



ST. LOUIS  
**HOUSING**  
AUTHORITY

# **MONTHLY ACTIVITY REPORTS**

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SEPTEMBER 26

2024



## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: September 20, 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 August.

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

**VI. Legal Activities**

- Procurement

**VII. Communications**

**VIII. Human Resources Activities**

# **PUBLIC HOUSING PROGRAM**



# Asset Management Department

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## MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Paul Werner, Director of Operations for Public Housing

DATE: September 11, 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 August, thirty-eight (38) individuals were on SLHA's Trespass and Ban List.

**NSPIRE Inspections:** As NSPIRE inspections are scheduled and completed, Asset Management works with management to review their plans for each development and address deficiencies from pre-inspections, including any outstanding health and safety issues. In August, NSPIRE Inspections for North Sarah Phase II, Clinton-Peabody, James House, Kingsbury, Cochran Plaza, Badenhau, Renaissance Senior and Southside Scattered Sites were completed. NSPIRE Inspections for Arlington Grove and Parkview are scheduled for September and November.

**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>August</b>	<b>88.90</b>
<b>HUD GOAL</b>	<b>95%</b>

**Prior Months:**

<b>July</b>	<b>June</b>	<b>May</b>
84.56%	83.93%	87.82%

In August, Asset Management prioritized addressing approximately 332 late recertifications (over 13 months late). By the end of the month, SLHA had approximately 239 late recertifications, resulting in an increase in SLHA's Reporting Rate of approximately 4%. Over the next several months, Asset Management's goal is to resolve all outstanding late recertifications (over 13 months late). By addressing late recertifications and actively monitoring upcoming recertifications, Asset Management projects to achieve a 95% reporting rate in the next two to three months.

**Senior Wait List Management:** Asset Management continues to provide targeted assistance to several sites with significant numbers of non-elderly applicants to support occupancy. SLHA's ACOP permits near-elderly families (ages 50-61) if there are not enough elderly (62 and up) families to occupy available units. In August, approximately 2,900 ineligible applicants were removed from SLHA's senior development wait lists.

**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)	354
New Requests Submitted to HUD (# of units)	0
Extension Requests Submitted to HUD (# of units)	0

**Bad Debt Write-Off:** In August, Asset Management coordinated SLHA's annual write-off process of uncollectible debts for vacated tenant accounts. In addition to the resolution presented to the Board of Commissioners, a brief additional analysis of the accounts is included below. This year's write-off of \$891,784.15 was an increase from the previous year's \$552,402.

<b>Amount of Write-Off</b>	<b># of Accounts</b>	<b>Amount of Write Off's (% of Total)</b>
>\$10,000	19	\$280,245 (31%)
\$5,000 - 9,999	39	\$262,599 (29%)
\$2,000 - \$4,999	72	\$227,974 (26%)
<\$2,000	182	\$120,965 (14%)
<b>TOTAL</b>	<b>312</b>	<b>\$891,784.15</b>

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	352	121	152	66%	121	147	64%	121	139	60%	114	143	60%	163	144	76%	165	138	74%
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>2,803</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			8/1/2024		
				Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
20	MO001000002	Clinton-Peabody	352	165	134	72%	163	130	69%	164	130	69%	224	126	98%	224	126	98%
100	MO001000010	James House	126		108	86%		110	87%		110	87%		118	94%		120	95%
132	MO001000013	Euclid Plaza Elderly	108		103	95%		105	97%		105	97%		103	95%		104	96%
170	MO001000017	West Pine	99		86	87%		87	88%		87	88%		90	91%		91	92%
190	MO001000019	Parkview Elderly	295	29	216	81%	29	211	79%	27	211	79%	27	215	80%	23	229	84%
280	MO001000028	Badenhaus Elderly	100	4	93	97%	4	93	97%	3	93	96%		89	89%		92	92%
390		Badenfest Elderly	21		21	100%		21	100%		21	100%		20	95%		20	95%
340	MO001000034	LaSalle Park	148		130	88%		133	90%		133	90%		135	91%		138	93%
370	MO001000037	Cochran Plaza	78	9	56	81%	8	55	79%	8	55	79%	9	55	80%	9	55	80%
220	MO001000038	Lafayette Apartments	26		22	85%		22	85%		22	85%		24	92%		23	88%
230		California Gardens	28	13	13	87%	13	12	80%	16	12	100%	16	12	100%	16	11	92%
350		Armand & Ohio	4		4	100%		4	100%		4	100%		4	100%		3	75%
380		Folsom	6	1	5	100%	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%	1	3	60%
410		South Broadway	10		10	100%		10	100%		10	100%		10	100%		9	90%
420		Lafayette Townhomes	38	12	24	92%	8	24	80%	8	24	80%	8	27	90%	8	24	80%
421		Tiffany Turnkey	25		18	72%		18	72%		18	72%		18	72%		17	68%
150		Towne XV	8		7	88%		7	88%		7	88%		7	88%	1	7	100%
160		McMillan Manor	20	2	16	89%	2	16	89%	2	16	89%	2	14	78%	2	13	72%
260	Page Manor	10	4	5	83%	4	4	67%	4	4	67%	3	3	43%	6	3	75%	
381	Samuel Shepard	16	3	9	69%	3	9	69%	3	9	69%	7	8	89%	8	7	88%	
383	Cupples	4	2	2	100%	1	3	100%	1	3	100%		4	100%		3	75%	
384	Hodiamont	22	22	0	-		0	0%	22	0	-	22	0	-	22	0	-	
411	Walnut Park	13		13	100%		12	92%		12	92%		10	77%		10	77%	
412	Lookaway	17	3	11	79%	3	12	86%	3	12	86%	3	13	93%	3	12	86%	
510	McMillan Manor II	18		13	72%		12	67%		12	67%		12	67%		12	67%	
440	MO001000044	Murphy Park I	93	12	68	84%	10	69	83%	10	69	83%	10	58	70%	10	60	72%
450	MO001000045	Murphy Park II	64	2	53	85%	2	53	85%	2	53	85%	1	50	79%	1	51	81%
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490	MO001000049	King Louis Square II	44		37	84%		37	84%		37	84%		35	80%		41	93%
500	MO001000050	Renaissance Pl @ Grand	62	1	59	97%	1	59	97%	1	59	97%	1	59	97%	1	59	97%
520	MO001000052	King Louis III	24	1	19	83%	1	21	91%	1	21	91%	1	20	87%	1	19	83%
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560	MO001000056	Cahill House	80		77	96%		78	98%		78	98%		76	95%		77	96%
570	MO001000057	Renaissance Pl @ Grand II	36		32	89%		33	92%		33	92%		34	94%		33	92%
580	MO001000058	Cambridge Heights	46	11	23	66%	11	23	66%	11	23	66%	11	21	60%	11	21	60%
590	MO001000059	Renaissance Place @ Grand III	50		49	98%		48	96%		48	96%		49	98%		49	98%
600	MO001000060	Cambridge Heights II	44	7	25	68%	7	25	68%	7	25	68%	7	23	62%	5	25	64%
620	MO001000062	Sr. Living at Cambridge Heights	75		71	95%		69	92%		69	92%		70	93%		70	93%
630	MO001000063	Arlington Grove	70		63	90%		64	91%		64	91%		66	94%		66	94%
640	MO001000064	North Sarah	59		55	93%		55	93%		55	93%		55	93%		54	92%
650	MO001000065	North Sarah II	46		38	83%		38	83%		38	83%		39	85%		38	83%
660	MO001000066	North Sarah III	35		33	94%		33	94%		33	94%		31	89%		31	89%
661	MO001000061	Kingsbury Terrace	120	1	113	95%	1	112	94%	1	112	94%	1	108	91%	1	110	92%
670	MO001000067	Preservation Square I	19		18	95%		18	95%		18	95%		19	100%		18	95%
	<b>TOTAL</b>		<b>2,803</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>		<b>354</b>	<b>2,177</b>	



