	-100%
<b>MISDEMEANOR THEFT</b>	0	1	-100%	2	4	-50%	44	48	-8%	26%	-12%
<b>GUN ARRESTS</b>	0	2	-100%	0	2	-100%	6	11	-45%	-14%	-14%
<b>JUVENILE GUN ARRESTS</b>	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%
<b>TOTAL</b>	<b>1</b>	<b>3</b>	<b>-67%</b>	<b>4</b>	<b>7</b>	<b>-43%</b>	<b>42</b>	<b>45</b>	<b>-7%</b>	<b>-24%</b>	<b>14%</b>
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

	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
Peabody Darst Webbe											
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%
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>0%</b>	<b>11</b>	<b>7</b>	<b>57%</b>	<b>46</b>	<b>49</b>	<b>-6%</b>	<b>-23%</b>	<b>-59%</b>
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%



# Property Management Department

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## MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: August 7, 2024

SUBJECT: Property Management Board Report

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**Property Management Department:** The St. Louis Housing Authority’s Property Management Department continues to make strides toward meeting its objectives. Staff continues to reconcile SLHA’s resident and unit database with HUD’s resident and unit database. 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. Property Management’s facilities team is scheduled to begin inspections with HUD’s NSpire inspectors. Facilities is working with maintenance techs to ensure that units have been inspected, work orders generated, and techs are assigned work orders to complete. Northside Scattered Sites was inspected on July 29<sup>th</sup> and received a score 25% higher than the previous year.

**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. In July, 20 units were made ready, with Parkview Apartments leading the portfolio with nine move ins. Property Management’s average occupancy rate during this reporting period was 86.97%. The current rate is showing a small decrease with the most recent three-month trend as a result of tenant attrition and lease enforcement.

May 2024	June 2024	July 2024
87.55%	87.26%	86.97%

**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 property management software training, staff learned the process to update and purge the waiting list to remove “stale” applicants. Property Management will submit a request in Fall 2024 to reopen the waiting list to generate more current applications.
  
- 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 on existing work orders. A detailed breakdown work order activity report for each development is attached hereto for your review and consideration.

<b>Development(s):</b>	<b>Issue/Trend Identified:</b>	<b>Action:</b>
South Hub	Outstanding work orders for Clinton-Peabody	Clinton-Peabody concluded unit inspections. Contractor is completing work orders.
North Hub	Outstanding balance of work Northside Scattered Sites	Work orders created in anticipation of NSpire inspections. The same are being actively addressed by SLHA staff.

**Recertifications:** Southside Scattered Sites continues to work on the backlog of past due recertifications. In addition, staff is completing recertifications and uncovering previously unreported income. Our team is working with residents to reconcile the ledgers to ensure the correct rent is being charged.

During the reporting period, Property Management has 63 outstanding recertifications. The current rate shows a 15% decrease from the previous month.

May 2024	June 2024	July 2024
78	74	63



## Work Order Period Activity

Period Date From: 07/01/2024 - Period Date To: 07/31/2024

<b>Property</b>	<b>Opening Balance</b>	<b>Created</b>	<b>Closed</b>	<b>Closing Balance</b>
Southside Scattered Sites	103	17	5	115
Badenhaus/Badenfest	30	134	17	147
Clinton-Peabody	248.00	134.00	79.00	303.00
Northside Scattered Sites	107	128	98	137
Euclid Plaza Elderly	7.00	37.00	36.00	8.00
James House	102.00	101.00	158.00	45.00
King Louis III	17.00	13.00	7.00	23.00
Kingsbury Terrace	21.00	25.00	38.00	8.00
LaSalle Park	66.00	72.00	53.00	85.00
Parkview Elderly	38.00	130.00	100.00	68.00
West Pine	32.00	25.00	32.00	25.00
<b>Total</b>	<b>771.00</b>	<b>816.00</b>	<b>623.00</b>	<b>964.00</b>

PUBLIC HOUSING CASH ACTIVITY AS OF 05/01/2024

<u>CHECKING, MONEY MARKET ACCOUNTS &amp; ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME &amp; 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-Jun 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	82,513.08	126,000.00	-43,486.92	168,000.00
Utility Reimb.-LIPH	-60,472.00	-52,499.97	-7,972.03	-70,000.00
Total Rental Income	22,041.08	73,500.03	-51,458.95	98,000.00
Other Tenant Income				
Damages/Maintenance	75.00	150.03	-75.03	200.00
Late Charges	8,537.00	15,000.03	-6,463.03	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	12,746.80	15,150.06	-2,403.26	20,200.00
NET TENANT INCOME	34,787.88	88,650.09	-53,862.21	118,200.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,577,928.14	1,862,906.22	-284,978.08	2,483,875.00
Interest Income	0.00	29.97	-29.97	40.00
Allocated Interest Income	0.00	105.03	-105.03	140.00
Fraud Recovery PH	8,773.00	0.00	8,773.00	0.00
Market Value Adjustment	-485.20	0.00	-485.20	0.00
Non-Dwelling Rent	1,400.00	900.00	500.00	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	29,027.19	38,321.28	-9,294.09	51,095.00
TOTAL GRANT AND OTHER INCOME	1,673,461.88	1,902,262.50	-228,800.62	2,536,350.00
TOTAL INCOME	1,708,249.76	1,990,912.59	-282,662.83	2,654,550.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	329,738.38	462,069.72	132,331.34	616,093.00
TOTAL TENANT SERVICES EXPENSES	17,954.38	20,475.00	2,520.62	27,300.00
TOTAL UTILITY EXPENSES	391,535.44	479,925.09	88,389.65	639,900.00
Total Maint Salaries	130,855.53	217,346.94	86,491.41	289,796.00
Total Materials	28,014.32	75,299.85	47,285.53	100,400.00
Total Contract Costs	296,307.92	301,185.18	4,877.26	401,580.00
TOTAL MAINTENACE EXPENSES	455,177.77	593,831.97	138,654.20	791,776.00
TOTAL PROTECTIVE SERVICES	17,256.67	260,712.72	243,456.05	347,617.00
TOTAL INSURANCE PREMIUMS	138,651.83	151,493.22	12,841.39	201,991.00
TOTAL GENERAL EXPENSES	-53.17	22,402.53	22,455.70	29,870.00
TOTAL EXTRAORDINARY EXPENSES	90,700.85	0.00	-90,700.85	0.00
TOTAL OPERATING EXPENSES	1,440,962.15	1,990,912.59	549,948.10	2,654,547.00
NET INCOME	267,287.61	0.00	267,287.61	0.00

# James House

## Income Statement

Period = Oct 2023-Jun 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	183,488.55	214,499.97	-31,011.42	286,000.00
Total Rental Income	183,488.55	214,499.97	-31,011.42	286,000.00
Other Tenant Income				
Damages/Maintenance	0.00	150.03	-150.03	200.00
Late Charges	11,921.00	22,875.03	-10,954.03	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	1,725.03	-1,725.03	2,300.00
Total Other Tenant Income	13,168.50	24,750.09	-11,581.59	33,000.00
NET TENANT INCOME	196,657.05	239,250.06	-42,593.01	319,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	628,558.32	642,746.25	-14,187.93	856,995.00
Interest Income	8.99	131.22	-122.23	175.00
Allocated Interest Income	0.00	15.75	-15.75	21.00
Fraud Recovery PH	11,905.00	0.00	11,905.00	0.00
Other Miscellaneous Income	0.00	299.97	-299.97	400.00
Insurance Proceeds	8,003.59	0.00	8,003.59	0.00
Allocated Other Income	4,348.91	5,741.28	-1,392.37	7,655.00
TOTAL GRANT AND OTHER INCOME	652,824.81	648,934.47	3,890.34	865,246.00
TOTAL INCOME	849,481.86	888,184.53	-38,702.67	1,184,246.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	142,254.40	190,383.75	48,129.35	253,845.00
TOTAL TENANT SERVICES EXPENSES	8,867.70	11,685.78	2,818.08	15,581.00
TOTAL UTILITY EXPENSES	134,645.48	162,993.78	28,348.30	217,325.00
Total Maint Salaries	65,062.42	126,468.00	61,405.58	168,624.00
Total Materials	36,646.36	31,087.35	-5,559.01	41,450.00
Total Contract Costs	166,536.93	145,008.81	-21,528.12	193,345.00
TOTAL MAINTENACE EXPENSES	268,245.71	302,564.16	34,318.45	403,419.00
TOTAL PROTECTIVE SERVICES	185,510.64	145,774.53	-39,736.11	194,366.00
TOTAL INSURANCE PREMIUMS	77,522.84	70,583.94	-6,938.90	94,112.00
TOTAL GENERAL EXPENSES	308.34	4,196.25	3,887.91	5,595.00
TOTAL EXTRAORDINARY EXPENSES	58,003.59	0.00	-58,003.59	0.00
TOTAL OPERATING EXPENSES	875,358.70	888,184.53	12,823.49	1,184,246.00
NET INCOME	-25,876.84	0.00	-25,876.84	0.00

# Euclid Plaza Elderly Income Statement

Period = Oct 2023-Jun 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	180,017.00	191,999.97	-11,982.97	256,000.00
Total Rental Income	180,017.00	191,999.97	-11,982.97	256,000.00
Other Tenant Income				
Damages/Maintenance	325.00	112.50	212.50	150.00
Late Charges	9,508.00	7,499.97	2,008.03	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
Misc. Tenant Income	85.00	0.00	85.00	0.00
Vacate Charges	1,289.00	5,775.03	-4,486.03	7,700.00
Total Other Tenant Income	15,772.61	13,387.50	2,385.11	17,850.00
NET TENANT INCOME	195,789.61	205,387.47	-9,597.86	273,850.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	517,521.79	525,825.00	-8,303.21	701,100.00
Interest Income	31.72	450.00	-418.28	600.00
Allocated Interest Income	0.00	13.50	-13.50	18.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
Other Miscellaneous Income-PM	0.00	524.97	-524.97	700.00
Allocated Other Income	3,865.69	5,103.72	-1,238.03	6,805.00
TOTAL GRANT AND OTHER INCOME	521,452.85	531,917.19	-10,464.34	709,223.00
TOTAL INCOME	717,242.46	737,304.66	-20,062.20	983,073.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	158,256.43	173,863.44	15,607.01	231,818.00
TOTAL TENANT SERVICES EXPENSES	7,204.05	13,527.00	6,322.95	18,036.00
TOTAL UTILITY EXPENSES	145,475.52	160,125.03	14,649.51	213,500.00
Total Maint Salaries	89,577.02	124,354.44	34,777.42	165,806.00
Total Materials	31,274.92	40,125.06	8,850.14	53,500.00
Total Contract Costs	93,149.58	105,843.96	12,694.38	141,125.00
TOTAL MAINTENACE EXPENSES	214,001.52	270,323.46	56,321.94	360,431.00
TOTAL PROTECTIVE SERVICES	54,828.18	51,367.50	-3,460.68	68,490.00
TOTAL INSURANCE PREMIUMS	52,476.03	64,271.25	11,795.22	85,695.00
TOTAL GENERAL EXPENSE	410.32	3,829.50	3,419.18	5,106.00
TOTAL OPERATING EXPENSES	632,652.05	737,304.66	104,655.13	983,073.00
NET INCOME	84,590.41	0.00	84,590.41	0.00

**West Pine**  
**Income Statement**  
Period = Oct 2023-Jun 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Rental Income				
Tenant Rent	173,936.00	207,000.00	-33,064.00	276,000.00
Utility Reimbursement Refund	-20.00	0.00	-20.00	0.00
Less: Concessions	-100.00	0.00	-100.00	0.00
Total Rental Income	173,816.00	207,000.00	-33,184.00	276,000.00
Other Tenant Income				
Damages/Maintenance	70.00	37.53	32.47	50.00
Late Charges	4,991.00	13,680.00	-8,689.00	18,240.00
Total Other Tenant Income	5,061.00	13,717.53	-8,656.53	18,290.00
NET TENANT INCOME	178,877.00	220,717.53	-41,840.53	294,290.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	505,103.57	499,937.22	5,166.35	666,583.00
Interest Income	10.68	74.97	-64.29	100.00
Allocated Interest Income	0.00	12.78	-12.78	17.00
Fraud Recovery PH	5,324.00	0.00	5,324.00	0.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
Other Miscellaneous Income-PMC	0.00	225.00	-225.00	300.00
Allocated Other Income	3,589.59	4,739.22	-1,149.63	6,319.00
TOTAL GRANT AND OTHER INCOME	514,061.49	504,989.19	9,072.30	673,319.00
TOTAL INCOME	692,938.49	725,706.72	-32,768.23	967,609.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	120,162.72	170,710.47	50,547.75	227,614.00
TOTAL TENANT SERVICES EXPENSES	6,307.79	7,245.81	938.02	9,661.00
TOTAL UTILITY EXPENSES	121,888.98	160,200.00	38,311.02	213,600.00
Total Maint Salaries	85,583.21	122,838.66	37,255.45	163,785.00
Total Materials	43,869.75	23,399.28	-20,470.47	31,199.00
Total Contract Costs	163,769.71	103,515.03	-60,254.68	138,020.00
TOTAL MAINTENACE EXPENSES	293,222.67	249,752.97	-43,469.70	333,004.00
TOTAL PROTECTIVE SERVICES	80,789.73	74,299.50	-6,490.23	99,066.00
TOTAL INSURANCE PREMIUMS	48,438.90	58,196.25	9,757.35	77,595.00
TOTAL GENERAL EXPENSES	546.11	5,304.78	4,758.67	7,073.00
TOTAL OPERATING EXPENSES	671,356.90	725,706.72	54,352.88	967,609.00
NET INCOME	21,581.59	0.00	21,581.59	0.00

## Parkview Elderly Income Statement

Period = Oct 2023-Jun 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	430,931.35	481,124.97	-50,193.62	641,500.00
Less: Concessions	-146.00	0.00	-146.00	0.00
Total Rental Income	430,785.35	481,124.97	-50,339.62	641,500.00
Other Tenant Income				
Damages/Maintenance	125.00	0.00	125.00	0.00
Late Charges	27,349.00	45,146.25	-17,797.25	60,195.00
Legal Fees - Tenant	-60.00	0.00	-60.00	0.00
Misc. Tenant Income	193.00	0.00	193.00	0.00
Vacate Charges	0.00	2,999.97	-2,999.97	4,000.00
Total Other Tenant Income	27,607.00	48,146.22	-20,539.22	64,195.00
NET TENANT INCOME	458,392.35	529,271.19	-70,878.84	705,695.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,322,049.71	1,330,933.50	-8,883.79	1,774,578.00
Interest Income	24.10	344.97	-320.87	460.00
Allocated Interest Income	0.00	36.00	-36.00	48.00
Fraud Recovery PH	385.65	0.00	385.65	0.00
Non-Dwelling Rent	7,931.00	9,900.00	-1,969.00	13,200.00
Other Miscellaneous Income	0.00	131.22	-131.22	175.00
Allocated Other Income	10,181.99	13,442.22	-3,260.23	17,923.00
TOTAL GRANT AND OTHER INCOME	1,340,572.45	1,354,787.91	-14,215.46	1,806,384.00
TOTAL INCOME	1,798,964.80	1,884,059.10	-85,094.30	2,512,079.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	264,698.17	359,273.16	94,574.99	479,031.00
TOTAL TENANT SERVICES EXPENSES	8,007.37	10,500.75	2,493.38	14,001.00
TOTAL UTILITY EXPENSES	273,815.27	471,525.03	197,709.76	628,700.00
Total Maint Salaries	170,561.09	285,780.69	115,219.60	381,041.00
Total Materials	54,327.21	50,700.06	-3,627.15	67,600.00
Total Contract Costs	522,561.85	234,062.28	-288,499.57	312,083.00
TOTAL MAINTENANCE EXPENSES	747,450.15	570,543.03	-176,907.12	760,724.00
TOTAL PROTECTIVE SERVICES	338,697.37	319,219.47	-19,477.90	425,626.00
TOTAL INSURANCE PREMIUMS	140,685.24	156,066.75	15,381.51	208,089.00
TOTAL GENERAL EXPENSES	882.82	16,151.22	15,268.40	21,535.00
TOTAL OPERATING EXPENSES	1,774,236.39	1,903,279.41	129,043.02	2,537,706.00
NET INCOME	24,728.41	-19,220.31	43,948.72	-25,627.00