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

	August 2024		October 2023 - August 2024	
Abandonment of Unit	3	10.3%	28	7.0%
Deceased	2	6.9%	38	9.5%
Did Not Like Unit	-	-	1	0.2%
Evicted-Legal Action	8	27.6%	70	17.4%
Incarcerated	-	-	2	0.5%
Moved-In Legal	1	3.4%	5	1.2%
Moved to HCV Prog S8	-	-	9	2.2%
Moved with Notice	10	34.5%	129	32.1%
One Strike	-	-	13	3.2%
Nursing Home Placement	-	-	8	2.0%
Purchased Home	-	-	1	0.2%
Relocation Transfer		-	11	2.7%
Transfer to Diff PH Unit	5	17.2%	87	21.6%
<b>Total</b>	<b>29</b>	<b>100%</b>	<b>402</b>	<b>100%</b>

**Demographic Report**  
August 1 - August 31, 2024

	<b>Disabled</b>	<b>Non-Disabled</b>	<b>Total</b>
Number of Families	680	1,516	<b>2,196</b>
Average Family Size	1.4	2.3	<b>2.0</b>
Average Age of Head of Household	58.2	45.3	<b>49.5</b>
Number of Youth Family Members (<18)	-	-	<b>1,881</b>
Average Age of Youth Family Members	-	-	<b>10.2</b>
Number of Senior (62+) Head of Household	338	340	<b>678</b>
Average Household Income	\$12,670	\$11,838	<b>\$12,096</b>
Number of Head of Households Employed	637	987	<b>1,624</b>
Average Monthly Rent	\$260.59	\$2,187.70	<b>\$231.67</b>
Average Cost of Utilities Paid by SLHA	\$4.02	\$27.76	<b>\$20.41</b>
Average Length of Occupancy (Years)	10.3	6.2	<b>7.5</b>

<b>Head of Household - Race / Ethnicity</b>	<b>Hispanic</b>	<b>Non Hispanic</b>	<b>Total</b>
American Indian or Alaska Native Only	0	2	2
Any Other Combination	1	6	7
Asian Only	0	2	2
Black/African American Only	19	2,119	2,138
Native Hawaiian/Other Pacific Islander Only	0	0	0
White Only	2	36	38
White, Black/African American	0	9	9
<b>Total</b>	<b>22</b>	<b>2,174</b>	<b>2,196</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
MURDER	0	0	*	0	0	*	0	1	-100%	*	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	2	2	0%	*	*
ROBBERY	0	0	*	0	2	-100%	3	4	-25%	-25%	-25%
AGGRAVATED ASSAULT	0	1	-100%	6	6	0%	34	32	6%	3%	-44%
BURGLARY	1	0	*	2	1	100%	12	7	71%	0%	33%
FELONY THEFT	0	0	*	2	2	0%	15	8	88%	25%	-40%
AUTO THEFT	0	1	-100%	2	5	-60%	13	18	-28%	-43%	44%
<b>TOTAL</b>	<b>1</b>	<b>2</b>	<b>-50%</b>	<b>12</b>	<b>16</b>	<b>-25%</b>	<b>79</b>	<b>72</b>	<b>10%</b>	<b>-6%</b>	<b>-29%</b>
SHOOTING INCIDENTS	0	0	*	0	0	*	5	7	-29%	0%	-44%
SHOOTING VICTIMS	0	0	*	0	0	*	5	8	-38%	0%	-58%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	1	1	0%	0%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	1	1	0%	0%	*
MISDEMEANOR THEFT	4	0	*	4	6	-33%	16	17	-6%	-16%	-24%
GUN ARRESTS	1	0	*	1	1	0%	6	8	-25%	50%	-45%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	1	1	0%	*	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	1	-100%	1	1	0%	*	0%
<b>SEXUAL ASSAULT</b>	0	1	-100%	0	1	-100%	0	3	-100%	*	-100%
<b>ROBBERY</b>	1	1	0%	3	1	200%	8	9	-11%	-11%	-11%
<b>AGGRAVATED ASSAULT</b>	0	0	*	1	4	-75%	17	26	-35%	6%	-26%
<b>BURGLARY</b>	1	1	0%	4	2	100%	18	19	-5%	-10%	100%
<b>FELONY THEFT</b>	0	1	-100%	4	3	33%	26	40	-35%	-54%	-40%
<b>AUTO THEFT</b>	1	0	*	4	8	-50%	34	60	-43%	-19%	113%
<b>TOTAL</b>	<b>3</b>	<b>4</b>	<b>-25%</b>	<b>16</b>	<b>20</b>	<b>-20%</b>	<b>104</b>	<b>158</b>	<b>-34%</b>	<b>-28%</b>	<b>2%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	1	1	0%	3	5	-40%	-25%	-40%
<b>SHOOTING VICTIMS</b>	0	0	*	1	1	0%	3	5	-40%	-25%	-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>	1	1	0%	10	5	100%	57	56	2%	27%	-5%
<b>GUN ARRESTS</b>	0	0	*	0	1	-100%	6	13	-54%	-33%	-40%
<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%	100%
SEXUAL ASSAULT	0	0	*	0	0	*	1	0	*	0%	*
ROBBERY	0	0	*	0	0	*	4	3	33%	-33%	33%
AGGRAVATED ASSAULT	0	0	*	3	0	*	9	16	-44%	-25%	-50%
BURGLARY	0	0	*	0	0	*	7	4	75%	0%	75%
FELONY THEFT	1	1	0%	3	12	-75%	20	32	-38%	-31%	11%
AUTO THEFT	1	0	*	1	2	-50%	13	10	30%	-48%	63%
<b>TOTAL</b>	<b>2</b>	<b>1</b>	<b>100%</b>	<b>7</b>	<b>14</b>	<b>-50%</b>	<b>56</b>	<b>65</b>	<b>-14%</b>	<b>-31%</b>	<b>8%</b>
SHOOTING INCIDENTS	0	0	*	1	0	*	5	2	150%	400%	67%
SHOOTING VICTIMS	0	0	*	1	0	*	6	2	200%	500%	100%
JUVENILE SHOOTING INCIDENTS	0	0	*	1	0	*	1	2	-50%	*	0%
JUVENILE SHOOTING VICTIMS	0	0	*	1	0	*	1	2	-50%	*	0%
MISDEMEANOR THEFT	1	0	*	12	4	200%	81	34	138%	305%	350%
GUN ARRESTS	0	0	*	0	0	*	1	4	-75%	-75%	-80%
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											
<b>MURDER</b>	0	0	*	0	0	*	0	0	*	*	-100%
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	1	1	0%	*	*
<b>ROBBERY</b>	1	0	*	1	0	*	2	3	-33%	-33%	-80%
<b>AGGRAVATED ASSAULT</b>	0	0	*	1	1	0%	20	21	-5%	-26%	-66%
<b>BURGLARY</b>	1	1	0%	1	2	-50%	9	10	-10%	-40%	-44%
<b>FELONY THEFT</b>	0	1	-100%	0	2	-100%	11	16	-31%	-42%	-69%
<b>AUTO THEFT</b>	0	0	*	1	1	0%	11	12	-8%	-58%	-42%
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>0%</b>	<b>4</b>	<b>6</b>	<b>-33%</b>	<b>54</b>	<b>63</b>	<b>-14%</b>	<b>-40%</b>	<b>-62%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	0	*	3	2	50%	-40%	-50%
<b>SHOOTING VICTIMS</b>	0	0	*	0	0	*	3	3	0%	-40%	-50%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	-100%	*
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	-100%	*
<b>MISDEMEANOR THEFT</b>	1	0	*	3	2	50%	32	25	28%	68%	-18%
<b>GUN ARRESTS</b>	0	0	*	0	0	*	3	4	-25%	-70%	-75%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	-100%	-100%

## MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: September 11, 2024

SUBJECT: Property Management Board Report

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**Property Management Department:** Property management staff has completed the reconciliation of SLHA’s resident and unit database with HUD’s resident and unit database. Based on the most recent review, the information in both databases reflect 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. Several sites with SLHA’s property management portfolio were inspected by HUD’s NSpire contractors during the month August 2024. James House, Kingsbury Terrace and Badenhau/Badenfest received scores above ninety (90) points. Developments that receive scores at 90 or above are places on HUD’s list of developments that are inspected every three years by HUD. SLHA has five remaining inspections for the 2024 year. Facilities staff continues to work with maintenance technicians to ensure that every unit has been inspected, work orders are generated and techs are assigned work orders to complete.

**Occupancy:** Property Management increased occupancy by 4.5 percentage points in August. James House, Euclid Plaza and Badenhau/Badenfest ended the month with over 95% occupancy for each site. Parkview Apartments had an amazing month, with 19 move-ins. Lasalle Park, Kingsbury Terrace, West Pine, Clinton-Peabody/King Louis III and Parkview are all on track to reach occupancy goals. Parkview’s maintenance team led the portfolio by making over 20 units ready for occupancy in August. Property Management’s average occupancy rate during this reporting period is 91.27%. The current rate is showing a significant increase over the most recent three-month trend.

June 2024	July 2024	August 2024
87.26%	86.97%	91.27%

**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’s 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 current applicants.

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 and Cochran Plaza	Clinton-Peabody concluded unit inspections. Contractor is completing work orders.
North Hub	Outstanding balance of work orders for Northside Scattered	Work orders created in anticipation of NSpire inspections.

**Recertifications:** Southside Scattered Sites has made outstanding progress on past due recertifications. Staff at several sites volunteered to assist the development in recertifying residents. Southside Scattered sites has reduced the number of late recertifications by more than 50%. Staff continues to complete recertifications, uncovering previously unreported income, and work with residents to reconcile the ledgers to ensure the correct rent is being charged.

During the reporting period, Property Management has 46 outstanding recertifications. The current rate shows a 25% decrease from the previous month. Property Management's reporting rate is 97.4%.

June 2024	July 2024	August 2024
74	62	46



## Work Order Period Activity

Period Date From 08/01/2024 To Period Date 08/31/2024

Property	Opening Balance	Created	Closed	Closing Balance
Armand & Ohio	6.00	0.00	0.00	6.00
Badenfest Elderly	36.00	8.00	4.00	40.00
Badenhaus Elderly	109.00	37.00	25.00	121.00
California Gardens	6.00	2.00	2.00	6.00
Clinton - Peabody	303.00	133.00	316.00	120.00
Cochran Plaza	34.00	95.00	18.00	111.00
Cupples	1.00	1.00	0.00	2.00
Euclid Plaza Elderly	8.00	19.00	17.00	10.00
Folsom	2.00	1.00	0.00	3.00
James House	45.00	76.00	79.00	42.00
King Louis III	23.00	15.00	17.00	21.00
Kingsbury Terrace	8.00	87.00	85.00	10.00
Lafayette Apartments	18.00	4.00	0.00	22.00
Lafayette Townhomes	35.00	2.00	2.00	35.00
LaSalle Park	73.00	47.00	41.00	79.00
Lookaway	14.00	1.00	5.00	10.00
Marie Fanger	3.00	0.00	0.00	3.00
McMillian Manor II	33.00	0.00	8.00	25.00
McMillian Manor	19.00	8.00	16.00	11.00
Page Manor	5.00	1.00	2.00	4.00
Parkview Elderly	68.00	135.00	111.00	92.00
Samuel Shepard	6.00	0.00	1.00	5.00
South Broadway	25.00	2.00	0.00	27.00
Tiffany Turnkey(421)	20.00	6.00	3.00	23.00
Towne XV	3.00	1.00	1.00	3.00
Walnut Park	22.00	2.00	3.00	21.00
West Pine	25.00	58.00	8.00	75.00
<b>Total</b>	<b>950.00</b>	<b>741.00</b>	<b>764.00</b>	<b>927.00</b>

PUBLIC HOUSING CASH ACTIVITY AS OF 07/01/2024

<u>CHECKING, MONEY MARKET ACCOUNTS &amp; ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME &amp; NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	7/1/24 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	7/1/24 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$13,947,751.41	FEDERAL HOME LOAN BANK	Various	\$941,666.48
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$80,663.34	U.S TREASURY BILL	Various	\$1,566,512.09
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$783,162.15	CIT BANK NA CD	12/17/2024	\$94,712.13
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$636,557.18	PNC BANK	8/29/2024	\$75,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$298,772.91	CITY NATL BANK	11/25/2024	\$96,841.96
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$104,267.95	WELLS FARGO	8/2/2024	\$199,662.18
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,535.21	FLAGSTAR BANK	8/14/2024	\$241,121.87
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,459.00	FEDERAL NATL MORTGAGE ASSN	9/30/2024	\$244,489.21
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$314,487.81	BANK OF AMERICA NA	8/8/2024	\$136,918.77
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$17,138.76	BANK OF BARODA CD	8/14/2024	\$124,924.07
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$166,346.41	ZIONS BANCORP NA CD	12/30/2024	\$250,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$305,058.82	FEDERAL NATL MORTGAGE ASSN	10/28/2024	\$195,529.72
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$681,435.70	CALIFORNIA CREDIT UNION	12/27/2024	\$94,939.86
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,401,542.92	CAPITAL ONE NA	8/2/2024	\$243,849.06
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$184,116.25	SOLVAY BANK CD	12/2/2024	\$245,000.00
		SIMMONS BANK/PINE BLUFF	1/16/2025	\$174,000.00
<b>TOTAL CASH &amp; MIXED FINANCE (CASH &amp; INVESTMENTS)</b>	<b>\$18,934,295.82</b>	USALLIANCE FED CR UNION	12/30/2024	\$103,160.53
		EAGLEBANK CD	2/24/2025	\$187,622.31
		<b>TOTAL INVESTMENTS</b>		<b>\$5,215,950.24</b>

## Clinton Peabody Income Statement

Period = Oct 2023-Jul 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	91,737.08	140,000.00	-48,262.92	168,000.00
Utility Reimb.-LIPH	-68,109.00	-58,333.30	-9,775.70	-70,000.00
Total Rental Income	23,628.08	81,666.70	-58,038.62	98,000.00
Other Tenant Income				
Damages/Maintenance	75.00	166.70	-91.70	200.00
Late Charges	9,377.00	16,666.70	-7,289.70	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	13,586.80	16,833.40	-3,246.60	20,200.00
NET TENANT INCOME	37,214.88	98,500.10	-61,285.22	118,200.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,797,087.00	2,069,895.80	-272,808.80	2,483,875.00
Interest Income	0.00	33.30	-33.30	40.00
Allocated Interest Income	0.00	116.70	-116.70	140.00
Fraud Recovery PH	7,645.00	0.00	7,645.00	0.00
Market Value Adjustment	-485.20	0.00	-485.20	0.00
Non-Dwelling Rent	1,500.00	1,000.00	500.00	1,200.00
Other Miscellaneous Income	1,628.34	0.00	1,628.34	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	29,054.22	42,579.20	-13,524.98	51,095.00
TOTAL GRANT AND OTHER INCOME	1,891,845.55	2,113,625.00	-221,779.45	2,536,350.00
TOTAL INCOME	1,929,060.43	2,212,125.10	-283,064.67	2,654,550.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	374,896.47	513,410.80	138,514.33	616,093.00
TOTAL TENANT SERVICES EXPENSES	23,195.00	22,750.00	-445.00	27,300.00
TOTAL UTILITY EXPENSES	430,677.71	533,250.10	102,572.39	639,900.00
Total Maint Salaries				
Total Maint Salaries	147,587.43	241,496.60	93,909.17	289,796.00
Total Materials				
Total Materials	28,302.51	83,666.50	55,363.99	100,400.00
Total Contract Costs				
Total Contract Costs	372,882.76	334,650.20	-38,232.56	401,580.00
TOTAL MAINTENACE EXPENSES	548,772.70	659,813.30	111,040.60	791,776.00
TOTAL PROTECTIVE SERVICES	117,904.07	289,680.80	171,776.73	347,617.00
TOTAL INSURANCE PREMIUMS	153,578.33	168,325.80	14,747.47	201,991.00
TOTAL GENERAL EXPENSES	1,089.05	24,891.70	23,802.65	29,870.00
TOTAL EXTRAORDINARY EXPENSES	90,700.85	0.00	-90,700.85	0.00
TOTAL OPERATING EXPENSES	1,740,814.18	2,212,124.84	471,308.32	2,654,547.00
NET INCOME	188,246.25	0.26	188,245.99	0.00