## Baden House Elderly/Badenfest Income Statement

Period = Oct 2023-Jun 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	171,068.85	189,562.50	-18,493.65	252,750.00
Utility Reimb.-LIPH	-1,537.00	-1,125.00	-412.00	-1,500.00
Utility Reimbursement Refund	-21.00	0.00	-21.00	0.00
Total Rental Income	169,510.85	188,437.50	-18,926.65	251,250.00
Other Tenant Income				
Damages/Maintenance	75.00	749.97	-674.97	1,000.00
Late Charges	10,415.00	10,500.03	-85.03	14,000.00
Vacate Charges	428.00	2,774.97	-2,346.97	3,700.00
Total Other Tenant Income	10,918.00	14,024.97	-3,106.97	18,700.00
NET TENANT INCOME	180,428.85	202,462.47	-22,033.62	269,950.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	500,637.29	522,651.78	-22,014.49	696,869.00
Interest Income	7.23	112.50	-105.27	150.00
Allocated Interest Income	0.00	15.03	-15.03	20.00
Fraud Recovery PH	320.00	0.00	320.00	0.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
Other Miscellaneous Income-PMC	0.00	187.47	-187.47	250.00
Allocated Other Income	4,279.88	5,650.47	-1,370.59	7,534.00
TOTAL GRANT AND OTHER INCOME	505,278.05	528,617.25	-23,339.20	704,823.00
TOTAL INCOME	685,706.90	731,079.72	-45,372.82	974,773.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	148,085.13	189,529.38	41,444.25	252,706.00
TOTAL TENANT SERVICES EXPENSES	2,647.25	4,379.94	1,732.69	5,840.00
TOTAL UTILITY EXPENSES	148,440.94	164,850.03	16,409.09	219,800.00
Total Maint Salaries	83,657.74	125,763.75	42,106.01	167,685.00
Total Materials	17,488.45	25,942.50	8,454.05	34,590.00
Total Contract Costs	80,096.03	113,885.28	33,789.25	151,847.00
TOTAL MAINTENANCE EXPENSES	181,242.22	265,591.53	84,349.31	354,122.00
TOTAL PROTECTIVE SERVICES	67,025.93	58,476.78	-8,549.15	77,969.00
TOTAL INSURANCE PREMIUMS	37,134.90	45,861.75	8,726.85	61,149.00
TOTAL GENERAL EXPENSES	502.76	2,394.72	1,891.96	3,193.00
TOTAL OPERATING EXPENSES	585,079.13	731,079.72	146,005.00	974,773.00
NET INCOME	100,627.77	0.00	100,627.77	0.00



## LaSalle Park Income Statement

Period = Oct 2023-Jun 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	128,275.00	189,112.50	-60,837.50	252,150.00
Utility Reimb.-LIPH	-49,484.00	-56,250.00	6,766.00	-75,000.00
Utility Reimbursement Refund	-3,976.00	0.00	-3,976.00	0.00
Total Rental Income	<u>74,815.00</u>	<u>132,862.50</u>	<u>-58,047.50</u>	<u>177,150.00</u>
Other Tenant Income				
Damages/Maintenance	0.00	119.97	-119.97	160.00
Late Charges	7,141.00	10,500.03	-3,359.03	14,000.00
Misc.Tenant Income	145.00	0.00	145.00	0.00
Vacate Charges	10,061.00	2,850.03	7,210.97	3,800.00
Total Other Tenant Income	<u>17,347.00</u>	<u>13,470.03</u>	<u>3,876.97</u>	<u>17,960.00</u>
NET TENANT INCOME	<u>92,162.00</u>	<u>146,332.53</u>	<u>-54,170.53</u>	<u>195,110.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	801,182.86	884,847.78	-83,664.92	1,179,797.00
Allocated Interest Income	0.00	55.53	-55.53	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	15,635.37	20,641.50	-5,006.13	27,522.00
TOTAL GRANT AND OTHER INCOME	<u>835,117.41</u>	<u>905,544.81</u>	<u>-70,427.40</u>	<u>1,207,393.00</u>
TOTAL INCOME	<u>927,279.41</u>	<u>1,051,877.34</u>	<u>-124,597.93</u>	<u>1,402,503.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	203,984.38	258,994.35	55,009.97	345,326.00
TOTAL TENANT SERVICES EXPENSES	9,671.01	11,028.78	1,357.77	14,705.00
TOTAL UTILITY EXPENSES	144,179.70	160,499.97	16,320.27	214,000.00
Total Maint Salaries	103,107.36	180,023.22	76,915.86	240,031.00
Total Materials	75,157.65	64,154.88	-11,002.77	85,540.00
Total Contract Costs	201,123.97	172,304.91	-28,819.06	229,740.00
TOTAL MAINTENANCE EXPENSES	<u>379,388.98</u>	<u>416,483.01</u>	<u>37,094.03</u>	<u>555,311.00</u>
TOTAL PROTECTIVE SERVICES	46,025.55	107,779.50	61,753.95	143,706.00
TOTAL INSURANCE PREMIUMS	67,203.00	85,002.66	17,799.66	113,337.00
TOTAL GENERAL EXPENSES	5,855.47	12,084.03	6,228.56	16,112.00
TOTAL OPERATING EXPENSES	<u>856,308.09</u>	<u>1,051,877.34</u>	<u>195,564.77</u>	<u>1,402,503.00</u>
NET INCOME	<u>70,971.32</u>	<u>0.00</u>	<u>70,971.32</u>	<u>0.00</u>

**Cochran Plaza**  
**Income Statement**  
Period = Oct 2023-Jun 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	80,544.51	102,525.03	-21,980.52	136,700.00
Utility Reimb.-LIPH	-39,330.00	-33,750.00	-5,580.00	-45,000.00
Utility Reimbursement Refund	-960.00	0.00	-960.00	0.00
Total Rental Income	40,254.51	68,775.03	-28,520.52	91,700.00
Other Tenant Income				
Damages/Maintenance	-1,120.46	299.97	-1,420.43	400.00
Late Charges	1,506.00	4,500.00	-2,994.00	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	299.97	1,421.03	400.00
Total Other Tenant Income	12,882.04	5,099.94	7,782.10	6,800.00
NET TENANT INCOME	53,136.55	73,874.97	-20,738.42	98,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	629,295.00	654,161.22	-24,866.22	872,215.00
Allocated Interest Income	0.00	32.22	-32.22	43.00
Fraud Recovery PH	4,872.00	0.00	4,872.00	0.00
Other Miscellaneous Income	4,993.75	0.00	4,993.75	0.00
Allocated Other Income	9,077.48	11,984.22	-2,906.74	15,979.00
TOTAL GRANT AND OTHER INCOME	648,238.23	666,177.66	-17,939.43	888,237.00
TOTAL INCOME	701,374.78	740,052.63	-38,677.85	986,737.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	135,089.81	175,341.78	40,251.97	233,789.00
TOTAL TENANT SERVICES EXPENSES	5,614.76	6,403.50	788.74	8,538.00
TOTAL UTILITY EXPENSES	179,533.68	161,130.06	-18,403.62	214,840.00
Total Maint Salaries				
	69,620.94	93,059.19	23,438.25	124,079.00
Total Materials				
	3,090.90	51,626.16	48,535.26	68,835.00
Total Contract Costs				
	108,069.02	135,127.53	27,058.51	180,170.00
TOTAL MAINTENACE EXPENSES	180,780.86	279,812.88	99,032.02	373,084.00
TOTAL PROTECTIVE SERVICES	24,658.25	56,804.22	32,145.97	75,739.00
TOTAL INSURANCE PREMIUMS	39,476.25	43,083.72	3,607.47	57,445.00
TOTAL GENERAL EXPENSES	468.63	2,646.72	2,178.09	3,529.00
TOTAL OPERATING EXPENSES	565,622.24	725,222.88	159,600.64	966,964.00
NET INCOME	135,752.54	14,829.75	120,922.79	19,773.00

## Southside Scattered Sites

### Income Statement

Period = Oct 2023-Jun 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	157,184.00	153,749.97	3,434.03	205,000.00
Utility Reimb.-LIPH	-18,086.00	-18,375.03	289.03	-24,500.00
Utility Reimbursement Refund	-245.00	0.00	-245.00	0.00
Total Rental Income	138,853.00	135,374.94	3,478.06	180,500.00
Other Tenant Income				
Damages/Maintenance	100.00	0.00	100.00	0.00
Late Charges	13,214.00	11,625.03	1,588.97	15,500.00
Misc. Tenant Income	225.00	0.00	225.00	0.00
Vacate Charges	124.00	2,250.00	-2,126.00	3,000.00
Total Other Tenant Income	13,563.00	13,875.03	-312.03	18,500.00
NET TENANT INCOME	152,416.00	149,249.97	3,166.03	199,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	754,852.71	766,764.00	-11,911.29	1,022,352.00
Allocated Interest Income	0.00	27.72	-27.72	37.00
Other Miscellaneous Income	0.00	7.47	-7.47	10.00
Allocated Other Income	7,834.94	10,343.25	-2,508.31	13,791.00
TOTAL GRANT AND OTHER INCOME	762,687.65	777,142.44	-14,454.79	1,036,190.00
TOTAL INCOME	915,103.65	926,392.41	-11,288.76	1,235,190.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	132,410.57	214,364.97	81,954.40	285,820.00
TOTAL TENANT SERVICES EXPENSES	8,140.32	5,526.81	-2,613.51	7,369.00
TOTAL UTILITY EXPENSES	180,773.25	197,399.97	16,626.72	263,200.00
Total Maint Salaries	126,266.44	221,683.41	95,416.97	295,578.00
Total Materials	59,201.88	52,567.65	-6,634.23	70,090.00
Total Contract Costs	185,817.93	159,084.81	-26,733.12	212,113.00
TOTAL MAINTENANCE EXPENSES	371,286.25	433,335.87	62,049.62	577,781.00
TOTAL PROTECTIVE SERVICES	1,951.00	0.00	-1,951.00	0.00
TOTAL INSURANCE PREMIUMS	79,359.74	67,475.97	-11,883.77	89,968.00
TOTAL GENERAL EXPENSES	432.89	8,292.78	7,859.89	11,057.00
TOTAL OPERATING EXPENSES	774,354.02	926,392.85	152,041.91	1,235,190.00
NET INCOME	140,749.63	-0.44	140,750.07	0.00

## Northside Scattered Sites Income Statement

Period = Oct 2023-Jun 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	104,366.64	107,250.03	-2,883.39	143,000.00
Utility Reimb.-LIPH	-40,745.00	-29,999.97	-10,745.03	-40,000.00
Utility Reimbursement Refund	-468.00	0.00	-468.00	0.00
Total Rental Income	<u>63,153.64</u>	<u>77,250.06</u>	<u>-14,096.42</u>	<u>103,000.00</u>
Other Tenant Income				
Cleaning Fee	135.00	0.00	135.00	0.00
Late Charges	3,242.00	3,375.00	-133.00	4,500.00
Legal Fees - Tenant	968.50	1,500.03	-531.53	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	<u>11,544.19</u>	<u>4,875.03</u>	<u>6,669.16</u>	<u>6,500.00</u>
NET TENANT INCOME	<u>74,697.83</u>	<u>82,125.09</u>	<u>-7,427.26</u>	<u>109,500.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	960,802.86	975,152.97	-14,350.11	1,300,204.00
Allocated Interest Income	0.00	54.72	-54.72	73.00
Fraud Recovery PH	-343.21	0.00	-343.21	0.00
Allocated Other Income	15,324.73	20,231.28	-4,906.55	26,975.00
TOTAL GRANT AND OTHER INCOME	<u>975,784.38</u>	<u>995,438.97</u>	<u>-19,654.59</u>	<u>1,327,252.00</u>
TOTAL INCOME	<u>1,050,482.21</u>	<u>1,077,564.06</u>	<u>-27,081.85</u>	<u>1,436,752.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	161,141.26	244,256.31	83,115.05	325,675.00
TOTAL TENANT SERVICES EXPENSES	9,478.87	13,810.50	4,331.63	18,414.00
TOTAL UTILITY EXPENSES	156,186.77	181,874.97	25,688.20	242,500.00
Total Maint Salaries	47,090.81	148,356.81	101,266.00	197,809.00
Total Materials	52,627.65	59,887.53	7,259.88	79,850.00
Total Contract Costs	525,864.12	321,390.09	-204,474.03	428,520.00
TOTAL MAINTENACE EXPENSES	<u>625,582.58</u>	<u>529,634.43</u>	<u>-95,948.15</u>	<u>706,179.00</u>
TOTAL PROTECTIVE SERVICES	872.55	1,874.97	1,002.42	2,500.00
TOTAL INSURANCE PREMIUMS	75,846.54	73,808.28	-2,038.26	98,411.00
TOTAL GENERAL EXPENSES	696.45	9,521.28	8,824.83	12,695.00
TOTAL OPERATING EXPENSES	<u>1,029,805.02</u>	<u>1,054,780.74</u>	<u>24,975.72</u>	<u>1,406,374.00</u>
NET INCOME	20,677.19	22,783.32	-2,106.13	30,378.00

# King Louis Square III

## Income Statement

Period = Oct 2023-Jun 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	18,028.00	47,250.00	-29,222.00	63,000.00
Utility Reimb.-LIPH	224.00	-7,800.03	8,024.03	-10,400.00
Total Rental Income	18,252.00	39,449.97	-21,197.97	52,600.00
Other Tenant Income				
Late Charges	930.00	1,874.97	-944.97	2,500.00
Total Other Tenant Income	930.00	1,874.97	-944.97	2,500.00
NET TENANT INCOME	19,182.00	41,324.94	-22,142.94	55,100.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	118,331.71	132,470.28	-14,138.57	176,627.00
Allocated Interest Income	0.00	6.75	-6.75	9.00
Allocated Other Income	1,932.86	2,551.50	-618.64	3,402.00
TOTAL GRANT AND OTHER INCOME	120,264.57	135,028.53	-14,763.96	180,038.00
TOTAL INCOME	139,446.57	176,353.47	-36,906.90	235,138.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	26,476.82	41,617.53	15,140.71	55,490.00
TOTAL TENANT SERVICES EXPENSES	1,195.54	1,363.50	167.96	1,818.00
TOTAL UTILITY EXPENSES	28,251.93	35,264.97	7,013.04	47,020.00
Total General Maint Expense	9,005.85	14,437.53	5,431.68	19,250.00
Total Materials	72.15	9,105.03	9,032.88	12,140.00
Total Contract Costs	32,258.11	39,975.03	7,716.92	53,300.00
TOTAL MAINTENANCE EXPENSES	41,336.11	63,517.59	22,181.48	84,690.00
TOTAL PROTECTIVE SERVICES	7,531.97	17,478.00	9,946.03	23,304.00
TOTAL INSURANCE PREMIUMS	11,295.00	11,132.19	-162.81	14,843.00
TOTAL GENERAL EXPENSES	5,120.59	5,984.28	863.69	7,979.00
TOTAL OPERATING EXPENSES	121,207.96	176,353.47	55,148.06	235,138.00
NET INCOME	18,238.61	0.00	18,238.61	0.00

## Mixed Finance Properties

### Income Statement

Period = Oct 2023-Jun 2024

Book = Accrual

#### Murphy Park I (44)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	357,157.00	443,934.00	-86,777.00	591,912.00
Investment Inc -Restricted Non-Allocated	331.20	0.00	331.20	0.00
TOTAL GRANT AND OTHER INCOME	357,488.20	443,934.00	-86,445.80	591,912.00
TOTAL INCOME	357,488.20	443,934.00	-86,445.80	591,912.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	44,793.67	56,381.31	11,587.64	75,175.00
TOTAL UTILITY EXPENSES	109,171.07	110,147.22	976.15	146,863.00
TOTAL INSURANCE PREMIUMS	5,834.97	7,522.47	1,687.50	10,030.00
TOTAL GENERAL EXPENSES	263,405.33	269,883.00	6,477.67	359,844.00
TOTAL OPERATING EXPENSES	423,205.04	443,934.00	20,728.96	591,912.00
<b>NET INCOME</b>	-65,716.84	0.00	-65,716.84	0.00

#### Murphy Park II (45)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	218,692.00	266,130.00	-47,438.00	354,836.00
Investment Inc -Restricted Non-Allocated	14,396.00	0.00	14,396.00	0.00
TOTAL GRANT AND OTHER INCOME	233,088.00	266,130.00	-33,042.00	354,836.00
TOTAL INCOME	233,088.00	266,130.00	-33,042.00	354,836.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	29,107.23	37,858.50	8,751.27	50,484.00
TOTAL UTILITY EXPENSES	71,460.40	75,096.00	3,635.60	100,127.00
TOTAL INSURANCE PREMIUMS	4,012.47	5,175.00	1,162.53	6,898.00
TOTAL GENERAL EXPENSES	147,284.57	147,996.00	711.43	197,327.00
TOTAL OPERATING EXPENSES	251,864.67	266,130.00	14,260.83	354,836.00
NET INCOME	-18,776.67	0.00	-18,776.67	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Jun 2024