# James House

## Income Statement

Period = Oct 2023-Jul 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	194,158.55	238,333.30	-44,174.75	286,000.00
Total Rental Income	194,158.55	238,333.30	-44,174.75	286,000.00
Other Tenant Income				
Damages/Maintenance	0.00	166.70	-166.70	200.00
Late Charges	12,870.00	25,416.70	-12,546.70	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	1,916.70	-1,916.70	2,300.00
Total Other Tenant Income	14,117.50	27,500.10	-13,382.60	33,000.00
NET TENANT INCOME	208,276.05	265,833.40	-57,557.35	319,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	713,229.83	714,162.50	-932.67	856,995.00
Interest Income	23.81	145.80	-121.99	175.00
Allocated Interest Income	0.00	17.50	-17.50	21.00
Fraud Recovery PH	17,867.00	0.00	17,867.00	0.00
Other Miscellaneous Income	411.00	333.30	411.00	400.00
Insurance Proceeds	8,003.59	0.00	8,003.59	0.00
Allocated Other Income	4,352.96	6,379.20	-2,026.24	7,655.00
TOTAL GRANT AND OTHER INCOME	743,888.19	721,038.30	23,183.19	865,246.00
TOTAL INCOME	952,164.24	986,871.70	-34,374.16	1,184,246.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	158,958.95	211,537.50	52,578.55	253,845.00
TOTAL TENANT SERVICES EXPENSES	10,254.95	12,984.20	2,729.25	15,581.00
TOTAL UTILITY EXPENSES	158,383.11	181,104.20	22,721.09	217,325.00
Total Maint Salaries				
	71,329.90	140,520.00	69,190.10	168,624.00
Total Materials				
	37,644.36	34,541.50	-3,102.86	41,450.00
Total Contract Costs				
	179,948.96	161,120.90	-18,828.06	193,345.00
TOTAL MAINTENACE EXPENSES	288,923.22	336,182.40	47,259.18	403,419.00
TOTAL PROTECTIVE SERVICES	195,796.01	161,971.70	-33,824.31	194,366.00
TOTAL INSURANCE PREMIUMS	88,500.67	78,426.60	-10,074.07	94,112.00
TOTAL GENERAL EXPENSES	405.22	4,662.50	4,257.28	5,595.00
TOTAL EXTRAORDINARY EXPENSES	58,003.59	0.00	-58,003.59	0.00
TOTAL OPERATING EXPENSES	959,225.72	986,871.70	27,643.38	1,184,246.00
NET INCOME	-7,061.48	0.00	-6,730.78	0.00

# Euclid Plaza Elderly Income Statement

Period = Oct 2023-Jul 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	199,330.00	213,333.30	-14,003.30	256,000.00
Total Rental Income	199,330.00	213,333.30	-14,003.30	256,000.00
Other Tenant Income				
Damages/Maintenance	375.00	125.00	250.00	150.00
Late Charges	10,303.00	8,333.30	1,969.70	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	280.00	0.00	280.00	0.00
Vacate Charges	1,289.00	6,416.70	-5,127.70	7,700.00
Total Other Tenant Income	16,812.61	14,875.00	1,937.61	17,850.00
NET TENANT INCOME	216,142.61	228,208.30	-12,065.69	273,850.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	588,180.00	584,250.00	3,930.00	701,100.00
Interest Income	124.33	500.00	-375.67	600.00
Allocated Interest Income	0.00	15.00	-15.00	18.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
Allocated Other Income	3,869.29	5,670.80	-1,801.51	6,805.00
TOTAL GRANT AND OTHER INCOME	592,207.27	590,435.80	1,771.47	708,523.00
TOTAL INCOME	808,349.88	818,644.10	-10,294.22	982,373.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	176,846.30	193,181.60	16,335.30	231,818.00
TOTAL TENANT SERVICES EXPENSES	8,351.05	15,030.00	6,678.95	18,036.00
TOTAL UTILITY EXPENSES	180,982.12	177,916.70	-3,065.42	213,500.00
Total Maint Salaries	100,815.25	138,171.60	37,356.35	165,806.00
Total Materials	31,936.65	44,583.40	12,646.75	53,500.00
Total Contract Costs	101,608.14	117,604.40	15,996.26	141,125.00
TOTAL MAINTENANCE EXPENSES	234,360.04	300,359.40	65,999.36	360,431.00
TOTAL PROTECTIVE SERVICES	60,101.00	57,075.00	-3,026.00	68,490.00
TOTAL INSURANCE PREMIUMS	58,306.70	71,412.50	13,105.80	85,695.00
TOTAL GENERAL EXPENSE	16,922.66	4,255.00	-12,667.66	5,106.00
TOTAL OPERATING EXPENSES	735,869.87	819,227.68	83,360.33	983,073.00
NET INCOME	72,480.01	-583.58	73,063.59	-700.00

# West Pine Income Statement

Period = Oct 2023-Jul 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Rental Income				
Tenant Rent	194,737.00	230,000.00	-35,263.00	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	194,617.00	230,000.00	-35,383.00	276,000.00
Other Tenant Income				
Damages/Maintenance	70.00	41.70	28.30	50.00
Late Charges	6,161.00	15,200.00	-9,039.00	18,240.00
Misc. Tenant Income	10.00	0.00	10.00	0.00
Total Other Tenant Income	6,241.00	15,241.70	-9,000.70	18,290.00
NET TENANT INCOME	200,858.00	245,241.70	-44,383.70	294,290.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	597,799.00	555,485.80	42,313.20	666,583.00
Interest Income	28.79	83.30	-54.51	100.00
Allocated Interest Income	0.00	14.20	-14.20	17.00
Fraud Recovery PH	5,324.00	0.00	5,324.00	0.00
Other Miscellaneous Income	33.65	250.00	-216.35	300.00
Allocated Other Income	3,592.93	5,265.80	-1,672.87	6,319.00
TOTAL GRANT AND OTHER INCOME	606,778.37	561,099.10	45,679.27	673,319.00
TOTAL INCOME	807,636.37	806,340.80	1,295.57	967,609.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	135,022.70	189,678.30	54,655.60	227,614.00
TOTAL TENANT SERVICES EXPENSES	7,790.51	8,050.90	260.39	9,661.00
TOTAL UTILITY EXPENSES	140,811.71	178,000.00	37,188.29	213,600.00
Total Maint Salaries	96,173.29	136,487.40	40,314.11	163,785.00
Total Materials	44,383.70	25,999.20	-18,384.50	31,199.00
Total Contract Costs	182,833.68	115,016.70	-67,816.98	138,020.00
TOTAL MAINTENACE EXPENSES	323,390.67	277,503.30	-45,887.37	333,004.00
TOTAL PROTECTIVE SERVICES	88,637.99	82,555.00	-6,082.99	99,066.00
TOTAL INSURANCE PREMIUMS	53,821.00	64,662.50	10,841.50	77,595.00
TOTAL GENERAL EXPENSES	685.50	5,894.20	5,208.70	7,073.00
TOTAL OPERATING EXPENSES	750,160.08	806,340.80	56,184.12	967,609.00
NET INCOME	57,476.29	0.00	57,476.29	0.00

## Parkview Elderly Income Statement

Period = Oct 2023-Jul 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	475,164.35	534,583.30	-59,418.95	641,500.00
Less: Concessions	-146.00	0.00	-146.00	0.00
Total Rental Income	475,018.35	534,583.30	-59,564.95	641,500.00
Other Tenant Income				
Damages/Maintenance	225.00	0.00	225.00	0.00
Late Charges	29,230.00	50,162.50	-20,932.50	60,195.00
Legal Fees - Tenant	-60.00	0.00	-60.00	0.00
Misc. Tenant Income	194.00	0.00	194.00	0.00
Vacate Charges	0.00	3,333.30	-3,333.30	4,000.00
Total Other Tenant Income	29,589.00	53,495.80	-23,906.80	64,195.00
NET TENANT INCOME	504,607.35	588,079.10	-83,471.75	705,695.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,495,958.00	1,478,815.00	17,143.00	1,774,578.00
Interest Income	69.76	383.30	-313.54	460.00
Allocated Interest Income	0.00	40.00	-40.00	48.00
Fraud Recovery PH	759.65	0.00	759.65	0.00
Non-Dwelling Rent	10,285.00	11,000.00	-715.00	13,200.00
Other Miscellaneous Income	0.00	145.80	-145.80	175.00
Allocated Other Income	10,191.47	14,935.80	-4,744.33	17,923.00
TOTAL GRANT AND OTHER INCOME	1,517,263.88	1,505,319.90	11,943.98	1,806,384.00
TOTAL INCOME	2,021,871.23	2,093,399.00	-71,527.77	2,512,079.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	301,378.64	399,192.40	97,813.76	479,031.00
TOTAL TENANT SERVICES EXPENSES	9,927.28	11,667.50	1,740.22	14,001.00
TOTAL UTILITY EXPENSES	314,702.86	523,916.70	209,213.84	628,700.00
Total Maint Salaries	196,265.34	317,534.10	121,268.76	381,041.00
Total Materials	60,876.04	56,333.40	-4,542.64	67,600.00
Total Contract Costs	640,437.93	260,069.20	-380,368.73	312,083.00
TOTAL MAINTENANCE EXPENSES	897,579.31	633,936.70	-263,642.61	760,724.00
TOTAL PROTECTIVE SERVICES	372,798.35	354,688.30	-18,110.05	425,626.00
TOTAL INSURANCE PREMIUMS	153,812.20	173,407.50	19,595.30	208,089.00
TOTAL GENERAL EXPENSES	2,627.98	17,945.80	15,317.82	21,535.00
TOTAL EXTRAORDINARY EXPENSES	17,635.85	0.00	-17,635.85	0.00
TOTAL OPERATING EXPENSES	2,070,462.47	2,114,754.90	44,292.43	2,537,706.00
NET INCOME	-48,591.24	-21,355.90	-27,235.34	-25,627.00

## Baden House Elderly/Badenfest Income Statement

Period = Oct 2023-Jul 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	187,082.85	210,625.00	-23,542.15	252,750.00
Utility Reimb.-LIPH	-1,720.00	-1,250.00	-470.00	-1,500.00
Utility Reimbursement Refund	-21.00	0.00	-21.00	0.00
Total Rental Income	185,341.85	209,375.00	-24,033.15	251,250.00
Other Tenant Income				
Damages/Maintenance	75.00	833.30	-758.30	1,000.00
Late Charges	11,645.00	11,666.70	-21.70	14,000.00
Vacate Charges	428.00	3,083.30	-2,655.30	3,700.00
Total Other Tenant Income	12,148.00	15,583.30	-3,435.30	18,700.00
NET TENANT INCOME	197,489.85	224,958.30	-27,468.45	269,950.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	567,170.00	580,724.20	-13,554.20	696,869.00
Interest Income	16.22	125.00	-108.78	150.00
Allocated Interest Income	0.00	16.70	-16.70	20.00
Fraud Recovery PH	1,325.00	0.00	1,325.00	0.00
Other Miscellaneous Income	33.65	208.30	-174.65	250.00
Allocated Other Income	4,283.86	6,278.30	-1,994.44	7,534.00
TOTAL GRANT AND OTHER INCOME	572,828.73	587,352.50	-14,523.77	704,823.00
TOTAL INCOME	770,318.58	812,310.80	-41,992.22	974,773.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	166,884.62	210,588.20	43,703.58	252,706.00
TOTAL TENANT SERVICES EXPENSES	3,349.18	4,866.60	1,517.42	5,840.00
TOTAL UTILITY EXPENSES	171,181.30	183,166.70	11,985.40	219,800.00
Total Maint Salaries	93,958.83	139,737.50	45,778.67	167,685.00
Total Materials	18,262.40	28,825.00	10,562.60	34,590.00
Total Contract Costs	95,200.05	126,539.20	31,339.15	151,847.00
TOTAL MAINTENANCE EXPENSES	207,421.28	295,101.70	87,680.42	354,122.00
TOTAL PROTECTIVE SERVICES	73,328.73	64,974.20	-8,354.53	77,969.00
TOTAL INSURANCE PREMIUMS	41,261.00	50,957.50	9,696.50	61,149.00
TOTAL GENERAL EXPENSES	19,203.28	2,660.80	-16,542.48	3,193.00
TOTAL OPERATING EXPENSES	682,629.39	812,310.80	129,686.31	974,773.00
NET INCOME	87,689.19	0.00	87,689.68	0.00



## LaSalle Park Income Statement

Period = Oct 2023-Jul 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	143,089.00	210,125.00	-67,036.00	252,150.00
Utility Reimb.-LIPH	-56,867.00	-62,500.00	5,633.00	-75,000.00
Utility Reimbursement Refund	-3,976.00	0.00	-3,976.00	0.00
Total Rental Income	<u>82,246.00</u>	<u>147,625.00</u>	<u>-65,379.00</u>	<u>177,150.00</u>
Other Tenant Income				
Damages/Maintenance	0.00	133.30	-133.30	160.00
Late Charges	7,945.00	11,666.70	-3,721.70	14,000.00
Misc.Tenant Income	145.00	0.00	145.00	0.00
Vacate Charges	10,061.00	3,166.70	6,894.30	3,800.00
Total Other Tenant Income	<u>18,151.00</u>	<u>14,966.70</u>	<u>3,184.30</u>	<u>17,960.00</u>
NET TENANT INCOME	<u>100,397.00</u>	<u>162,591.70</u>	<u>-62,194.70</u>	<u>195,110.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	890,350.00	983,164.20	-92,814.20	1,179,797.00
Allocated Interest Income	0.00	61.70	-61.70	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	15,649.92	22,935.00	-7,285.08	27,522.00
TOTAL GRANT AND OTHER INCOME	<u>924,299.10</u>	<u>1,006,160.90</u>	<u>-81,861.80</u>	<u>1,207,393.00</u>
TOTAL INCOME	<u>1,024,696.10</u>	<u>1,168,752.60</u>	<u>-144,056.50</u>	<u>1,402,503.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	232,226.26	287,771.50	55,545.24	345,326.00
TOTAL TENANT SERVICES EXPENSES	12,235.31	12,254.20	18.89	14,705.00
TOTAL UTILITY EXPENSES	159,561.24	178,333.30	18,772.06	214,000.00
Total Maint Salaries				
Total Maint Salaries	117,352.53	200,025.80	82,673.27	240,031.00
Total Materials				
Total Materials	80,700.77	71,283.20	-9,417.57	85,540.00
Total Contract Costs				
Total Contract Costs	205,447.23	191,449.90	-13,997.33	229,740.00
TOTAL MAINTENANCE EXPENSES	<u>403,500.53</u>	<u>462,758.90</u>	<u>59,258.37</u>	<u>555,311.00</u>
TOTAL PROTECTIVE SERVICES	87,399.22	119,755.00	32,355.78	143,706.00
TOTAL INSURANCE PREMIUMS	74,670.00	94,447.40	19,777.40	113,337.00
TOTAL GENERAL EXPENSES	<u>109,204.10</u>	<u>13,426.70</u>	<u>-95,777.40</u>	<u>16,112.00</u>
TOTAL OPERATING EXPENSES	<u>1,078,796.66</u>	<u>1,168,752.60</u>	<u>89,950.90</u>	<u>1,402,503.00</u>
NET INCOME	-54,100.56	0.00	-54,100.00	0.00