Book = Accrual

### Murphy Park III (46)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	252,211.43	298,671.75	-46,460.32	398,229.00
TOTAL GRANT AND OTHER INCOME	<u>252,211.43</u>	<u>298,671.75</u>	<u>-46,460.32</u>	<u>398,229.00</u>
TOTAL INCOME	<u>252,211.43</u>	<u>298,671.75</u>	<u>-46,460.32</u>	<u>398,229.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	31,473.20	40,913.19	9,439.99	54,551.00
TOTAL UTILITY EXPENSES	74,174.31	77,758.47	3,584.16	103,678.00
TOTAL INSURANCE PREMIUMS	4,034.97	5,209.47	1,174.50	6,946.00
TOTAL GENERAL EXPENSES	<u>169,387.04</u>	<u>174,790.53</u>	<u>5,403.49</u>	<u>233,054.00</u>
TOTAL OPERATING EXPENSES	<u>279,069.52</u>	<u>298,671.75</u>	<u>19,602.14</u>	<u>398,229.00</u>
NET INCOME	-26,858.09	0.00	-26,858.09	0.00

### King Louis Square (47)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	97,427.71	126,371.97	-28,944.26	168,496.00
Investment Inc -Restricted Non-Allocated	23.35	0.00	23.35	0.00
TOTAL GRANT AND OTHER INCOME	<u>97,451.06</u>	<u>126,371.97</u>	<u>-28,920.91</u>	<u>168,496.00</u>
TOTAL INCOME	<u>97,451.06</u>	<u>126,371.97</u>	<u>-28,920.91</u>	<u>168,496.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	12,846.45	16,904.25	4,057.80	22,539.00
TOTAL UTILITY EXPENSES	10,316.63	10,199.97	-116.66	13,600.00
TOTAL PROTECTIVE SERVICES	11,280.13	26,217.00	14,936.87	34,956.00
TOTAL INSURANCE PREMIUMS	2,364.03	3,036.78	672.75	4,049.00
TOTAL GENERAL EXPENSES	<u>51,243.37</u>	<u>45,892.53</u>	<u>-5,350.84</u>	<u>61,190.00</u>
TOTAL OPERATING EXPENSES	<u>88,050.61</u>	<u>102,250.53</u>	<u>14,199.92</u>	<u>136,334.00</u>
NET INCOME	9,400.45	24,121.44	14,720.99	32,162.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Jun 2024

Book = Accrual

### Les Chateaux (48)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	104,216.14	138,412.53	-34,196.39	184,550.00
TOTAL GRANT AND OTHER INCOME	104,216.14	138,412.53	-34,196.39	184,550.00
TOTAL INCOME	104,216.14	138,412.53	-34,196.39	184,550.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,165.95	11,922.75	1,756.80	15,897.00
TOTAL TENANT SERVICES EXPENSES	600.00	450.00	-150.00	600.00
TOTAL UTILITY EXPENSES	41,890.50	41,890.50	0.00	55,854.00
TOTAL PROTECTIVE SERVICES	12,529.54	29,130.03	16,600.49	38,840.00
TOTAL INSURANCE PREMIUMS	2,062.53	2,656.53	594.00	3,542.00
TOTAL GENERAL EXPENSES	44,538.03	44,538.03	0.00	59,384.00
TOTAL OPERATING EXPENSES	111,786.55	130,587.84	18,801.29	174,117.00
NET INCOME	-7,570.41	7,824.69	-15,395.10	10,433.00

### King Louis Square II (49)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	122,996.14	157,781.16	-34,785.02	210,375.00
Investment Inc -Restricted Non-Allocated	14.47	0.00	14.47	0.00
TOTAL GRANT AND OTHER INCOME	123,010.61	157,781.16	-34,770.55	210,375.00
TOTAL INCOME	123,010.61	157,781.16	-34,770.55	210,375.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	16,236.31	21,159.72	4,923.41	28,213.00
TOTAL UTILITY EXPENSES	19,229.17	19,125.00	-104.17	25,500.00
TOTAL PROTECTIVE SERVICES	13,814.62	32,042.97	18,228.35	42,724.00
TOTAL INSURANCE PREMIUMS	2,818.53	3,626.28	807.75	4,835.00
TOTAL GENERAL EXPENSES	68,929.55	66,539.97	-2,389.58	88,720.00
TOTAL OPERATING EXPENSES	121,028.18	142,493.94	21,465.76	189,992.00
NET INCOME	1,982.43	15,287.22	-56,236.31	20,383.00



## Mixed Finance Properties Income Statement

Period = Oct 2023-Jun 2024

Book = Accrual

### Reaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	183,461.00	233,157.06	-49,696.06	310,876.00
Investment Inc -Restricted Non-Allocated	527.08	0.00	527.08	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>183,988.08</b>	<b>233,157.06</b>	<b>-49,168.98</b>	<b>310,876.00</b>
<b>TOTAL INCOME</b>	<b>183,988.08</b>	<b>233,157.06</b>	<b>-49,168.98</b>	<b>310,876.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	27,597.80	35,811.00	8,213.20	47,748.00
TOTAL TENANT SERVICES EXPENSES	0.00	697.50	697.50	930.00
TOTAL UTILITY EXPENSES	55,644.06	56,187.72	543.66	74,917.00
TOTAL PROTECTIVE SERVICES	19,454.73	45,152.28	25,697.55	60,203.00
TOTAL INSURANCE PREMIUMS	3,926.25	5,058.72	1,132.47	6,745.00
TOTAL GENERAL EXPENSES	92,066.03	99,172.53	7,106.50	132,230.00
<b>TOTAL OPERATING EXPENSES</b>	<b>198,688.87</b>	<b>242,079.75</b>	<b>43,390.88</b>	<b>322,773.00</b>
<b>NET INCOME</b>	<b>-14,700.79</b>	<b>-8,922.69</b>	<b>-5,778.10</b>	<b>-11,897.00</b>

### Senior Living @ Renaissance Place (54)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	213,323.00	276,526.44	-63,203.44	368,702.00
Investment Inc -Restricted Non-Allocated	25,079.63	0.00	25,079.63	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>238,402.63</b>	<b>276,526.44</b>	<b>-38,123.81</b>	<b>368,702.00</b>
<b>TOTAL INCOME</b>	<b>238,402.63</b>	<b>276,526.44</b>	<b>-38,123.81</b>	<b>368,702.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	14,592.52	18,716.22	4,123.70	24,955.00
TOTAL TENANT SERVICES EXPENSES	1,225.00	843.75	-381.25	1,125.00
TOTAL UTILITY EXPENSES	78,622.43	79,080.75	458.32	105,441.00
TOTAL PROTECTIVE SERVICES	23,524.16	54,618.75	31,094.59	72,825.00
TOTAL INSURANCE PREMIUMS	4,175.28	4,945.50	770.22	6,594.00
TOTAL GENERAL EXPENSES	114,774.32	117,727.47	2,953.15	156,970.00
<b>TOTAL OPERATING EXPENSES</b>	<b>236,913.71</b>	<b>275,932.44</b>	<b>39,018.73</b>	<b>367,910.00</b>
<b>NET INCOME</b>	<b>1,488.92</b>	<b>594.00</b>	<b>894.92</b>	<b>792.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2023-Jun 2024

Book = Accrual

### Gardens @ Reaissance Place (55)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	82,451.00	98,712.81	-16,261.81	131,617.00
Investment Inc -Restricted Non-Allocated	3,895.18	0.00	3,895.18	0.00
TOTAL GRANT AND OTHER INCOME	<u>86,346.18</u>	<u>98,712.81</u>	<u>-12,366.63</u>	<u>131,617.00</u>
TOTAL INCOME	<u><u>86,346.18</u></u>	<u><u>98,712.81</u></u>	<u><u>-12,366.63</u></u>	<u><u>131,617.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	4,326.31	5,619.78	1,293.47	7,493.00
TOTAL TENANT SERVICES EXPENSES	0.00	247.50	247.50	330.00
TOTAL UTILITY EXPENSES	28,726.84	29,733.03	1,006.19	39,644.00
TOTAL PROTECTIVE SERVICES	6,889.44	16,022.25	9,132.81	21,363.00
TOTAL INSURANCE PREMIUMS	1,629.00	1,879.47	250.47	2,506.00
TOTAL GENERAL EXPENSES	42,989.98	41,796.00	-1,193.98	55,728.00
TOTAL OPERATING EXPENSES	<u>84,561.57</u>	<u>95,298.03</u>	<u>10,736.46</u>	<u>127,064.00</u>
NET INCOME	<u><u>1,784.61</u></u>	<u><u>3,414.78</u></u>	<u><u>-1,630.17</u></u>	<u><u>4,553.00</u></u>

### Vaughn Elderly -Cahill House (56)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	219,518.86	218,300.94	1,217.92	291,068.00
Investment Inc -Restricted Non-Allocated	25,828.82	0.00	25,828.82	0.00
TOTAL GRANT AND OTHER INCOME	<u>245,347.68</u>	<u>218,300.94</u>	<u>27,046.74</u>	<u>291,068.00</u>
TOTAL INCOME	<u><u>245,347.68</u></u>	<u><u>218,300.94</u></u>	<u><u>27,046.74</u></u>	<u><u>291,068.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	15,057.74	19,173.69	4,115.95	25,565.00
TOTAL UTILITY EXPENSES	98,449.83	100,248.75	1,798.92	133,665.00
TOTAL INSURANCE PREMIUMS	5,512.50	6,360.03	847.53	8,480.00
TOTAL GENERAL EXPENSES	98,802.56	94,500.72	-4,301.84	126,001.00
TOTAL OPERATING EXPENSES	<u>217,822.63</u>	<u>220,283.19</u>	<u>2,460.56</u>	<u>293,711.00</u>
NET INCOME	<u><u>27,525.05</u></u>	<u><u>-1,982.25</u></u>	<u><u>24,586.18</u></u>	<u><u>-2,643.00</u></u>

## Mixed Finance Properties Income Statement

Period = Oct 2023-Jun 2024

Book = Accrual

### Reaissance Place @ Grand II (57)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	188,692.86	219,400.47	-30,707.61	292,534.00
Investment Inc -Restricted Non-Allocated	5,125.35	0.00	5,125.35	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>193,818.21</b>	<b>219,400.47</b>	<b>-25,582.26</b>	<b>292,534.00</b>
<b>TOTAL INCOME</b>	<b>193,818.21</b>	<b>219,400.47</b>	<b>-25,582.26</b>	<b>292,534.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	14,133.61	18,537.75	4,404.14	24,717.00
TOTAL TENANT SERVICES EXPENSES	0.00	405.00	405.00	540.00
TOTAL UTILITY EXPENSES	41,577.73	45,623.97	4,046.24	60,832.00
TOTAL PROTECTIVE SERVICES	11,280.13	26,217.00	14,936.87	34,956.00
TOTAL INSURANCE PREMIUMS	2,288.97	2,949.03	660.06	3,932.00
TOTAL GENERAL EXPENSES	103,881.09	108,220.50	4,339.41	144,294.00
<b>TOTAL OPERATING EXPENSES</b>	<b>173,161.53</b>	<b>201,953.25</b>	<b>28,791.72</b>	<b>269,271.00</b>
<b>NET INCOME</b>	<b>20,656.68</b>	<b>17,447.22</b>	<b>3,209.46</b>	<b>23,263.00</b>

### Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	169,803.00	198,196.56	-28,393.56	264,262.00
Investment Inc -Restricted Non-Allocated	10,314.38	0.00	10,314.38	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>180,117.38</b>	<b>198,196.56</b>	<b>-18,079.18</b>	<b>264,262.00</b>
<b>TOTAL INCOME</b>	<b>180,117.38</b>	<b>198,196.56</b>	<b>-18,079.18</b>	<b>264,262.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	18,609.13	24,147.72	5,538.59	32,197.00
TOTAL UTILITY EXPENSES	69,006.96	58,206.78	-10,800.18	77,609.00
TOTAL PROTECTIVE SERVICES	14,421.45	33,500.25	19,078.80	44,667.00
TOTAL INSURANCE PREMIUMS	2,942.28	3,876.03	933.75	5,168.00
TOTAL GENERAL EXPENSES	104,114.34	104,114.25	-0.09	138,819.00
<b>TOTAL OPERATING EXPENSES</b>	<b>209,094.16</b>	<b>223,845.03</b>	<b>14,750.87</b>	<b>298,460.00</b>
<b>NET INCOME</b>	<b>-28,976.78</b>	<b>-25,648.47</b>	<b>-3,328.31</b>	<b>-34,198.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2023-Jun 2024

Book = Accrual

### Reaissance Place @ Grand III (59)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	205,778.71	250,363.53	-44,584.82	333,818.00
Investment Inc -Restricted Non-Allocated	9,607.22	0.00	9,607.22	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>215,385.93</b>	<b>250,363.53</b>	<b>-34,977.60</b>	<b>333,818.00</b>
<b>TOTAL INCOME</b>	<b>215,385.93</b>	<b>250,363.53</b>	<b>-34,977.60</b>	<b>333,818.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	24,025.53	31,220.28	7,194.75	41,627.00
TOTAL TENANT SERVICES EXPENSES	0.00	562.50	562.50	750.00
TOTAL UTILITY EXPENSES	58,528.47	61,632.72	3,104.25	82,177.00
TOTAL PROTECTIVE SERVICES	15,670.85	36,413.28	20,742.43	48,551.00
TOTAL INSURANCE PREMIUMS	3,112.47	4,018.50	906.03	5,358.00
TOTAL GENERAL EXPENSES	132,607.88	133,881.75	1,273.87	178,509.00
<b>TOTAL OPERATING EXPENSES</b>	<b>233,945.20</b>	<b>267,729.03</b>	<b>33,783.83</b>	<b>356,972.00</b>
<b>NET INCOME</b>	<b>-18,559.27</b>	<b>-17,365.50</b>	<b>-1,193.77</b>	<b>-23,154.00</b>

### Cambridge Heights II (60)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	168,028.57	213,343.47	-45,314.90	284,458.00
Investment Inc -Restricted Non-Allocated	3,910.03	0.00	3,910.03	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>171,938.60</b>	<b>213,343.47</b>	<b>-41,404.87</b>	<b>284,458.00</b>
<b>TOTAL INCOME</b>	<b>171,938.60</b>	<b>213,343.47</b>	<b>-41,404.87</b>	<b>284,458.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	22,049.20	28,548.00	6,498.80	38,064.00
TOTAL UTILITY EXPENSES	60,788.17	55,185.75	-5,602.42	73,581.00
TOTAL PROTECTIVE SERVICES	13,815.65	32,042.97	18,227.32	42,724.00
TOTAL INSURANCE PREMIUMS	2,781.00	3,672.72	891.72	4,897.00
TOTAL GENERAL EXPENSES	90,579.25	90,578.97	-0.28	120,772.00
<b>TOTAL OPERATING EXPENSES</b>	<b>190,013.27</b>	<b>210,028.41</b>	<b>20,015.14</b>	<b>280,038.00</b>
<b>NET INCOME</b>	<b>-18,074.67</b>	<b>3,315.06</b>	<b>-21,389.73</b>	<b>4,420.00</b>

**Mixed Finance Properties**  
**Income Statement**

Period = Oct 2023-Jun 2024

Book = Accrual

**Kingsbury Terrace (61)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	314,432.00	511,778.97	-197,346.97	682,372.00
Investment Inc -Restricted Non-Allocated	23,524.82	0.00	23,524.82	0.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
TOTAL GRANT AND OTHER INCOME	<u>337,990.47</u>	<u>511,778.97</u>	<u>-173,788.50</u>	<u>682,372.00</u>
TOTAL INCOME	<u>337,990.47</u>	<u>511,778.97</u>	<u>-173,788.50</u>	<u>682,372.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	21,752.11	28,152.00	6,399.89	37,536.00
TOTAL UTILITY EXPENSES	174,912.10	174,375.00	-537.10	232,500.00
TOTAL GENERAL EXPENSES	<u>114,660.12</u>	<u>296,573.22</u>	<u>181,913.10</u>	<u>395,431.00</u>
TOTAL OPERATING EXPENSES	<u>311,324.33</u>	<u>499,100.22</u>	<u>187,775.89</u>	<u>665,467.00</u>
NET INCOME	26,666.14	12,678.75	13,987.39	16,905.00