## Cochran Plaza Income Statement

Period = Oct 2023-Jul 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	89,146.51	113,916.70	-24,770.19	136,700.00
Utility Reimb.-LIPH	-42,941.00	-37,500.00	-5,441.00	-45,000.00
Utility Reimbursement Refund	-960.00	0.00	-960.00	0.00
Total Rental Income	45,245.51	76,416.70	-31,171.19	91,700.00
Other Tenant Income				
Damages/Maintenance	-1,120.46	333.30	-1,453.76	400.00
Late Charges	1,926.00	5,000.00	-3,074.00	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	333.30	1,387.70	400.00
Total Other Tenant Income	13,302.04	5,666.60	7,635.44	6,800.00
NET TENANT INCOME	58,547.55	82,083.30	-23,535.75	98,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	693,913.00	726,845.80	-32,932.80	872,215.00
Allocated Interest Income	0.00	35.80	-35.80	43.00
Fraud Recovery PH	4,024.00	0.00	4,024.00	0.00
Other Miscellaneous Income	5,074.39	0.00	5,074.39	0.00
Allocated Other Income	9,085.93	13,315.80	-4,229.87	15,979.00
TOTAL GRANT AND OTHER INCOME	712,097.32	740,197.40	-28,100.08	888,237.00
TOTAL INCOME	770,644.87	822,280.70	-51,635.83	986,737.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	153,327.55	194,824.20	41,496.65	233,789.00
TOTAL TENANT SERVICES EXPENSES	7,103.53	7,115.00	11.47	8,538.00
TOTAL UTILITY EXPENSES	197,014.99	179,033.40	-17,981.59	214,840.00
Total Maint Salaries	79,245.33	103,399.10	24,153.77	124,079.00
Total Materials	2,395.65	57,362.40	54,966.75	68,835.00
Total Contract Costs	125,797.60	150,141.70	24,344.10	180,170.00
TOTAL MAINTENANCE EXPENSES	207,438.58	310,903.20	103,464.62	373,084.00
TOTAL PROTECTIVE SERVICES	46,442.20	63,115.80	16,673.60	75,739.00
TOTAL INSURANCE PREMIUMS	43,862.50	47,870.80	4,008.30	57,445.00
TOTAL GENERAL EXPENSES	43,034.51	2,940.80	-40,093.71	3,529.00
TOTAL OPERATING EXPENSES	698,223.86	805,803.20	107,579.34	966,964.00
NET INCOME	72,421.01	16,477.50	55,943.51	19,773.00

## Southside Scattered Sites

### Income Statement

Period = Oct 2023-Jul 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	178,258.00	170,833.30	7,424.70	205,000.00
Utility Reimb.-LIPH	-20,283.00	-20,416.70	133.70	-24,500.00
Utility Reimbursement Refund	-245.00	0.00	-245.00	0.00
Total Rental Income	157,730.00	150,416.60	7,313.40	180,500.00
Other Tenant Income				
Damages/Maintenance	100.00	0.00	100.00	0.00
Late Charges	15,074.00	12,916.70	2,157.30	15,500.00
Misc. Tenant Income	225.00	0.00	225.00	0.00
Vacate Charges	362.00	2,500.00	-2,138.00	3,000.00
Total Other Tenant Income	15,761.00	15,416.70	344.30	18,500.00
NET TENANT INCOME	173,491.00	165,833.30	7,657.70	199,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	856,280.00	851,960.00	4,320.00	1,022,352.00
Allocated Interest Income	0.00	30.80	-30.80	37.00
Other Miscellaneous Income	217.00	8.30	217.00	10.00
Allocated Other Income	7,842.23	11,492.50	-3,650.27	13,791.00
TOTAL GRANT AND OTHER INCOME	864,339.23	863,491.60	855.93	1,036,190.00
TOTAL INCOME	1,037,830.23	1,029,324.90	8,513.63	1,235,190.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	154,052.29	238,183.30	84,131.01	285,820.00
TOTAL TENANT SERVICES EXPENSES	9,425.29	6,140.90	-3,284.39	7,369.00
TOTAL UTILITY EXPENSES	200,706.36	219,333.30	18,626.94	263,200.00
Total Maint Salaries	142,246.82	246,314.90	104,068.08	295,578.00
Total Materials	62,362.73	58,408.50	-3,954.23	70,090.00
Total Contract Costs	226,826.49	176,760.90	-50,065.59	212,113.00
TOTAL MAINTENANCE EXPENSES	431,436.04	481,484.30	50,048.26	577,781.00
TOTAL PROTECTIVE SERVICES	1,951.00	0.00	-1,951.00	0.00
TOTAL INSURANCE PREMIUMS	89,851.33	74,973.30	-14,878.03	89,968.00
TOTAL GENERAL EXPENSES	34,525.40	9,214.20	-25,311.20	11,057.00
TOTAL OPERATING EXPENSES	921,947.71	1,029,324.90	107,381.15	1,235,190.00
NET INCOME	115,882.52	0.00	115,891.70	0.00

## Northside Scattered Sites Income Statement

Period = Oct 2023-Jul 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	116,762.64	119,166.70	-2,404.06	143,000.00
Utility Reimb.-LIPH	-45,812.00	-33,333.30	-12,478.70	-40,000.00
Utility Reimbursement Refund	-468.00	0.00	-468.00	0.00
Total Rental Income	<u>70,482.64</u>	<u>85,833.40</u>	<u>-15,350.76</u>	<u>103,000.00</u>
Other Tenant Income				
Cleaning Fee	135.00	0.00	135.00	0.00
Late Charges	3,722.00	3,750.00	-28.00	4,500.00
Legal Fees - Tenant	968.50	1,666.70	-698.20	2,000.00
Tenant Owed Utilities	1,025.21	0.00	1,025.21	0.00
Misc. Tenant Income	655.00	0.00	655.00	0.00
Vacate Charges	8,917.74	0.00	8,917.74	0.00
Total Other Tenant Income	<u>15,423.45</u>	<u>5,416.70</u>	<u>10,006.75</u>	<u>6,500.00</u>
NET TENANT INCOME	<u>85,906.09</u>	<u>91,250.10</u>	<u>-5,344.01</u>	<u>109,500.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,093,624.00	1,083,503.30	10,120.70	1,300,204.00
Allocated Interest Income	0.00	60.80	-60.80	73.00
Fraud Recovery PH	-807.21	0.00	-807.21	0.00
Allocated Other Income	15,338.99	22,479.20	-7,140.21	26,975.00
TOTAL GRANT AND OTHER INCOME	<u>1,108,155.78</u>	<u>1,106,043.30</u>	<u>2,112.48</u>	<u>1,327,252.00</u>
TOTAL INCOME	<u>1,194,061.87</u>	<u>1,197,293.40</u>	<u>-3,231.53</u>	<u>1,436,752.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	187,975.01	271,395.90	83,420.89	325,675.00
TOTAL TENANT SERVICES EXPENSES	11,992.22	15,345.00	3,352.78	18,414.00
TOTAL UTILITY EXPENSES	175,086.99	202,083.30	26,996.31	242,500.00
Total Maint Salaries	54,578.50	164,840.90	110,262.40	197,809.00
Total Materials	66,970.80	66,541.70	-429.10	79,850.00
Total Contract Costs	536,574.64	357,100.10	-179,474.54	428,520.00
TOTAL MAINTENACE EXPENSES	<u>658,123.94</u>	<u>588,482.70</u>	<u>-69,641.24</u>	<u>706,179.00</u>
TOTAL PROTECTIVE SERVICES	1,223.40	2,083.30	859.90	2,500.00
TOTAL INSURANCE PREMIUMS	83,968.71	82,009.20	-1,959.51	98,411.00
TOTAL GENERAL EXPENSES	18,023.67	10,579.20	-7,444.47	12,695.00
TOTAL OPERATING EXPENSES	<u>1,136,393.94</u>	<u>1,171,978.60</u>	<u>35,584.66</u>	<u>1,406,374.00</u>
NET INCOME	57,667.93	25,314.80	32,353.13	30,378.00