**Sr. Living @ Cambridge Heights (62)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
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	<u>134,640.78</u>	<u>186,092.64</u>	<u>-51,451.86</u>	<u>279,139.00</u>
TOTAL INCOME	<u>134,640.78</u>	<u>186,092.64</u>	<u>-51,451.86</u>	<u>279,139.00</u>
<b>EXPENSES</b>				
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	<u>31,137.36</u>	<u>27,436.64</u>	<u>-3,700.72</u>	<u>41,155.00</u>
TOTAL OPERATING EXPENSES	<u>152,671.01</u>	<u>177,053.92</u>	<u>24,382.91</u>	<u>265,581.00</u>
NET INCOME	-18,030.23	9,038.72	-27,068.95	13,558.00

**Mixed Finance Properties**  
**Income Statement**

Period = Oct 2023-Jun 2024

Book = Accrual

**Arlington Grove (63)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	295,472.00	312,628.50	-17,156.50	416,838.00
Investment Inc -Restricted Non-Allocated	222.81	0.00	222.81	0.00
TOTAL GRANT AND OTHER INCOME	295,694.81	312,628.50	-16,933.69	416,838.00
TOTAL INCOME	295,694.81	312,628.50	-16,933.69	416,838.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	28,443.67	36,797.94	8,354.27	49,064.00
TOTAL UTILITY EXPENSES	109,572.83	111,219.75	1,646.92	148,293.00
TOTAL INSURANCE PREMIUMS	4,307.22	5,563.53	1,256.31	7,418.00
TOTAL GENERAL EXPENSES	171,265.23	174,006.72	2,741.49	232,009.00
TOTAL OPERATING EXPENSES	313,588.95	327,587.94	13,998.99	436,784.00
NET INCOME	-17,894.14	-14,959.44	-2,934.70	-19,946.00

**North Sarah (64)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	206,672.86	215,749.53	-9,076.67	287,666.00
Investment Inc -Restricted Non-Allocated	591.66	0.00	591.66	0.00
TOTAL GRANT AND OTHER INCOME	207,264.52	215,749.53	-8,485.01	287,666.00
TOTAL INCOME	207,264.52	215,749.53	-8,485.01	287,666.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	24,859.89	32,024.25	7,164.36	42,699.00
TOTAL UTILITY EXPENSES	49,399.28	50,010.03	610.75	66,680.00
TOTAL INSURANCE PREMIUMS	3,705.03	4,777.47	1,072.44	6,370.00
TOTAL GENERAL EXPENSES	143,543.13	143,847.00	303.87	191,796.00
TOTAL OPERATING EXPENSES	221,507.33	230,658.75	9,151.42	307,545.00
NET INCOME	-14,242.81	-14,909.22	666.41	-19,879.00

**Mixed Finance Properties**  
**Income Statement**

Period = Oct 2023-Jun 2024

Book = Accrual

**North Sarah II (65)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	154,660.43	160,123.50	-5,463.07	213,498.00
Investment Inc -Restricted Non-Allocated	9,698.58	0.00	9,698.58	0.00
TOTAL GRANT AND OTHER INCOME	<u>164,359.01</u>	<u>160,123.50</u>	<u>4,235.51</u>	<u>213,498.00</u>
TOTAL INCOME	<u>164,359.01</u>	<u>160,123.50</u>	<u>4,235.51</u>	<u>213,498.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	16,819.73	21,726.00	4,906.27	28,968.00
TOTAL UTILITY EXPENSES	33,256.82	32,699.97	-556.85	43,600.00
TOTAL INSURANCE PREMIUMS	2,904.75	3,726.72	821.97	4,969.00
TOTAL GENERAL EXPENSES	<u>118,669.60</u>	<u>116,479.53</u>	<u>-2,190.07</u>	<u>155,306.00</u>
TOTAL OPERATING EXPENSES	<u>171,650.90</u>	<u>174,632.22</u>	<u>2,981.32</u>	<u>232,843.00</u>
NET INCOME	-7,291.89	-14,508.72	7,216.83	-19,345.00

**North Sarah III (66)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	93,998.57	104,678.28	-10,679.71	139,571.00
Investment Inc -Restricted Non-Allocated	13,525.83	0.00	13,525.83	0.00
TOTAL GRANT AND OTHER INCOME	<u>107,524.40</u>	<u>104,678.28</u>	<u>2,846.12</u>	<u>139,571.00</u>
TOTAL INCOME	<u>107,524.40</u>	<u>104,678.28</u>	<u>2,846.12</u>	<u>139,571.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	13,399.42	17,343.72	3,944.30	23,125.00
TOTAL UTILITY EXPENSES	24,318.84	24,360.03	41.19	32,480.00
TOTAL INSURANCE PREMIUMS	2,227.50	3,704.22	1,476.72	4,939.00
TOTAL GENERAL EXPENSES	<u>66,950.33</u>	<u>72,144.72</u>	<u>5,194.39</u>	<u>96,193.00</u>
TOTAL OPERATING EXPENSES	<u>106,896.09</u>	<u>117,552.69</u>	<u>10,656.60</u>	<u>156,737.00</u>
NET INCOME	628.31	-12,874.41	-7,810.48	-17,166.00

**Mixed Finance Properties**  
**Income Statement**

Period = Oct 2023-Jun 2024

Book = Accrual

**Preservation Square (67)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	72,416.14	73,703.97	-1,287.83	98,272.00
Investment Inc -Restricted Non-Allocated	12.75	0.00	12.75	0.00
TOTAL GRANT AND OTHER INCOME	<u>72,428.89</u>	<u>73,703.97</u>	<u>-1,275.08</u>	<u>98,272.00</u>
TOTAL INCOME	<u><u>72,428.89</u></u>	<u><u>73,703.97</u></u>	<u><u>-1,275.08</u></u>	<u><u>98,272.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	0.00	11,993.94	11,993.94	15,992.00
TOTAL UTILITY EXPENSES	12,206.25	12,206.25	0.00	16,275.00
TOTAL INSURANCE PREMIUMS	1,168.47	1,348.47	180.00	1,798.00
TOTAL GENERAL EXPENSES	<u>50,220.00</u>	<u>50,220.00</u>	<u>0.00</u>	<u>66,960.00</u>
TOTAL OPERATING EXPENSES	<u><u>63,594.72</u></u>	<u><u>75,768.66</u></u>	<u><u>12,173.94</u></u>	<u><u>101,025.00</u></u>
NET INCOME	8,834.17	-2,064.69	-13,449.02	-2,753.00



St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of June 30, 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
<b>Indicator #1 - Quick Ratio (QR)</b>							
<b>FDS #</b>							
111 Cash -unrestricted	\$	2,917,232.75	\$ 209,410.35	\$ 299,966.11	\$ 309,126.83	\$ 633,465.75	\$ 368,455.42
114 Cash - tenant security deposits	\$	24,087.91	\$ 21,902.68	\$ 22,675.57	\$ 23,422.98	\$ 58,684.67	\$ 21,741.39
115 Cash - restircted for payment of current liability	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$	85,637.56	\$ 147,116.58	\$ 31,717.78	\$ 29,843.79	\$ 180,495.51	\$ 16,181.11
131 Investments - unrestricted	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$	404,026.11	\$ 96,314.99	\$ 74,074.97	\$ 69,455.51	\$ 190,020.87	\$ 77,396.71
144 Inter-program due-from	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	\$	<b>3,430,984.33</b>	\$ <b>474,744.60</b>	\$ <b>428,434.43</b>	\$ <b>431,849.11</b>	\$ <b>1,062,666.80</b>	\$ <b>483,774.63</b>
310 Total Current Liabilities	\$	48,425.33	\$ 93,727.59	\$ 28,365.47	\$ 40,803.45	\$ 270,622.08	\$ 80,637.80
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Denominator Total:</b>	\$	<b>48,425.33</b>	\$ <b>93,727.59</b>	\$ <b>28,365.47</b>	\$ <b>40,803.45</b>	\$ <b>270,622.08</b>	\$ <b>80,637.80</b>
<b>Quick Ratio:</b>		<b>70.85</b>	<b>5.07</b>	<b>15.10</b>	<b>10.58</b>	<b>3.93</b>	<b>6.00</b>
<b>Quick Ratio Score (max points 12):</b>		<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
<b>Indicator #2 - Months Expendable Net Assets Ratio (MENAR)</b>							
<b>FDS #</b>							
111 Cash -unrestricted	\$	2,917,232.75	\$ 209,410.35	\$ 299,966.11	\$ 309,126.83	\$ 633,465.75	\$ 368,455.42
114 Cash - tenant security deposits	\$	24,087.91	\$ 21,902.68	\$ 22,675.57	\$ 23,422.98	\$ 58,684.67	\$ 21,741.39
115 Cash - restircted for payment of current liability	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$	85,637.56	\$ 147,116.58	\$ 31,717.78	\$ 29,843.79	\$ 180,495.51	\$ 16,181.11
131 Investments - unrestricted	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$	404,026.11	\$ 96,314.99	\$ 74,074.97	\$ 69,455.51	\$ 190,020.87	\$ 77,396.71
310 (-) Total Current Liabilities	\$	48,425.33	\$ 93,727.59	\$ 28,365.47	\$ 40,803.45	\$ 270,622.08	\$ 80,637.80
<b>MENAR Numerator Total:</b>	\$	<b>3,382,559.00</b>	\$ <b>381,017.01</b>	\$ <b>400,068.96</b>	\$ <b>391,045.66</b>	\$ <b>792,044.72</b>	\$ <b>403,136.83</b>
<b>Average Monthly Operating Expenses:</b>							
96900 Total Operating Expenses	\$	1,350,261.30	\$ 817,355.11	\$ 632,652.05	\$ 671,356.90	\$ 1,774,236.39	\$ 585,079.13
97100 Extraordinary Maintenance	\$	90,700.85	\$ 58,003.59	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	\$	<b>160,106.91</b>	\$ <b>97,262.08</b>	\$ <b>70,294.67</b>	\$ <b>74,595.21</b>	\$ <b>197,137.38</b>	\$ <b>65,008.79</b>
<b>MENAR:</b>		<b>21.13</b>	<b>3.92</b>	<b>5.69</b>	<b>5.24</b>	<b>4.02</b>	<b>6.20</b>
<b>MENAR Score (max points 11):</b>		<b>11</b>	<b>10.86</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of June 30, 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
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 267,287.61	\$ (25,876.84)	\$ 84,590.41	\$ 21,581.59	\$ 24,728.41	\$ 100,627.77
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 267,287.61	\$ (25,876.84)	\$ 84,590.41	\$ 21,581.59	\$ 24,728.41	\$ 100,627.77
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
<b>Overall AMP Score</b>							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	10.86	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	24.86	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)	33807.36	4725	3132.36	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	24.99	25.00	24.86	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 June 30, 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
<b>Indicator #1 - Quick Ratio (QR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 1,249,176.85	\$ 1,044,313.83	\$ 930,101.99	\$ 843,966.08	\$ 306,611.25
114 Cash - tenant security deposits	\$ 36,221.00	\$ 16,910.00	\$ 27,258.02	\$ 29,400.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 104,765.29	\$ 51,509.69	\$ 127,637.12	\$ 28,532.12	\$ 9,838.50
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 188,763.26	\$ 123,128.49	\$ 127,164.69	\$ 223,945.87	\$ 21,815.02
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,578,926.40</b>	<b>\$ 1,235,862.01</b>	<b>\$ 1,212,161.82</b>	<b>\$ 1,125,844.28</b>	<b>\$ 343,570.77</b>
310 Total Current Liabilities	\$ 93,624.57	\$ 581,886.69	\$ 65,293.33	\$ 77,655.78	\$ 10,789.28
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 530,000.00	\$ -	\$ -	\$ -
<b>QR Denominator Total:</b>	<b>\$ 93,624.57</b>	<b>\$ 51,886.69</b>	<b>\$ 65,293.33</b>	<b>\$ 77,655.78</b>	<b>\$ 10,789.28</b>
<b>Quick Ratio:</b>	<b>16.86</b>	<b>23.82</b>	<b>18.56</b>	<b>14.50</b>	<b>31.84</b>
<b>Quick Ratio Score (max points 12):</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
<b>Indicator #2 - Months Expendable Net Assets Ratio (MENAR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 1,249,176.85	\$ 1,044,313.83	\$ 930,101.99	\$ 843,966.08	\$ 306,611.25
114 Cash - tenant security deposits	\$ 36,221.00	\$ 16,910.00	\$ 27,258.02	\$ 29,400.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 104,765.29	\$ 51,509.69	\$ 127,637.12	\$ 28,532.12	\$ 9,838.50
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 188,763.26	\$ 123,128.49	\$ 127,164.69	\$ 223,945.87	\$ 21,815.02
310 (-) Total Current Liabilities	\$ 93,624.57	\$ 581,886.69	\$ 65,293.33	\$ 77,655.78	\$ 10,789.28
<b>MENAR Numerator Total:</b>	<b>\$ 1,485,301.83</b>	<b>\$ 653,975.32</b>	<b>\$ 1,146,868.49</b>	<b>\$ 1,048,188.50</b>	<b>\$ 332,781.49</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 856,308.09	\$ 565,622.24	\$ 774,354.02	\$ 1,029,805.02	\$ 121,207.96
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 95,145.34</b>	<b>\$ 62,846.92</b>	<b>\$ 86,039.34</b>	<b>\$ 114,422.78</b>	<b>\$ 13,467.55</b>
<b>MENAR:</b>	<b>15.61</b>	<b>10.41</b>	<b>13.33</b>	<b>9.16</b>	<b>24.71</b>
<b>MENAR Score (max points 11):</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>

St. Louis Housing Authority  
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	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>					
FDS #	Adjusted Operating Income:				
97000	\$ 70,971.32	\$ 135,752.54	\$ 140,749.63	\$ 20,677.19	\$ 18,238.61
96700	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 70,971.32	\$ 135,752.54	\$ 140,749.63	\$ 20,677.19	\$ 18,238.61
Annual Debt Service excluding CFFP debt*					
96710	\$ -	\$ -	\$ -	\$ -	\$ -
96720	\$ -	\$ -	\$ -	\$ -	\$ -
11020	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
<b>Overall AMP Score</b>					
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

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

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
As of June 30, 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
<b>Indicator #1 - Occupancy Rate (OR)</b>							
FDS #							
11210 Unit Months Leased		1,257	957	931	746	2,035	979
OR Numerator Total:		1,257	957	931	746	2,035	979
11190 Unit Months Available		1,881	1,134	972	891	2,504	1,070
OR Denominator Total:		1,881	1,134	972	891	2,504	1,070
Occupancy Rate:		0.66826	0.84392	0.95782	0.83726	0.81270	0.91495
Occupancy Rate Score (max points 16):		0	0	8	0	0	1
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 106,788.91	\$ 168,149.51	\$ 35,359.17	\$ 34,594.79	\$ 220,514.28	\$ 18,677.05
TAR Numerator Total:		\$ 106,788.91	\$ 168,149.51	\$ 35,359.17	\$ 34,594.79	\$ 220,514.28	\$ 18,677.05
70500 Total Tenant Revenue		\$ 46,383.84	\$ 263,409.40	\$ 261,052.81	\$ 238,502.67	\$ 611,189.80	\$ 240,911.80
TAR Denominator Total:		\$ 46,383.84	\$ 263,409.40	\$ 261,052.81	\$ 238,502.67	\$ 611,189.80	\$ 240,911.80
TAR:		230.0%	64.0%	14.0%	15.0%	36.0%	8.0%
TAR Score (max points 5):		0	0	5	5	2	5
<b>Indicator #3 - Accounts Payable (AP)</b>							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 23,250.29	\$ 17,227.01	\$ 7,490.81	\$ 16,710.47	\$ 45,946.39	\$ 10,124.84
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 23,250.29	\$ 17,227.01	\$ 7,490.81	\$ 16,710.47	\$ 45,946.39	\$ 10,124.84
96900 Total Operating Expenses /12		\$ 150,029.03	\$ 90,817.23	\$ 70,294.67	\$ 74,595.21	\$ 197,137.38	\$ 65,008.79
AP Denominator Total:		\$ 150,029.03	\$ 90,817.23	\$ 70,294.67	\$ 74,595.21	\$ 197,137.38	\$ 65,008.79
AP:		0.15	0.19	0.11	0.22	0.23	0.16
AP Score (max points 4):		4	4	4	4	4	4
<b>Overall AMP Score</b>							
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)	10588	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:	7.94	6.00	5.00	19.00	10.00	7.00	11.00