# King Louis Square III

## Income Statement

Period = Oct 2023-Jul 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	22,429.00	52,500.00	-30,071.00	63,000.00
Utility Reimb.-LIPH	-429.00	-8,666.70	8,237.70	-10,400.00
Total Rental Income	22,000.00	43,833.30	-21,833.30	52,600.00
Other Tenant Income				
Late Charges	1,050.00	2,083.30	-1,033.30	2,500.00
Total Other Tenant Income	1,050.00	2,083.30	-1,033.30	2,500.00
NET TENANT INCOME	23,050.00	45,916.60	-22,866.60	55,100.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	132,238.00	147,189.20	-14,951.20	176,627.00
Allocated Interest Income	0.00	7.50	-7.50	9.00
Allocated Other Income	1,934.66	2,835.00	-900.34	3,402.00
TOTAL GRANT AND OTHER INCOME	134,172.66	150,031.70	-15,859.04	180,038.00
TOTAL INCOME	157,222.66	195,948.30	-38,725.64	235,138.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	30,943.65	46,241.70	15,298.05	55,490.00
TOTAL TENANT SERVICES EXPENSES	1,512.54	1,515.00	2.46	1,818.00
TOTAL UTILITY EXPENSES	31,169.02	39,183.30	8,014.28	47,020.00
Total General Maint Expense	9,918.53	16,041.70	6,123.17	19,250.00
Total Materials	72.15	10,116.70	10,044.55	12,140.00
Total Contract Costs	34,131.63	44,416.70	10,285.07	53,300.00
TOTAL MAINTENANCE EXPENSES	44,122.31	70,575.10	26,452.79	84,690.00
TOTAL PROTECTIVE SERVICES	14,242.01	19,420.00	5,177.99	23,304.00
TOTAL INSURANCE PREMIUMS	12,550.00	12,369.10	-180.90	14,843.00
TOTAL GENERAL EXPENSES	18,069.46	6,649.20	-11,420.26	7,979.00
TOTAL OPERATING EXPENSES	152,608.99	195,948.30	43,342.88	235,138.00
NET INCOME	4,613.67	0.00	4,613.67	0.00

## Mixed Finance Properties

### Income Statement

Period = Oct 2023-Jul 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	410,649.00	415,325.80	-4,676.80	498,391.00
Investment Inc -Restricted Non-Allocated	0.00	77,934.20	-77,934.20	93,521.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>410,649.00</b>	<b>493,260.00</b>	<b>-82,611.00</b>	<b>591,912.00</b>
<b>TOTAL INCOME</b>	<b>410,649.00</b>	<b>493,260.00</b>	<b>-82,611.00</b>	<b>591,912.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	51,715.73	62,645.90	10,930.17	75,175.00
TOTAL UTILITY EXPENSES	121,409.65	122,385.80	976.15	146,863.00
TOTAL INSURANCE PREMIUMS	6,483.30	8,358.30	1,875.00	10,030.00
TOTAL GENERAL EXPENSES	292,699.33	299,870.00	7,170.67	359,844.00
<b>TOTAL OPERATING EXPENSES</b>	<b>472,308.01</b>	<b>493,260.00</b>	<b>20,951.99</b>	<b>591,912.00</b>
<b>NET INCOME</b>	<b>-61,659.01</b>	<b>0.00</b>	<b>-61,659.01</b>	<b>0.00</b>

#### 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	252,450.00	295,700.00	-43,250.00	354,836.00
Investment Inc -Restricted Non-Allocated	15,834.63	0.00	15,834.63	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>268,284.63</b>	<b>295,700.00</b>	<b>-27,415.37</b>	<b>354,836.00</b>
<b>TOTAL INCOME</b>	<b>268,284.63</b>	<b>295,700.00</b>	<b>-27,415.37</b>	<b>354,836.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	33,738.40	42,065.00	8,326.60	50,484.00
TOTAL UTILITY EXPENSES	79,804.32	83,440.00	3,635.68	100,127.00
TOTAL INSURANCE PREMIUMS	4,458.30	5,750.00	1,291.70	6,898.00
TOTAL GENERAL EXPENSES	162,991.49	164,440.00	1,448.51	197,327.00
<b>TOTAL OPERATING EXPENSES</b>	<b>280,992.51</b>	<b>295,700.00</b>	<b>14,702.49</b>	<b>354,836.00</b>
<b>NET INCOME</b>	<b>-12,707.88</b>	<b>0.00</b>	<b>-12,707.88</b>	<b>0.00</b>

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

Period = Oct 2023-Jul 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	291,136.00	331,857.50	-40,721.50	398,229.00
TOTAL GRANT AND OTHER INCOME	291,136.00	331,857.50	-40,721.50	398,229.00
TOTAL INCOME	291,136.00	331,857.50	-40,721.50	398,229.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	36,480.96	45,459.10	8,978.14	54,551.00
TOTAL UTILITY EXPENSES	82,814.14	86,398.30	3,584.16	103,678.00
TOTAL INSURANCE PREMIUMS	4,483.30	5,788.30	1,305.00	6,946.00
TOTAL GENERAL EXPENSES	188,808.21	194,211.70	5,403.49	233,054.00
TOTAL OPERATING EXPENSES	312,586.61	331,857.49	19,270.79	398,229.00
NET INCOME	-21,450.61	0.01	-21,450.61	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	111,208.00	140,413.30	-29,205.30	168,496.00
Investment Inc -Restricted Non-Allocated	26.17	0.00	26.17	0.00
TOTAL GRANT AND OTHER INCOME	111,234.17	140,413.30	-29,179.13	168,496.00
TOTAL INCOME	111,234.17	140,413.30	-29,179.13	168,496.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	14,858.63	18,782.50	3,923.87	22,539.00
TOTAL UTILITY EXPENSES	11,449.96	11,333.30	-116.66	13,600.00
TOTAL PROTECTIVE SERVICES	21,329.33	29,130.00	7,800.67	34,956.00
TOTAL INSURANCE PREMIUMS	2,626.70	3,374.20	747.50	4,049.00
TOTAL GENERAL EXPENSES	56,342.54	50,991.70	-5,350.84	61,190.00
TOTAL OPERATING EXPENSES	106,607.16	113,611.70	7,004.54	136,334.00
NET INCOME	4,627.01	26,801.60	22,174.59	32,162.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Jul 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	119,009.00	153,791.70	-34,782.70	184,550.00
TOTAL GRANT AND OTHER INCOME	119,009.00	153,791.70	-34,782.70	184,550.00
TOTAL INCOME	119,009.00	153,791.70	-34,782.70	184,550.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	11,701.62	13,247.50	1,545.88	15,897.00
TOTAL TENANT SERVICES EXPENSES	600.00	500.00	-100.00	600.00
TOTAL UTILITY EXPENSES	46,545.00	46,545.00	0.00	55,854.00
TOTAL PROTECTIVE SERVICES	23,691.80	32,366.70	8,674.90	38,840.00
TOTAL INSURANCE PREMIUMS	2,291.70	2,951.70	660.00	3,542.00
TOTAL GENERAL EXPENSES	49,486.70	49,486.70	0.00	59,384.00
TOTAL OPERATING EXPENSES	134,316.82	145,097.60	10,780.78	174,117.00
NET INCOME	-15,307.82	8,694.10	-24,001.92	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	140,509.00	175,312.40	-34,803.40	210,375.00
Investment Inc -Restricted Non-Allocated	16.22	0.00	16.22	0.00
TOTAL GRANT AND OTHER INCOME	140,525.22	175,312.40	-34,787.18	210,375.00
TOTAL INCOME	140,525.22	175,312.40	-34,787.18	210,375.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	18,779.45	23,510.80	4,731.35	28,213.00
TOTAL UTILITY EXPENSES	21,354.17	21,250.00	-104.17	25,500.00
TOTAL PROTECTIVE SERVICES	26,121.73	35,603.30	9,481.57	42,724.00
TOTAL INSURANCE PREMIUMS	3,131.70	4,029.20	897.50	4,835.00
TOTAL GENERAL EXPENSES	76,322.88	73,933.30	-2,389.58	88,720.00
TOTAL OPERATING EXPENSES	145,709.93	158,326.60	12,616.67	189,992.00
NET INCOME	-5,184.71	16,985.80	-47,403.85	20,383.00