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
As of June 30, 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
<b>Indicator #1 - Occupancy Rate (OR)</b>						
FDS #						
11210	Unit Months Leased	1,189	540	940	685	173
OR Numerator Total:		1,189	540	940	685	173
11190	Unit Months Available	1,328	646	1,069	842	207
OR Denominator Total:		1,328	646	1,069	842	207
Occupancy Rate:		0.89533	0.83591	0.87933	0.81354	0.83575
Occupancy Rate Score (max points 16):		0	0	0	0	0
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>						
FDS #	(Maximum points 5)					
126	Accounts Receivable - Tenants	\$ 149,343.05	\$ 57,585.61	\$ 149,582.74	\$ 29,234.99	\$ 12,316.00
TAR Numerator Total:		\$ 149,343.05	\$ 57,585.61	\$ 149,582.74	\$ 29,234.99	\$ 12,316.00
70500	Total Tenant Revenue	\$ 102,816.00	\$ 66,848.73	\$ 203,354.67	\$ 99,821.53	\$ 26,314.67
TAR Denominator Total:		\$ 102,816.00	\$ 66,848.73	\$ 203,354.67	\$ 99,821.53	\$ 26,314.67
TAR:		145.0%	86.0%	74.0%	29.0%	47.0%
TAR Score (max points 5):		0	0	0	2	0
<b>Indicator #3 - Accounts Payable (AP)</b>						
FDS #	(Maximum points 4)					
312	Accounts Payable - Current	\$ 14,306.29	\$ 13,235.50	\$ 54,900.57	\$ 47,939.55	\$ 4,153.12
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 14,306.29	\$ 13,235.50	\$ 54,900.57	\$ 47,939.55	\$ 4,153.12
96900	Total Operating Expenses /12	\$ 95,145.34	\$ 62,846.92	\$ 86,039.34	\$ 114,422.78	\$ 13,467.55
AP Denominator Total:		\$ 95,145.34	\$ 62,846.92	\$ 86,039.34	\$ 114,422.78	\$ 13,467.55
AP:		0.15	0.21	0.64	0.42	0.31
AP Score (max points 4):		4	4	4	4	4
<b>Overall AMP Score</b>						
Indicator #1 - Occupancy Rate (OR)		0	0	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)		0	0	0	2	0
Indicator #3 - Accounts Payable (AP)		4	4	4	4	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	8	5
Number of units in Project		148	69	116	92	3
Weighted Value (Project MASS score times number of units)		888	414	580	736	15
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	8.00	5.00

# **HOUSING CHOICE VOUCHER PROGRAM**

**SECTION 8 CASH ACTIVITY AS OF 6/30/2024**

**CHECKING ACCOUNTS**

VOUCHER PROGRAM

<b>BANK AND TYPE OF ACCOUNT</b>	<b>BALANCE</b>
BMO Harris Bank - CHECKING HAP	\$ 3,787,243.52

**INVESTMENTS**

VOUCHER PROGRAM

<b>BANK AND TYPE OF INVESTMENT</b>	<b>MATURITY DATE</b>	<b>INTEREST RATE</b>	<b>VALUE AT ISSUE DATE</b>
BMO Harris Bank - F.S.S. ESCROW			\$ 318,076.43
	<b>TOTAL INVESTED</b>		<b>\$ 318,076.43</b>



## SLHA - Housing Choice Voucher Income Statement

Period = Oct 2023-June 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
<b>REVENUE</b>				
<b>GRANT INCOME</b>				
Section 8 HAP Earned	37,338,669.00	35,723,700.72	1,614,968.28	47,631,601.00
Section 8 Admin. Fee Income	3,652,651.00	3,764,443.50	-111,792.50	5,019,258.00
Section 8 HAP Service Fees	0.00	406,147.50	-406,147.50	541,530.00
Section 8 -Placement/Issuance Fees	2,200.00	2,549.97	-349.97	3,400.00
<b>TOTAL GRANT INCOME</b>	<b>40,993,520.00</b>	<b>39,896,841.69</b>	<b>1,096,678.31</b>	<b>53,195,789.00</b>
<b>OTHER INCOME</b>				
Interest Income	7,258.43	0.00	7,258.43	0.00
Operating Shortfall Revenue	0.00	305,343.00	-305,343.00	407,119.00
Insurance Proceeds	7,668.25	0.00	7,668.25	0.00
<b>TOTAL OTHER INCOME</b>	<b>14,926.68</b>	<b>305,343.00</b>	<b>-290,416.32</b>	<b>407,119.00</b>
<b>TOTAL INCOME</b>	<b>41,008,446.68</b>	<b>40,202,184.69</b>	<b>806,261.99</b>	<b>53,602,908.00</b>
<b>EXPENSES</b>				
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>3,145,230.20</b>	<b>3,836,236.50</b>	<b>691,006.30</b>	<b>5,114,982.00</b>
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>260,962.98</b>	<b>6,311.34</b>	<b>-254,651.64</b>	<b>8,415.00</b>
<b>TOTAL UTILITY EXPENSES</b>	<b>30,803.93</b>	<b>35,892.00</b>	<b>5,088.07</b>	<b>47,856.00</b>
Total Materials	2,366.58	2,025.00	-341.58	2,700.00
Total Contract Costs	66,654.97	60,798.06	-5,856.91	81,064.00
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>69,021.55</b>	<b>62,823.06</b>	<b>-6,198.49</b>	<b>83,764.00</b>
<b>TOTAL PROTECTIVE SERVICES</b>	<b>29,593.16</b>	<b>25,174.53</b>	<b>-4,418.63</b>	<b>33,566.00</b>
<b>TOTAL INSURANCE PREMIUMS</b>	<b>83,248.75</b>	<b>83,339.28</b>	<b>90.53</b>	<b>111,119.00</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>35,587.21</b>	<b>22,556.25</b>	<b>-13,030.96</b>	<b>30,075.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>3,654,447.78</b>	<b>4,072,332.96</b>	<b>417,885.18</b>	<b>5,429,777.00</b>
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>38,382,183.98</b>	<b>36,129,848.22</b>	<b>-2,252,335.76</b>	<b>48,173,131.00</b>
<b>TOTAL EXPENSES</b>	<b>42,036,631.76</b>	<b>40,202,184.69</b>	<b>-1,834,450.58</b>	<b>53,602,908.00</b>
<b>NET INCOME</b>	<b>-1,028,185.08</b>	<b>0.00</b>	<b>-1,028,185.08</b>	<b>0.00</b>



## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: August 7, 2024

Subject: Housing Choice Voucher Board Report

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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 5,883 active participants in the Section 8 program and approximately 4,700 families are on the waitlist. During this reporting period, 10 new vouchers were issued and 373 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.

May 2024	June 2024	July 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 July 9, 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 305 active participants. There were two referrals received during the month of July.

## **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 232 active participants in the HUD-VASH program. During this reporting period, 18 referrals were received and 17 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 20 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 three 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 and exploring opportunities to partner with the local Continuum of Care to expand utilization.

## 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 assistance and supportive services for a maximum of 36 months.

### Program Maintenance

#### Recertification

631 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, 201 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 this reporting period, HCV conducted 628 inspections: 188 biennial inspections, 176 reinspection, 229 initial inspections, 14 quality control, 2 (two) 24-hour emergency and 19 special inspections. This represents an increase in the number of inspections over the past three months.

	May 2024	June 2024	July 2024
Biennial Inspections	182	226	188
Reinspection	165	168	176
Initial Inspections	211	118	229
Quality Control	11	19	14
Special Inspections	16	11	19
24-hour emergency	1	1	2
Total	586	543	628

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.

	May 2024	June 2024	July 2024
HCV Participants	3107	3154	3197
Landlords	1790	1804	1823
Total	4897	4958	5020

### 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.

### 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

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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	<b>4755</b>
	<b>3</b>	<b>2867</b>	<b>1255</b>	<b>451</b>	<b>141</b>	<b>29</b>	<b>6</b>	<b>3</b>	<b>4755</b>

**St. Louis Housing Authority**  
**July 2024 Section 8 Inspections Activity Report**

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	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	19	17	2	0	0	17	1	0	0	1	89.47%
Biennials	188	142	46	74	0	68	33	0	0	13	75.53%
Initials	229	174	55	165	1	9	43	0	0	11	75.98%
Reinspections	176	136	40	85	0	51	33	0	0	7	77.27%
24 hr Emergency	2	1	1	1	0	0	1	0	0	0	50.00%
Quality Control	14	12	2	11	0	1	0	0	0	2	85.71%
<b>Total</b>	<b>628</b>	<b>482</b>	<b>146</b>	<b>336</b>	<b>1</b>	<b>146</b>	<b>111</b>	<b>0</b>	<b>0</b>	<b>34</b>	<b>75.66%</b>

Property: HCV  
 Inspected Date: 07/01/2024 - 07/31/2024  
 Primary Status: FAIL

	<b>Total Observations</b>
A larger number of missing sections of vertical railings	1
Accessible windows cannot be locked	2
All burners not working (all burners have to be operable)	9
All operating knobs must be present	1
Badly cracked outlet	3
Broken/missing steps or boards	3
Ceiling surface is wet and has mold-like substances	9
Clogged	3
Cracked pane	2
Damaged floor boards	6
Dangerously loose, cracked panes	1
Door lock(s) are not operable	2
Entry of significant ground water into unit (flooding of basement)	3
Evidence of sewer back-up	3
Exhaust fan does not work	2
Falling material	11
Falling surface materials (other than wall paper or paint)	3
Gutter in poor condition	1
Heating equipment not capable of providing adequate heat	2
Holes or cracks	28
Internal water damage	2
Large cracks or holes	1
Large sections of damaged or missing parts (floor boards)	1
Leaking	17
Leaks	4
Lock(s) striker plate not operable or fasten securely to frame (jamb)	4
Loose sections of plaster which are in danger of falling	2
Mechanism within toilet does not work	2
Missing cover plate	11
Missing pane	2
No cold water	1
No hot water	1
No smoke detector	10
No working smoke detector present (24 hr)	2
Not weatherized	2
Not working	1
Other hazards-tripping	1
Oven does not work	1
Permanent floor covering or floor boards which present serious tripping hazards	1
Presence of large holes	2
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	2
Roof has serious defects, buckling or sagging, large holes indicating potential of structure collapse	2
Roof in poor condition	2
Roof leaks	4
Severe bulging	10
Signs of rats, mice or vermin	3
Smoke detector not working	7
Stove does not work	2
Temperature too high	1
Toilet does not flush	2
Toilet does not work	3
Tripping hazard	8
Unit has evidence of roach infestation	1
Unit has mice or rats as evidenced by mice and rat holes and or droppings	1
Unsupported fixture	1
Water damage to interior ceiling (indicating leaks)	2
<b>Total</b>	<b>218</b>

**FINANCE**

# St. Louis Housing Authority Balance Sheet

Period = June 2024

Book = Accrual

	<b>Current Balance</b>
<b>ASSETS</b>	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	6,652,726.25
Cash Non-Fed Gala Fundraiser	2,289.42
Cash Private Management	2,123,533.45
Cash SLHA Property Management	1,210,417.30
Petty Cash	2,474.00
Petty Cash	2,378.57
Cash General Disbursing	12,401,900.91
Cash Non-Fed Rent	311,383.88
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 Badenhau 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	214,256.41
Total Unrestricted Cash	23,111,185.63
Restricted Cash	
Cash Restricted-Security Deposits	281,901.43
Cash Restricted-FSS Escrow	578,752.71
Cash Restricted-HAP	-2,074,855.33
Cash Restricted-Trust/Escrow Reserves	4,006,253.29
Cash Restricted-ELM Security Deposits	328.00
Cash Restricted-SLHA Mgt Security Deposits	5,481.00
Cash Restricted-Endowment/Homeownership	1,402,416.17
Cash Restricted-Cochran Program Income	732,523.16
Cash Restricted-Rev Bonds Debt Service	32,840.56
Total Restricted Cash	4,965,640.99
TOTAL CASH	28,076,826.62

## St. Louis Housing Authority Balance Sheet

Period = June 2024

Book = Accrual

	<b>Current Balance</b>
<b>ACCOUNTS AND NOTES RECEIVABLE</b>	
A/R-Tenants	3,351,157.15
Allowance for Doubtful Accounts-Tenants	-208,093.51
A/R Repayment Agreement	35,390.46
A/R-Other	98,000.00
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	1,061,719.12
A/R Fraudulent	11,636.38
Accrued Interest Receivable	19,576.24
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>4,373,217.84</b>
 <b>OTHER CURRENT ASSETS</b>	
Investments-Unrestricted	5,736,746.56
Investments-Restricted	674,543.32
Investments Restricted -WC Self Insurance	369,065.30
Prepaid Insurance Auto	12,042.25
Prepaid Insurance Property	200,240.20
Prepaid Insurance Liability	58,769.30
Prepaid Insurance Liability	12,199.09
Prepaid Insurance Fidelity Bond	976.95
Prepaid Insurance Workers Comp	38,875.60
Insurance Surplus Deposits	1,348,838.40
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>8,452,296.97</b>
<b>TOTAL CURRENT ASSETS</b>	<b>40,902,341.43</b>
 <b>NONCURRENT ASSETS:</b>	
<b>FIXED ASSETS</b>	
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	7,168,589.46
Accum Depreciation-Buildings	-185,020,480.86
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-421,608.63

## St. Louis Housing Authority Balance Sheet

Period = June 2024

Book = Accrual

	<b>Current Balance</b>
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	6,566,499.85
Project Coordinator	890,358.32
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	503,474.51
CFG-Fee & Cost-Soft	3,514,538.36
Soft Cost Contra	-30,007,457.18
CFG-Hard Cost Contra	-17,138,260.36
CFG-Site Improvement	700,146.50
CFG-Site Improvement-Soft	251,681.27
CFG-Dwelling Structure	15,393,696.11
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
<b>TOTAL FIXED ASSETS (NET)</b>	<b>75,036,789.51</b>
<b>NOTES, LOANS &amp; MORTGAGES RECEIVABLE</b>	
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

## St. Louis Housing Authority Balance Sheet

Period = June 2024

Book = Accrual

	<b>Current Balance</b>
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	151,857,497.36
TOTAL ASSETS	192,759,838.79
LIABILITIES & EQUITY	
LIABILITIES:	
CURRENT LIABILITIES:	
A/P Vendors and Contractors	-980,549.23
A/P Vendors -Non Control	1,061,028.12
A/P Vendors and Contractors	226,813.31
Tenant Security Deposits-S8 offset	691.00
Tenant Security Deposits	215,859.21
Security Deposit Interest	-29.03
Security Deposit Clearing Account	-363.57
Security Deposit-Pet	1,192.00
Garnishment Clearing Account	-2,025.13
United Way	67.55
Workers Compensation	2,598.00
Dental Deduction	-8,569.33
Union Dues	-111.76
United Negro College Fund	26.00
Arts & Education	77.40
Retirement Pension	1,233.40
Retirement Insurance	1,667.38
Section 125 Childcare Deduction	4,177.24
Section 125 Medical Deduction	6,183.49
Medical Insurance	-142,006.98
Long Term Disability	-4,654.50
Vision Insurance	-334.71
Voluntary/Term Life Ins Deduction	268.14
Colonial Life Ins Deduction	783.93
Landlord Back-up Withholdings	3,400.80
A/P -Other	2,075.19
Current Portion of LT Debt - Bonds	865,000.00
Accrued Interest Payable-Bonds	0.50
Accrued Payroll & Payroll Taxes	-293.43
Accrued Liabilities-Other	175,000.00

## St. Louis Housing Authority Balance Sheet

Period = June 2024

Book = Accrual

	<b>Current Balance</b>
Accrued Liabilities-Other	18,266.03
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	61,759.24
Unearned Revenue -EHV	251,902.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>3,437,206.87</b>
 <b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	346,249.99
FSS Escrow	592,279.33
Lease Liability -Long Term	31,840.51
Lease Liability -Long Term	800.62
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
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>2,961,170.45</b>
<b>TOTAL LIABILITIES</b>	<b>6,398,377.32</b>
 <b>EQUITY</b>	
<b>RESERVED FUND BALANCE:</b>	
Restricted Net Position	89,567,097.41
Restricted Net Position	-5,279.46
<b>TOTAL RESERVED FUND BALANCE</b>	<b>89,561,817.95</b>
 <b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	70,067,747.06
Unrestricted Net Assets-Retained Earnings	24,259,639.26
Unrestricted Net Assets -Retained Earnings	2,472,257.20
<b>TOTAL RETAINED EARNINGS:</b>	<b>96,799,643.52</b>
<b>TOTAL EQUITY</b>	<b>186,361,461.47</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>192,759,838.79</b>

## St. Louis Housing Authority Income Statement

Period = October 2023 -June 2024

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	468,040.67	4,174,667.52
Utility Reimb.-LIPH	-51,942.00	-351,164.00
Utility Reimbursement Refund	-132.00	-5,690.00
Less: Concessions	0.00	-246.00
Total Rental Income	415,966.67	3,817,567.52
Other Tenant Income		
Cleaning Fee	0.00	135.00
Damages/Maintenance	225.00	-350.46
Late Charges	21,120.00	179,634.00
Legal Fees - Tenant	0.00	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	-4,249.00	-4,927.00
Vacate Charges	817.00	-25,796.39
Total Other Tenant Income	17,913.00	171,906.27
NET TENANT INCOME	433,879.67	3,989,473.79
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	950,269.25	7,679,930.40
HUD PHA Operating Grants/Subsidy	232,913.66	2,096,222.94
Capital Fund Revenue	-269,815.67	828,887.97
Capital Fund Revenue-PM	269,815.67	2,408,900.03
Section 8 HAP Earned	4,272,710.00	37,338,669.00
Section 8 Admin. Fee Income	400,084.00	3,652,651.00
Section 8 -Placement/Issuance Fees	0.00	2,200.00
Capital Fund Grants	682,617.66	2,513,919.90
Capital Fund Grants-Soft Costs	125,940.69	6,295,793.76
TOTAL GRANT INCOME	6,664,535.26	62,817,175.00
OTHER INCOME		
Interest Income	360.83	7,258.43
Interest Income -Private Management	0.00	82.72
Investment Income - Unrestricted	29,287.05	150,385.11
Investment Inc -Restricted Non-Allocated	15,910.30	175,788.39
Investment Income - WC Self Insurance	0.00	138.84
Fraud Recovery PH	3,282.00	31,236.44
Market Value Adjustment	0.00	-485.20
Non-Dwelling Rent	0.00	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	0.00	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 = October 2023 -June 2024

Book = Accrual

	Period to Date	Year to Date
Vending Income -Kingsbury	0.00	5,170.80
Contributions/Donations	0.00	1,350.00
Other Miscellaneous Income	209.25	135,745.71
Other Income-Bank Rent	2,933.33	26,399.97
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	0.00	-0.02
<b>TOTAL OTHER INCOME</b>	<b>51,982.76</b>	<b>663,297.27</b>
<b>TOTAL INCOME</b>	<b>7,150,397.69</b>	<b>67,469,946.06</b>
<b>EXPENSES</b>		
<b>OPERATING EXPENSES</b>		
<b>ADMINISTRATIVE</b>		
<b>Administrative Salaries</b>		
Administrative Salaries	285,002.41	2,749,130.75
Administrative Salaries	84,827.02	688,190.35
Administrative Salaries-PT	6,101.94	60,591.28
Admin Salaries-Overtime	0.00	1,339.37
FICA	24,940.25	268,453.17
Health Benefits	40,889.89	362,135.94
Retirement Benefits	33,034.67	286,633.34
Unemployment Insurance	165.48	9,305.74
Long Term Disability	274.40	2,527.37
Dental	1,700.54	15,116.33
Cell Phones	1,040.14	10,229.82
Beneflex HSA	2,324.87	19,028.31
Employee Benefit Contribution-Admin	0.00	-2,135.04
WC MO 2nd Injury Fund	0.00	599.72
WC Self-Insurers Qtrly Taxes	0.00	757.80
FICA	7,139.41	51,736.00
Health Benefits	14,898.70	115,605.57
Retirement Benefits	0.00	24,359.59
Unemployment Insurance	111.50	3,175.86
Long Term Disability	8,278.37	8,499.77
Dental	608.59	4,798.70
Cell Phones	2,923.92	3,696.14
<b>Total Administrative Salaries</b>	<b>514,262.10</b>	<b>4,683,775.88</b>
<b>Legal Expense</b>		
Legal Services	0.00	100,250.48
Legal Services	0.00	39,081.75
<b>Total Legal Expense</b>	<b>0.00</b>	<b>139,332.23</b>
<b>Other Admin Expenses</b>		
Staff Training	8,775.33	16,621.78
Travel	5,188.69	8,006.95
Auditing Fees	11,000.00	131,579.01

## St. Louis Housing Authority Income Statement

Period = October 2023 -June 2024

Book = Accrual

	Period to Date	Year to Date
Port Out Admin Fee Paid	2,897.52	19,804.97
Marketing	0.00	320.00
Total Other Admin Expenses	27,861.54	176,332.71
Miscellaneous Admin Expenses		
Office Supplies	2,095.15	29,786.88
Office Supplies	580.94	15,641.99
Temporary Admin Labor	4,448.00	40,396.88
Temporary Admin Labor	25,702.55	74,879.57
Postage	0.00	47,103.17
Postage	0.00	2,064.88
Advertising	8,348.40	33,509.98
Advertising	0.00	363.73
Fiscal Agent Fees	0.00	2,900.00
Printing & Publications	101.90	8,634.37
Printing & Publications	293.78	2,205.74
Membership Fees	0.00	23,352.48
Telephone	4,660.70	36,350.56
Telephone	13,360.58	80,429.30
Maint Agreement-Office Equipment	0.00	3,239.03
Maint Agreement-Office Equipment	1,550.00	9,540.28
Professional/Technical Services	62,330.35	655,270.50
Professional/Technical Services	0.00	3,320.86
Software License Fees	72,519.11	195,956.37
Internet / Cable	2,712.06	43,076.96
Computer Supplies	43,551.31	91,859.04
Computer Supplies	0.00	12,179.63
Other Admin Expense	4,942.84	47,281.78
Other Admin-LaSalle Youth Festival	545.00	545.00
Other Admin Expense	1,672.94	8,438.94
Bank Fees	6.00	393.86
Bank Fees	0.00	10,323.94
Subscription-News/Magazines	0.00	153.00
D/A Testings/Results	144.75	2,198.38
Copying Expense	2,104.93	44,428.08
Copying Expense	0.00	3,257.65
Allocated OH-Administrative Expense	17,262.21	67,154.88
Allocated OH-Legal Expense	0.00	5,122.75
Allocated OH-Tenant Services Expense	57.84	200.31
Allocated OH-Utilities Expense	755.25	7,325.89
Allocated OH-Materials Expense	0.00	732.08
Allocated OH-Maintenance Expense	750.18	12,228.71
Allocated OH-Protective Services Expense	417.85	4,563.33
Allocated OH-Insurance Expense	0.00	11,985.78
Allocated OH-General Expense	3.15	63.40
Total Miscellaneous Admin Expenses	270,917.77	1,638,459.96
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>813,041.41</b>	<b>6,637,900.78</b>
<b>TENANT SERVICES</b>		
Tenant Services Salaries	5,333.25	51,085.17

## St. Louis Housing Authority Income Statement

Period = October 2023 -June 2024

Book = Accrual

	Period to Date	Year to Date
FICA	361.89	3,652.78
Health Benefits	765.46	6,895.06
Retirement Benefits	704.54	6,196.74
Long Term Disability	7.68	71.04
Dental	33.02	305.43
Cell Phones	46.16	426.98
Relocation Costs	0.00	22,262.62
Relocation Costs	0.00	3,000.29
Tenant Srv Rec/Pub/Other	0.00	7,116.12
Tenant Srv Rec/Pub/Other-Euclid TAB	500.00	1,611.24
Tenant Srv Rec/Pub/Other-Parkview	799.90	1,120.41
Tenant Srv Rec/Pub/Other-Badenhaus TAB	570.00	570.00
Tenant Srv Rec/Pub/Other	0.00	276.00
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	0.00	-75.00
Tenant Srv Rec/Pub/Other-North Sarah	680.00	680.00
Resident Council	126.70	126.70
Landlord -Excess Damage Reimb	6,980.42	21,003.42
Landlord -Signing Bonus	500.00	8,500.00
Security Deposit Assistance	5,520.00	226,774.00
Tenant Services Screening	1,315.86	6,732.37
Tenant Participation Funds	1,725.00	3,930.00
Tenant Participation Fund-James House TAB	283.51	283.51
Tenant Srv Lobby Monitors	1,575.75	13,777.25
Tenant Services -Other	0.00	653.42
Tenant Services Other-Circle of Friends (SLU)	1,200.00	20,298.29
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>29,029.14</b>	<b>407,273.84</b>
<b>UTILITIES</b>		
Mixed Finance Utilities	146,155.24	1,292,882.64
Water	25,626.48	286,100.24
Electricity	64,761.00	621,279.76
Gas	12,845.28	302,937.82
Sewer	83,051.71	756,512.36
<b>TOTAL UTILITY EXPENSES</b>	<b>332,439.71</b>	<b>3,259,712.82</b>
<b>MAINTENANCE AND OPERATIONS</b>		
General Maint Expense		
Maintenance Salaries	0.00	951.94
Maintenance Labor-Grounds	72,436.22	511,280.58
Maint Labor -Janitorial Cleaning	25,881.20	219,080.38
Employee Benefit Contribution-Maint.	0.00	2,938.59
Maintenance Labor-Overtime	0.00	61,466.72
FICA	955.07	49,132.84
Health Benefits	14,069.89	100,061.49
Retirement Benefits	8,340.15	24,188.19
Unemployment Insurance	173.43	4,995.00
Long Term Disability	66.88	208.76
Dental	787.92	5,966.84
Cell Phones	0.00	117.08

## St. Louis Housing Authority Income Statement

Period = October 2023 -June 2024

Book = Accrual

	Period to Date	Year to Date
Total General Maint Expense	122,710.76	980,388.41
Materials		
Materials-Custodial	0.00	3,718.41
Materials-Custodial	5,450.25	41,055.84
Materials-Electrical	0.00	443.39
Materials-Electrical	1,678.51	13,287.70
Materials-Plumbing	0.00	30.76
Materials-Plumbing	7,033.45	44,560.63
Materials-Lawn Care	0.00	2,087.25
Materials-Tools/Equipment	0.00	510.93
Materials-Tools/Equipment	502.87	11,028.34
Materials-Boiler	0.00	10,553.69
Materials-Other	0.00	201.55
Materials-Other	2,237.76	53,841.32
Materials-HVAC	0.00	2.99
Materials-HVAC	18,113.54	29,713.50
Materials-Gas/Oil Vehicles	0.00	6.99
Materials-Appliances	0.00	2,372.15
Materials-Appliances	6,983.00	111,545.33
Materials-Hardware	793.89	822.37
Materials-Hardware	10,999.06	39,928.10
Materials-Paint	2,506.78	2,750.23
Materials-Flooring	0.00	12,555.84
Materials-Cabinets/Countertops Doors/Windows	0.00	1,080.23
Materials-Cabinets/Countertops Doors/Windows	4,618.98	23,431.41
Total Materials	60,918.09	405,528.95
Contract Costs		
Contract-Elevators	0.00	2,873.05
Contract-Elevators	25,593.63	155,805.01
Contract-Trash Removal	4,192.77	33,852.23
Contract-Trash Removal	49,600.52	216,200.00
Contract-Custodian	2,924.00	26,124.75
Contract-Custodian	37,375.17	74,790.37
Contract-Plumbing	350.00	570.00
Contract-Plumbing	33,516.52	268,327.19
Contract-Uniform Cleaning	0.00	150.05
Contract-Uniform Cleaning	2,982.57	26,600.25
Contract-Snow Removal	0.00	6,865.00
Contract-Grounds/Lawn	1,446.05	18,634.15
Contract-Grounds/Lawn	49,414.10	210,177.16
Contract-Auto Gas	891.40	5,812.14
Contract-Auto Gas	444.48	5,670.82
Contract-HVAC	0.00	6,260.00
Contract-HVAC	42,323.79	393,130.90
Contract-Fire Protection	0.00	535.00
Contract-Fire Protection	5,468.47	54,551.87
Contract-Vehicle Repairs	30.00	169,465.87
Contract-Vehicle Repairs	3,162.87	8,585.63
Contract-Other	0.00	245,090.52

## St. Louis Housing Authority Income Statement

Period = October 2023 -June 2024

Book = Accrual

	Period to Date	Year to Date
Contract-Other	4,282.00	341,764.85
Contract-Exterior Building Repairs	1,750.00	1,750.00
Contract-Exterior Building Repairs	0.00	9,672.00
Contract-Parking Lot Repairs	0.00	26,918.43
Contract-Parking Lot Repairs	0.00	11,561.53
Contract-Electrical	2,707.68	17,857.83
Contract-Extermination	32,962.99	177,734.17
Contract-Flooring Installation	3,047.08	71,353.25
Contract-Painting/Wall Repairs	0.00	140.00
Contract-Painting/Wall Repairs	40,550.00	201,124.01
Contr-Cabinet/Counters/Door/Windows	1,391.74	2,033.69
Contr-Cabinet/Counters/Door/Windows	2,544.67	53,301.17
Contract-Lease Automobiles	5,426.00	25,210.15
Contract-Occupancy Permits	0.00	742.30
Contract-Bed Bug Eradication	8,350.00	46,028.00
Total Contract Costs	362,728.50	2,917,263.34
<b>TOTAL MAINTENACE EXPENSES</b>	<b>546,357.35</b>	<b>4,303,180.70</b>
PROTECTIVE SERVICES		
Security Alarm Service	51.00	366.35
Security Alarm Service	50.50	4,557.97
Security/Law Enforcement	82,909.12	725,182.42
Security Enforcement-Police	3,679.63	296,226.34
<b>TOTAL PROTECTIVE SERVICES</b>	<b>86,690.25</b>	<b>1,026,333.08</b>
INSURANCE PREMIUMS		
Workers Comp Claims	14,053.35	136,284.10
Auto Insurance	4,014.25	51,373.25
Property Insurance	66,746.75	600,720.75
Fidelity Bond Insurance	325.65	2,930.85
Liability Insurance	19,589.70	178,089.30
Excess Workers Comp Insurance	7,775.10	57,562.17
<b>TOTAL INSURANCE PREMIUMS</b>	<b>112,504.80</b>	<b>1,026,960.42</b>
GENERAL EXPENSES		
Misc. Taxes/Liscenses/Insurance	0.00	132.00
Severance Expense	0.00	40,538.81
Bad Debt-Tenant Rents	0.00	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	244,072.89	2,480,253.21
Other General Expense	0.00	1,624.32
PH FSS Escrow Expense	-6,362.00	44,877.94
ACC Reserve Shortfall Disbursement	0.00	770,330.03
<b>TOTAL GENERAL EXPENSES</b>	<b>237,710.89</b>	<b>3,426,604.15</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>2,157,773.55</b>	<b>20,087,965.79</b>
EXTRAORDINARY EXPENSES		
Extraordinancy Maintenance	0.00	148,704.44
<b>TOTAL EXTRAORDINARY EXPENSES</b>	<b>0.00</b>	<b>148,704.44</b>

**St. Louis Housing Authority**  
**Income Statement**

Period = October 2023 -June 2024

Book = Accrual

	Period to Date	Year to Date
<b>HOUSING ASSISTANCE PAYMENTS</b>		
Housing Assistance Payments	4,170,547.00	36,034,165.89
Tenant Utility Payments-Voucher	207,618.00	1,679,088.00
Portable Out HAP Payments	90,894.00	590,029.00
FSS Escrow Payments	-1,150.00	78,901.09
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>4,467,909.00</b>	<b>38,382,183.98</b>
<b>OTHER FINANCING SOURCES</b>		
Equity Transfer Capital Assets IN	682,617.66	2,513,919.90
Equity Transfer Capital Assets OUT	682,617.66	2,513,919.90
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
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>-3,237,788.00</b>
<b>UTILITY CONSUMPTION</b>		
Water Consumption	9,490.45	121,820.88
Water Consumption Contra	9,490.45	121,820.88
Electric Consumption	729,889.18	6,749,348.18
Electric Consumption Contra	729,889.18	6,749,348.18
Gas Consumption	10,329.00	176,077.15
Gas Consumption Contra	10,329.00	176,077.15
Sewer Consumption	11,924.00	116,754.00
Sewer Consumption Contra	11,924.00	116,754.00
<b>TOTAL UTILITY CONSUMPTION</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>6,625,682.55</b>	<b>61,856,642.21</b>
<b>NET INCOME</b>	<b>524,715.14</b>	<b>5,613,303.85</b>

# DEVELOPMENT

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: August 7, 2024

Subject: Development and Modernization Department Board Report

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

### General

*RD22-03 – Clinton-Peabody Apartments Redevelopment* – SLHA and POAH held the Clinton-Peabody resident engagement meeting on July 18, 2024 and used the time to continue the Choice Neighborhood planning effort in preparation for a possible HUD Choice application.

The community room at Al Chappelle was organized into seven (7) stations for residents to provide feedback and brainstorm on topics like housing and economic development, job training/wealth building, senior, transportation, safety, youth and education and health. These categories are all part of the Choice Neighborhood planning effort and will inform the final application.

Early in July, the development design team, POAH, and SLHA met with the Cultural Resources Office (CRO) to discuss the demolition approval that will be necessary for the redevelopment. CRO staff made some suggestions and described the process for the application. The team is aiming for a September presentation before the Preservation Board.

On July 12, 2024, SLHA and POAH held their second Survey Party and Partner Open House, which encouraged residents to fill out detailed survey questionnaires to assess their needs.

SLHA and POAH continued their outreach to neighborhood partners in July and met with KIPP Wisdom, a school near Clinton-Peabody.

Finally, the development team met with the HUD RAD Resource team and our technical assistant, Richelle Patton, to review a memo submitted to HUD earlier in the month. The memo outlined the planned RAD conversion of units at Clinton-Peabody and the onsite transfers that are occurring to create the first phase of development. The HUD team was very supportive of the development plan and the work that the team has been doing over the past year and a half.



A formal application for the RAD conversion and early demolition request will be submitted to HUD in August.

The next resident engagement meeting will be held on August 15, 2024.

### **Rental Assistance Demonstration (RAD)**

King Louis Square (KLS) and King Louis Square II (KLSII) – Development and Modernization staff is working on the RAD conversion application and expects to submit it in August for both developments.

HUD has been encouraging PHAs to utilize RAD to insulate subsidized housing units from Federal funding decisions impacting public housing. In recognition of HUDs 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 residents and to the agency.

### **Projects**

Badenhaus Sewer Repair – A contract was executed July 29, 2024 with Davinroy. The pre-construction conference is to be scheduled for mid-August.

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 contractor began work after it received the approved purchase order and is expected to turn over three (3) of the five (5) units in August.

Development and Modernization has been coordinating with Property Management to identify residents off the waiting list to occupy the rehabbed units.

Parkview Apartments Access Control System – Work on the access control system continues. The contractor is expected to complete its work in August.

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 – Work began in June on the fencing and security upgrade. The contractor begun demolition work in July and is assessing current conditions.

Parkview Elevator Replacement – The contractor began installing the buttons on all floors and has been performing additional work to replace sills at each of the landings. Work is about 44 percent complete.

LaSalle Park Apartments Security Cameras – With the assistance of Property Management, the Development and Modernization staff was able to coordinate the transfer of power to the

meters installed for camera operation. The work began on July 15, 2024, but was delayed by intense storms on July 16, 2024. Power was transferred to all meters on July 25, 2024 and the contractor began installing the cameras. Connection to the police Real Time Camera Center (RTCC) will be completed in August and police will have full access to the cameras.

Lafayette Townhomes (2900 Park) – The four units the Development and Modernization team rehabilitated were fully occupied in July. Staff will begin the close-out process in August.

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 – Development and Modernization staff uploaded most of the application to the HUD PIC system in July. It is expected to submit the application in August.

### **Projects Ready for Close-Out**

None.

### **Grant Applications**

Emergency Safety and Security Grant (ESSG) 2024 – Development and Modernization staff submitted an ESSG 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 there one site visit for prospective bidders was held in May. A second site visit was held on June 11, 2024 at 10:00 a.m. Bids were due in July, but the date was extended to give contractors more time to submit bids. The new bid opening date is August 1, 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 due 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.

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 scheduled for June 4, 2024 and the due date for bids was extended to July 18, 2024 to allow for additional bidding. In spite of the additional time allowed, Development and Modernization only received one bid for the work. A service requisition is expected to be completed in August to the sole responsive, responsible bidder.

The successful completion of this project 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 scheduled for June 4, 2024 and the due 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 9<sup>th</sup> and 11<sup>th</sup> 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 10<sup>th</sup> 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 next 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 working on pre-solicitation documents in July.

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 working on pre-solicitation documents in July.

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  
JULY 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	% Uploads Requested CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental 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	Fencing 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	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	1/26/2024
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	9/22/2020	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	1	5	0	N/A	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	0%	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	4	6	6	(7/30/24)	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	0%	N/A	N/A	Part 50	10/2/2020	10/19/2020
MO001000038	Lafayette Townhomes/Folsom/Marie Fanger	N/A	Lafayette/Folsom / Marie Fanger Make Ready Units	3	6	1	(7/30/24)	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	0%	N/A	N/A	Part 50	9/23/2020	10/2/2020



**DEVELOPMENT AND MODERNIZATION  
JULY 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%	100%	
MO001000019	Parkview Apartments	N/A	Elevator Replacement Parking Lot	1	0	4/24/2024	4/29/2026	N/A	TBD	TBD	TBD	15%	44%	
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	Fencing Replacement & Stair Repairs	3	0	6/13/2024	9/11/2024	N/A	TBD	N/A	N/A	69%	15%	
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	-	-	
MO001000041	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%	98%	
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	6/7/2024	7/7/2024	8/15/2024	TBD	N/A	N/A	100%	85%	-
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	1	5	6/4/2024	8/3/2024	8/17/2024	TBD	TBD	TBD	100%	60%	-
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	4	6	TBD	TBD	TBD	TBD	N/A	N/A	-		
MO001000038	Lafayette Townhomes/Folsom/Marie Fanger	N/A	Lafayette/Folsom / Marie Fanger Make Ready Units	3	6	TBD	TBD	TBD	TBD	TBD	TBD	-		

**DEVELOPMENT AND MODERNIZATION  
JULY 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. Contract was executed July 29, 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 stairs have been demolished and work is continuing. 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	AI Chappelle Building	N/A	Renovation	1	None		Part of Redevelopment.
MO001000384	Hodiamont - Section 18 Application	1	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 1 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 August 1, 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. Construction is continuing. Three (3) units are anticipated to be complete in August.
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 An award will be completed in July.
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 JULY 2024 MONTHLY ACTIVITY REPORT



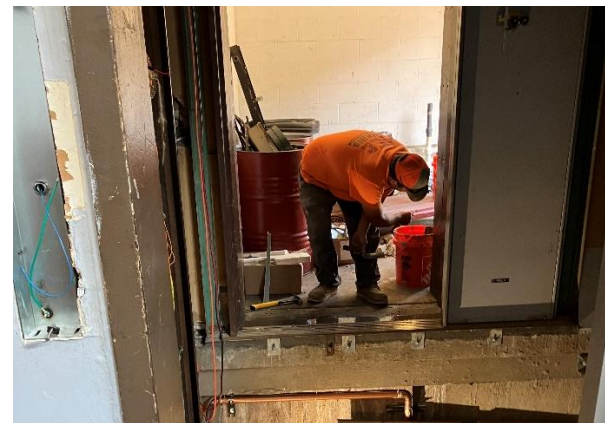
**LaSalle Security Cameras**



**Tiffany Make-Ready**



**LaSalle Security Cameras**



**Parkview Elevators**

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

AT 7/31/2024

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	1,691,657.43	196,993.57	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	1,334,156.46	451,718.54	178,587.50	1,607,287.50	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,635,043.03	152,800.97	8,245,703.52	542,140.48	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	8,503,452.95	517,480.05	5,522,515.80	3,498,417.20	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,225,456.80	116,063.20	7,783,890.46	557,629.54	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	7,726,775.42	1,904,002.58	5,394,820.24	4,235,957.76	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	4,199,223.00	4,806,356.00	2,814,558.51	6,191,020.49	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
<b>Totals</b>		<b>\$49,649,588.00</b>	<b>\$40,930,866.66</b>	<b>\$8,718,721.34</b>	<b>\$31,784,493.56</b>	<b>\$17,865,094.44</b>		
			<b>82.4%</b>			<b>64.0%</b>		

# RESIDENT INITIATIVES

# MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: August 7, 2024

Subject: Resident Initiatives Board Report

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In July 2024, the Resident Initiatives Department welcomed Ms. Camille Shoals, Resident Coordinator. Camille will oversee the deliverables for the Beautification Grant awarded by the Community Development Association. The funding will support resident-directed projects aimed at enhancing aesthetics and boosting resident engagement at several SLHA sites.

Additionally, the Resident Initiatives Department maintained active engagement with residents in July. 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 two new participants in the ROSS program and distributed 16 bus tickets.

### Resident Engagement

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

- Furniture (3)
- Food Assistance (4)
- Employment (2)
- Youth Activities (1)
- Employment (2)
- FSS (1)
- 50 books provided to Parkview TAB

### Community Outreach

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

#### 7/10/24 - Meeting with Lifewise

The ROSS Coordinators met with Lifewise staff and partners to plan for the upcoming LaSalle Park Youth Festival.

### 7/17/24 - Youth Violence Prevention Commission Meeting

The ROSS Coordinators attended the Violence Prevention Commission meeting to network with local youth providers

### 7/25/24 - TAB Training Finale

The Ross Coordinators attended the finale to provide ROSS information to TABs and engage with Board Members.

On July 27, 2024, the ROSS team, in partnership with the Office of Violence Prevention, hosted the first annual LaSalle Park Youth Festival on the parking lot of Lifewise STL. With the aim of fostering community engagement and providing a safe space for youth, the festival was inspired by the input of LaSalle Park residents, who have expressed their desires for specific activities and attractions for youth. Five organizations were present (SLHA, 2<sup>nd</sup> Chance at Life, Ready Readers, Employment Connection and Youth in Need). SLHA distributed 90 books donated by Book Book GO, 49 Resource Backpacks and 12 Gaming Gift Cards to youth. Additionally, they distributed more than 160 meals via Street Dogz food truck. This event was possible through the small grant opportunities provided by the Violence Prevention Commission.



## 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 July, the Circle of Friends groups have focused on recruiting new members. The groups have added a total of 12 new members to participate in weekly meetings with the newest group being at Cahill House. The facilitator, Mr. Charles Wilson, has actively recruited four residents to join Circle of Friends.



The Elderly Coordinator is working with the North Sarah HOSCO Hub Food Distributor to finalize food distribution programs at Kingsbury, Parkview and West Pine. The meals will be delivered directly to each site to qualifying residents and accompanied by health food demonstrations. The program is scheduled to launch in late-August. Lastly, the Elderly Coordinator is scheduling two outings for senior residents. They will attend the St. Louis Cardinal Games on August 22<sup>nd</sup> and 27<sup>th</sup>.

## Family Self Sufficiency

As of July 2024, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had thirty-five (35) participants, twenty-nine (29) with established escrow accounts, and fourteen (14) actively receiving a monthly escrow credit. In addition, there were twenty-five (25) 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. Five HCV-FSS participants completed the program.

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	35	29	0	81.1%
PH	25	14	0	66.7%

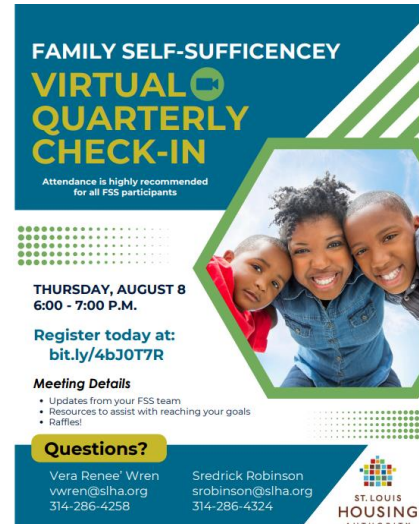
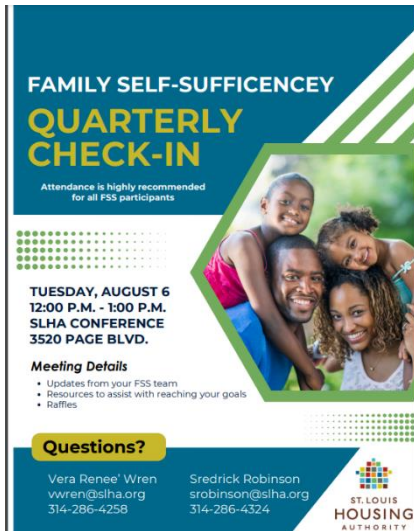
Throughout July, the Coordinators attended meetings with partners to discuss resources for active FSS participants. Additionally, the FSS Coordinators attended the following community events and conducted multiple outreach strategies to engage residents and participants in the FSS program:

### 7/29/24 - Meeting with SLDC

The Coordinators met with SLDC to confirm their attendance at the upcoming FSS graduation. They will share information about their homebuying/down payment assistance 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. The graduation will take place August 22, 2024.



## TABs

The St. Louis TAB's July meeting was postponed until August due to their training.

## 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.

### 7/12/24 - LaSalle Park Resident Meeting

The Director attended SLHA's meeting with the residents to build awareness of the Resident Initiatives Department. During this time, several residents expressed interest in reactivating the LaSalle Park TAB.

### 7/19/24 - Swearing in LaSalle Park TAB

The Director swore in four residents to reactivate the LaSalle Park TAB.



### 7/31/24 - NAHRO Ethics Training

The Director and FSS team attended NAHRO's Ethics in Housing Training as the final step in completing the FSS certification.

## Other Business and Upcoming Events

The Resident Initiatives Department wrapped up a five-week training series for the St. Louis Housing Authority's Tenant Association Boards (TABs). 42 residents completed the training. These leaders were 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, and Les Chateaux. The final days of training covered empathy and trauma-informed practices, communications protocol, and strategies and a visit from our local HUD field office.



Facilitator, Darius Rucker delivering a workshop on empathy and resident engagement.



Representatives from the HUD Field Office connecting with BVT TAB members and presenting on the importance of Tenant Associations.



Pictured Left: Handy Ross, Cahill House TAB Vice-President receiving his Certificate of Completion  
Pictured Right: Margaret English, Parkview TAB Secretary with SLHA Executive Director, Latasha Barnes, JD



Pictured: FSS Coordinator, Sredrick Robinson, presenting Tommie Dentman, Cahill House TAB Sergeant-at-Arms) with a medal for perfect attendance at the TAB trainings.



**LEGAL**

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Sarah J. Hugg-Turner, General Counsel

CC: Erika Sparks, Procurement Manager

Date: August 7, 2024

Subject: Procurement Board Report

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### 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. Bid documents were approved on 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 on January 9, 2024. Sealed bids were originally due on 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 contract was executed with Davinroy Mechanical Contractor on July 29, 2024. The pre-construction conference will be scheduled for mid-August.

#### 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 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. Bid opening was on April 16, 2024 and 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. The bid opening has been re-scheduled to August 1, 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 on July 18, 2024 and only one bid was received. Development and Modernization staff are evaluating the bid for award recommendation.

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 June 4, 2024. Quotation opening was on July 18, 2024. Only one bid was received and it exceeded the budget. Development and Modernization is evaluating re-solicitation methods.

## **Other Contracting Activity**

### **A. Contracts Awarded**

None.

### **B. Solicitations Pending**

HR24-02 Request for Proposals for 401(a) Money Purchase Plan Recordkeeping and Plan Administration Services and Investment Advisory and 457(b) Plan Recordkeeping and Plan Administration and Investment Advisory Services. The general scope of work for this project will include handling an investment platform, administrative and recordkeeping, providing plan documents and trust services, access to investment products, employee communication, and investment education and advisory services. The Acquisition and Solicitation Plans were approved on June 26, 2024. The RFP was advertised in the June 27, 2024 edition of the St. Louis American and the June 30, 2024 edition of the St. Louis Post-Dispatch. The RFP was issued on July 1, 2024. The pre-proposal conference was held on July 8, 2024. Proposals were opened on July 30, 2024. Six offerors submitted proposals. The Evaluation Committee is evaluating the proposals for award recommendation.

HR24-03 Request for Proposals for Group Term Life (GTL) Insurance Program for the St. Louis Housing Authority. The general scope of work for this project will include providing a fully insured GTL plan consisting of Basic GTL and VGTL. The Acquisition and Solicitation Plans were approved on June 26, 2024. The RFP was advertised in the June 27, 2024 edition of the St. Louis American and the June 30, 2024 edition of the St. Louis Post-Dispatch. The RFP was issued on July 1, 2024. The pre-proposal conference was held on July 8, 2024. Proposals were opened on July 30, 2024. Six offerors submitted proposals. The Evaluation Committee is evaluating the proposals for award recommendation.

# 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: August 7, 2024

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	4	<ul style="list-style-type: none"> <li>New Executive Director</li> <li><a href="#">Resident Newsletter</a> – Summer Issue (enclosed)</li> <li>Home and Vehicle Safety Tips</li> <li>Peace Walk &amp; LaSalle Youth Festival</li> </ul>
News coverage	1	<a href="#">Neighbors, advocates march for peace in Peabody-Darst-Webbe</a> (KMOV)
Outreach Events	7	<ul style="list-style-type: none"> <li>TAB Leadership Training</li> <li>Clinton-Peabody Resident Meeting</li> <li>Communications briefings with PH sites (4)</li> <li>Purina Community Partners Networking Event</li> </ul>
<b>Social Media Campaign</b>		
Facebook Posts	16	Highest Performing (Facebook) <ul style="list-style-type: none"> <li>Kayla Johnson Promotion 1,406 Reach; 31 Engagements</li> <li>Peace Walk &amp; LaSalle Park Youth Festival 340 Reach; 11 Engagements</li> </ul>
Twitter Posts	18	Highest Performing (Twitter) <ul style="list-style-type: none"> <li>HCV Landlord Briefing 142 Impressions; 4 Engagement</li> <li>Peace Walk &amp; LaSalle Park Youth Festival 42 Impressions; 1 Engagement</li> </ul>
LinkedIn Posts	13	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <li>New Executive Director 2,531 Impressions; 131 Engagements</li> <li>TAB Leadership Training 265 Impressions; 11 Engagements</li> </ul>

Social media analytics are as follows:

<b>Facebook</b> <b>Total Followers: 2,692</b>	<b>JULY</b> <b>2024</b>	<b>JUNE</b> <b>2024</b>	<b>MAY</b> <b>2024</b>
Reach	3,100 (+2%)	3,054	5,900
Post Engagement	568 (-5%)	595	115
Visits	1,200 (-14%)	1,400	2,200
New Followers	18 (-10%)	20	42

<b>LinkedIn</b> <b>Total Followers:</b> <b>322</b>	<b>JULY</b> <b>2024</b>	<b>JUNE</b> <b>2024</b>	<b>MAY</b> <b>2024</b>
Impressions	2,881 (+226%)	884	1,879
Page Views	173 (-60%)	434	156
Unique Visitors	1,633 (+4848%)	33	63
Post Reactions	128 (+433%)	24	40

**This month's highlights:**



*Peace Walk*



*LaSalle staff hard at work*



*ED Barnes interviews with KMOV*



*Val Joyner guides TABs through communication exercise*





# C.O.R.E. NEWS



## TOP STORY:

NEW PHYSICAL IMPROVEMENTS ARE COMING TO PARKVIEW, EUCLID, WEST PINE, NORTHSIDE SCATTERED SITES AND RENAISSANCE AT GRAND AS PART OF A \$238,690 NEIGHBORHOOD BEAUTIFICATION TRANSFORMATION GRANT. *CONTINUES ON PAGE 7*



## LOOKING AHEAD, TOGETHER!

LATASHA BARNES, EXECUTIVE DIRECTOR

I am honored to serve as the new Executive Director of the St. Louis Housing Authority. Stepping into this role has been a humbling experience, and I am deeply moved by the passion and resilience of our residents.

Your voices are essential in shaping the future of our neighborhoods. I'm grateful for the privilege to have heard from many of you. The insights and visions you've shared are already inspiring a wave of new SLHA projects!

This is just the beginning! I believe in the power of collaboration and am committed to fostering a partnership where your ideas and aspirations are central to SLHA's progress. Together, we can and will reimagine our communities.

I look forward to connecting with more of you and working hand-in-hand to bring your visions to life! Feel free to reach out to me at (314) 286-4217.

## INSIDE

- TAB Update, p. 2
- Safety Tips, p. 3
- Resident Spotlight: Hazel Gilmore, p. 4
- Bridge to Homeownership, p. 4
- Ombudsman, p. 6
- ROSS University, p. 6
- Resident Beautification Program, p. 7

## CONGRATULATIONS executive board members

### CAHILL

Latif Sarif, President  
Handy Ross, Vice President  
Viola Galbreath, Treasurer  
Celestine Jamerson, Secretary  
Tommie Dentman, Sergeant At Arms  
Barron Carothers, Alternate  
Harold Clark, Alternate

### CLINTON - PEABODY

Pamela Emrick, President  
Mary Buckley, Vice President  
Johnny Smith, Treasurer  
Antonio Phillips, Secretary  
Alexis Taylor, Sergeant At Arms

### LASALLE PARK

Jamelia Daniels, President  
James Murphy, Vice President  
Kayla Sailor, Treasurer  
DaJuana Ford, Secretary

### LES CHATEAUX

Delores Quinn, President  
Scotta Clark, Secretary  
Bettie Chandler, Treasurer  
Barbara Garner, Sergeant At Arms

### NORTH SARAH

Benita Jones, President  
Kimberly Gill, Vice President  
Davida Ferguson, Secretary & Treasurer  
DeAndrea Love, Sergeant At Arms

### PARKVIEW

Dwayne Hildred Sr., President  
Pamela Bush, Vice President  
Doug Lane, Treasurer  
Margaret English, Secretary  
Garry Wilson, Sergeant At Arms  
Wanda Collier, Alternate

### RENAISSANCE/BVTA

Edith Guthrie, President  
Michelle Morgan, Vice President  
Alicia Deal - Treasurer  
Stella Barnes, Secretary  
Jasmine Williams, Sergeant At Arms

### RENAISSANCE SENIOR

Juanita Brown, President  
Lakota Williams, Vice President  
Myrna Dilliam, Secretary  
Annie MacAnderson, Treasurer

### WEST PINE

Eric Smallwood, President  
Andrea Powell, Vice President & Treasurer  
Andrew Thomas, Secretary  
Sam Holland, Sergeant At Arms  
James Johnson, Alternate



SLHA TAB board members celebrate their success after completing five weeks of intensive leadership and team-building training. Congratulations to everyone on their hard work and dedication!

## REFRESHED, REVITALIZED & REIGNITED

The Resident Initiatives Department is spearheading efforts to revitalize the Tenant Association Boards (TABs) at nine public housing sites. These resident-led organizations play a crucial role in representing the interests of fellow residents in all planning and decision-making processes related to their respective sites.

Aside from advocacy, TABs lead the planning and implementation of various social, recreational, and educational programs designed to enhance resident engagement and satisfaction. Activities range from movie nights and community clean-ups to health screenings, providing a diverse array of opportunities for residents to connect and improve their community.

This summer, the newly elected executive board members attended an intensive, five-week team building and training academy aimed at providing TAB leadership with tools and strategies for effective board operation and resident engagement. Topics covered included budgeting, empathy, communication and collaborative problem-solving, as well as visits from the HUD St. Louis Field Office.

"The training prepared us to become the best leaders for our community," said Resident Commissioner and North Sarah TAB President Benita Jones.

"It truly takes a village to make change. I hope all residents take advantage of our great programs and, most importantly, attend the meetings," added Jones.

### DID YOU KNOW?

**All residents are Tenant Association members, even if they do not serve in executive leadership. Visit your community's TAB office for more information and a schedule of upcoming meetings and events.**



# SAFETY TIPS

## HOME

Never leave valuables in plain sight  
Never leave your vehicle unattended while running  
Remember to lock doors and windows

## VEHICLE

Use an alarm and/ or camera system  
Don't leave spare keys in recognizable places  
Illuminate your residence at night with porch lights

## ONLINE PURCHASES & EXCHANGES

Always meet in a well-lit, public location  
Avoid displaying large amounts of cash  
If something makes you uncomfortable, trust your instincts

**IF YOU SEE SOMETHING, SAY SOMETHING!**

**REPORT ANY SUSPICIOUS ACTIVITY TO THE  
PROPERTY MANAGEMENT OFFICE OR CALL  
NON-EMERGENCY POLICE SERVICES AT (314) 231-1212.**

**DIAL 911 FOR EMERGENCIES.**

## RESIDENT SPOTLIGHT:

# HAZEL GILMORE

NIYAH MCDOWELL, COMMUNICATIONS INTERN

Hazel Gilmore, a resident of Clinton-Peabody, has earned the prestigious title of Valedictorian for the Class of 2024 at KIPP St. Louis High School.

She achieved a perfect 4.0 GPA while actively participating in both the marching band and concert band. From the start, Hazel's unwavering dedication to excellence was evident. Despite the challenges often faced by inner-city youth, she persevered with the support of her mother, mentors, teachers, and community.

Reflecting on her journey, Hazel values the experiences and setbacks that shaped her upbringing, recognizing them as her foundation. She encourages students to:

***“Keep God first, accept and handle setbacks, and take life one day at a time.”***

This fall, Hazel will embark on a new chapter at the University of Michigan, where she plans to major in psychology with a specialization in neuroscience. Her future career aspirations range from becoming a social worker to pursuing a path as a surgical technologist.

SLHA extends heartfelt congratulations to Hazel and the entire graduating class of 2024. Despite the significant disruptions caused by COVID, you've successfully persevered to your next chapter.



Photo courtesy of College Bound St. Louis

If you would like to be featured in an upcoming issue, submit your story idea to Val Joyner, Director of Communications, at [vjoyner@slha.org](mailto:vjoyner@slha.org).



## BRIDGE TO HOMEOWNERSHIP

CARLA MATTHEWS, DIRECTOR FOF HCV OPERATIONS

SLHA offers a unique opportunity for families to use their Housing Choice Voucher (HCV/Section 8) to purchase a home through the Bridge to Homeownership program. This program is designed to support families who want to live in a home owned by one or more of their household members. It is open to all eligible HCV participants, but SLHA has specific guidelines for use of the voucher for homeownership and can only assist up to 100 families at a time.

The family must meet all requirements before homeownership assistance can begin. These include, but are not limited to, being current participants in the Housing Choice Voucher (Section 8) program, qualifying as first-time homeowners or cooperative members, or having a family member with a disability.

**For more information about SLHA's homeownership program, visit [slha.org](http://slha.org) or contact Tanisha Boyd, HCV (Section 8) Housing Specialist, at 314-286-4219.**

# EMERGENCY MAINTENANCE

Emergency maintenance includes:

- No water
- No heat
- No air conditioning
- Clogged Toilet
- Leaks
- Flooding
- Appliance malfunction
- Service outage

**PLEASE REPORT NON-EMERGENCY  
MAINTENANCE REQUESTS ONLINE OR  
TO THE OFFICE DURING REGULAR  
BUSINESS HOURS, MONDAY- FRIDAY  
FROM 8 A.M. TO 5 P.M.**



CONTACT EMERGENCY MAINTENANCE



**877-572-9984**



ST. LOUIS  
HOUSING  
AUTHORITY



## WHAT'S AN OM· BUDS· MAN?

SLHA's Ombudsman assists individuals and families through the complaint resolution process. While the Ombudsman does not act as an advocate, they promote fair processes and consider the interests and concerns of all parties involved.

All issues, complaints, and problems are addressed through an unbiased process of information gathering and reviewing applicable policies, procedures, and practices with fairness, patience, courtesy, dignity, and respect.

**Ombudsman services are free and confidential. If you have a concern, call 314-531-4770 or email [ombudsman@slha.org](mailto:ombudsman@slha.org).**



## ROSS UNIVERSITY: NOW ENROLLING!

ROSS University empowers public housing residents with the tools and knowledge needed to build a brighter future.

Our customized learning experience is designed to meet you where you are by providing personalized supportive resources tailored to your unique needs.

Whether you're looking to improve your financial literacy, gain valuable job skills, or start your own business, ROSS University is here to help you achieve your goals.

ROSS University's comprehensive programs include financial education, career development, personal growth workshops, and much more.

Take the first step towards a brighter future. Enroll in ROSS University today and start building the life you desire.

Contact a ROSS Coordinator for more information:  
**Kimberly Long, 314-286-4236**  
**Kesha Post, 314-286-4383**



## TOP STORY *continued...*

The funding, awarded by the City of St. Louis Community Development Administration (CDA) will support resident-directed projects aimed at enhancing neighborhood aesthetics and boosting resident engagement. This initiative promises exciting and modern upgrades, including new landscapes, signage, gardens, and vibrant murals, all designed to improve the physical and social conditions of each community.

SLHA Beautification Program Coordinator Camille Shoals expressed her enthusiasm for collaborating with residents to achieve their vision for their community.

"I am excited to start working on the community beautification process with our selected sites! I believe in the power of community investment, and this is a wonderful opportunity to make our sites even more of a home for our residents," explained Shoals. "I am interested in their input and detailed visions for their communities. My goal is to have the result of each project make you proud of where you live, as everyone deserves a beautiful home."

SLHA is also seeking 15 volunteers to dedicate about 40 hours each to assist with this program between now and next July. Key responsibilities include assisting with resident outreach and engagement, helping to coordinate service-learning opportunities, and rallying community support.

Shoals added: "We're ready to get the ball rolling on the Community Beautification Grant! Our main goal is to recruit volunteers that live at the selected sites so they can play a leading role in the process; however, we do accept volunteers that are not public housing residents that want to uplift their community."

The projects will be decided later in the year, people interested in volunteering can email me at [CShoals@slha.org](mailto:CShoals@slha.org) or call 314 -286-4296."

# RENT *Café*

SLHA encourages all residents to sign up for **RENT***Café*, an online portal that allows you to:

- apply for open housing waiting lists;
- review and update waiting lists application;
- review and update important information;
- submit maintenance requests;
- complete recertifications; and
- sign documents.

All you need is a current email address to create an account. Visit [slha.org](http://slha.org) or use the QR Code to register. Please use the email you provided to SLHA when applying for housing or recertification.





# **HUMAN RESOURCES**

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: August 7, 2024

Subject: Human Resources Board Report

### **EMPLOYEE CENSUS AS OF JULY 31, 2024**

<b><u>Regular Full-Time</u></b>	<b><u>Temporary Full-Time</u></b>	<b><u>Part-Time</u></b>	<b><u>Total</u></b>
118	0	5	123

### **STAFFING CHANGES**

#### **New Employees Full-Time:**

<b><u>Name</u></b>	<b><u>Title</u></b>
Latonya McCullough	Contract and Compliance Specialist
Camille Shoals	Resident Coordinator

#### **New Employees Temporary Full-Time:**

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

#### **New Employees Regular Part-Time:**

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

#### **New Employees Temporary Part-Time:**

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

#### **Promotions:**

<b><u>Name</u></b>	<b><u>Former Title</u></b>	<b><u>New Title</u></b>
Latasha Barnes	Acting Executive Director	Executive Director
LaKayla Johnson	Property Manager	General Manager South HUB
Tawanna Lindsey	Housing Specialist Floater	HCV Supervisor

**Status Change Acting Positions:**

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

**Title Change:**

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

**Status Change (Temporary to Regular Full-Time):**

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

**Status Change (Temporary to Regular Part-Time):**

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

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

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

**RECRUITMENT**

**Number of Position Vacancies Published This Month: 1**

**Number of Position Vacancies Carried Over From Previous Month: 17**

<b>Applications</b>	<b><u>Received This Month</u></b>
<b>Position Vacancies Published this Month:</b>	
Property Manager	71
<b>Additional Applications Received this Month:</b>	
Assistant Property Manager	4
Community Beautification Intern	8
Contract and Compliance Specialist (HCV)	27
Development and Modernization Intern	0
Janitor	185
Facilities Specialist	13
Groundskeeper	49
HCV Supervisor	10
Housing Specialist	51
HQS Inspector	23
Inspections Specialist	30
Maintenance Technician	11
Senior Maintenance Technician (Full-Time)	2

Resident Coordinator	5
Leasing Agent	18
Contract and Compliance Specialist (AM)	7
General Manager	20

**Position Applied for by Residents:**

None this reporting period.

**EEO COMPLAINTS:**

None this reporting period.

**EMPLOYEE TRAINING – LOCAL:**

<b><u>Name</u></b>	<b><u>Training</u></b>	<b><u>Hour</u></b>
Latonya McCullough	Cyber Awareness Challenge	1.75
Camille Shoals	Cyber Awareness Challenge	1.75
Jason Bogan	PIC – Navigating the Basics Live Training	1.0
	The Secret to PIC Errors	1.0
Vontriece McDowell	NAHRO Ethics for Management	2.5
Sredrick Robinson	NAHRO Ethics for Professionals	2.5
Vera Wren	NAHRO Ethics for Professionals	2.5

**EMPLOYEE TRAINING OUT- OF- STATE:**

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