## Mixed Finance Properties Income Statement

Period = Oct 2023-Jul 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	211,461.00	259,063.40	-47,602.40	310,876.00
Investment Inc -Restricted Non-Allocated	527.08	0.00	527.08	930.00
Other Miscellaneous Income	3,584.92	0.00	3,584.92	930.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>215,573.00</b>	<b>259,063.40</b>	<b>-43,490.40</b>	<b>312,736.00</b>
<b>TOTAL INCOME</b>	<b>215,573.00</b>	<b>259,063.40</b>	<b>-43,490.40</b>	<b>312,736.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	31,980.04	39,790.00	7,809.96	47,748.00
TOTAL TENANT SERVICES EXPENSES	0.00	775.00	775.00	930.00
TOTAL UTILITY EXPENSES	61,887.14	62,430.80	543.66	74,917.00
TOTAL PROTECTIVE SERVICES	36,786.46	50,169.20	13,382.74	60,203.00
TOTAL INSURANCE PREMIUMS	4,362.50	5,620.80	1,258.30	6,745.00
TOTAL GENERAL EXPENSES	102,235.20	110,191.70	7,956.50	132,230.00
<b>TOTAL OPERATING EXPENSES</b>	<b>237,251.34</b>	<b>268,977.50</b>	<b>31,726.16</b>	<b>322,773.00</b>
<b>NET INCOME</b>	<b>-21,678.34</b>	<b>-9,914.10</b>	<b>-11,764.24</b>	<b>-10,037.00</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	244,533.00	307,251.60	-62,718.60	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>269,612.63</b>	<b>307,251.60</b>	<b>-37,638.97</b>	<b>368,702.00</b>
<b>TOTAL INCOME</b>	<b>269,612.63</b>	<b>307,251.60</b>	<b>-37,638.97</b>	<b>368,702.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	16,871.81	20,795.80	3,923.99	24,955.00
TOTAL TENANT SERVICES EXPENSES	1,225.00	937.50	-287.50	1,125.00
TOTAL UTILITY EXPENSES	87,409.18	87,867.50	458.32	105,441.00
TOTAL PROTECTIVE SERVICES	44,481.26	60,687.50	16,206.24	72,825.00
TOTAL INSURANCE PREMIUMS	4,639.20	5,495.00	855.80	6,594.00
TOTAL GENERAL EXPENSES	127,855.15	130,808.30	2,953.15	156,970.00
<b>TOTAL OPERATING EXPENSES</b>	<b>282,481.60</b>	<b>306,591.60</b>	<b>24,110.00</b>	<b>367,910.00</b>
<b>NET INCOME</b>	<b>-12,868.97</b>	<b>660.00</b>	<b>-13,528.97</b>	<b>792.00</b>

## Mixed Finance Properties

### Income Statement

Period = Oct 2023-Jul 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	94,313.00	109,680.90	-15,367.90	131,617.00
Investment Inc -Restricted Non-Allocated	3,895.18	0.00	3,895.18	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>98,208.18</b>	<b>109,680.90</b>	<b>-11,472.72</b>	<b>131,617.00</b>
<b>TOTAL INCOME</b>	<b>98,208.18</b>	<b>109,680.90</b>	<b>-11,472.72</b>	<b>131,617.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	5,002.47	6,244.20	1,241.73	7,493.00
TOTAL TENANT SERVICES EXPENSES	0.00	275.00	275.00	330.00
TOTAL UTILITY EXPENSES	32,030.51	33,036.70	1,006.19	39,644.00
TOTAL PROTECTIVE SERVICES	13,027.06	17,802.50	4,775.44	21,363.00
TOTAL INSURANCE PREMIUMS	1,810.00	2,088.30	278.30	2,506.00
TOTAL GENERAL EXPENSES	47,633.98	46,440.00	-1,193.98	55,728.00
<b>TOTAL OPERATING EXPENSES</b>	<b>99,504.02</b>	<b>105,886.70</b>	<b>6,382.68</b>	<b>127,064.00</b>
<b>NET INCOME</b>	<b>-1,295.84</b>	<b>3,794.20</b>	<b>-5,090.04</b>	<b>4,553.00</b>

#### 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	251,116.00	242,556.60	8,559.40	291,068.00
Investment Inc -Restricted Non-Allocated	25,828.82	0.00	25,828.82	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>276,944.82</b>	<b>242,556.60</b>	<b>34,388.22</b>	<b>291,068.00</b>
<b>TOTAL INCOME</b>	<b>276,944.82</b>	<b>242,556.60</b>	<b>34,388.22</b>	<b>291,068.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	17,404.96	21,304.10	3,899.14	25,565.00
TOTAL UTILITY EXPENSES	109,588.58	111,387.50	1,798.92	133,665.00
TOTAL INSURANCE PREMIUMS	6,125.00	7,066.70	941.70	8,480.00
TOTAL GENERAL EXPENSES	109,302.64	105,000.80	-4,301.84	126,001.00
<b>TOTAL OPERATING EXPENSES</b>	<b>242,421.18</b>	<b>244,759.10</b>	<b>2,337.92</b>	<b>293,711.00</b>
<b>NET INCOME</b>	<b>34,523.64</b>	<b>-2,202.50</b>	<b>32,050.30</b>	<b>-2,643.00</b>

## Mixed Finance Properties

### Income Statement

Period = Oct 2023-Jul 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	217,440.00	243,778.30	-26,338.30	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>222,565.35</b>	<b>243,778.30</b>	<b>-21,212.95</b>	<b>292,534.00</b>
<b>TOTAL INCOME</b>	<b>222,565.35</b>	<b>243,778.30</b>	<b>-21,212.95</b>	<b>292,534.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	16,378.15	20,597.50	4,219.35	24,717.00
TOTAL TENANT SERVICES EXPENSES	0.00	450.00	450.00	540.00
TOTAL UTILITY EXPENSES	46,647.06	50,693.30	4,046.24	60,832.00
TOTAL PROTECTIVE SERVICES	21,329.33	29,130.00	7,800.67	34,956.00
TOTAL INSURANCE PREMIUMS	2,543.30	3,276.70	733.40	3,932.00
TOTAL GENERAL EXPENSES	115,905.59	120,245.00	4,339.41	144,294.00
<b>TOTAL OPERATING EXPENSES</b>	<b>202,803.43</b>	<b>224,392.50</b>	<b>21,589.07</b>	<b>269,271.00</b>
<b>NET INCOME</b>	<b>19,761.92</b>	<b>19,385.80</b>	<b>376.12</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	195,627.00	220,218.40	-24,591.40	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>205,941.38</b>	<b>220,218.40</b>	<b>-14,277.02</b>	<b>264,262.00</b>
<b>TOTAL INCOME</b>	<b>205,941.38</b>	<b>220,218.40</b>	<b>-14,277.02</b>	<b>264,262.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	21,554.00	26,830.80	5,276.80	32,197.00
TOTAL UTILITY EXPENSES	75,474.46	64,674.20	-10,800.26	77,609.00
TOTAL PROTECTIVE SERVICES	27,269.16	37,222.50	9,953.34	44,667.00
TOTAL INSURANCE PREMIUMS	3,269.20	4,306.70	1,037.50	5,168.00
TOTAL GENERAL EXPENSES	115,682.60	115,682.50	-0.10	138,819.00
<b>TOTAL OPERATING EXPENSES</b>	<b>243,249.42</b>	<b>248,716.70</b>	<b>5,467.28</b>	<b>298,460.00</b>
<b>NET INCOME</b>	<b>-37,308.04</b>	<b>-28,498.30</b>	<b>-8,809.74</b>	<b>-34,198.00</b>

## Mixed Finance Properties

### Income Statement

Period = Oct 2023-Jul 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	237,421.00	278,181.70	-40,760.70	333,818.00
Investment Inc -Restricted Non-Allocated	9,607.22	0.00	9,607.22	0.00
TOTAL GRANT AND OTHER INCOME	247,028.22	278,181.70	-31,153.48	333,818.00
TOTAL INCOME	247,028.22	278,181.70	-31,153.48	333,818.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	27,840.28	34,689.20	6,848.92	41,627.00
TOTAL TENANT SERVICES EXPENSES	0.00	625.00	625.00	750.00
TOTAL UTILITY EXPENSES	65,376.55	68,480.80	3,104.25	82,177.00
TOTAL PROTECTIVE SERVICES	29,631.63	40,459.20	10,827.57	48,551.00
TOTAL INSURANCE PREMIUMS	3,458.30	4,465.00	1,006.70	5,358.00
TOTAL GENERAL EXPENSES	147,483.63	148,757.50	1,273.87	178,509.00
TOTAL OPERATING EXPENSES	273,790.39	297,476.70	23,686.31	356,972.00
NET INCOME	-26,762.17	-19,295.00	-7,467.17	-23,154.00

#### 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	194,276.00	237,048.30	-42,772.30	284,458.00
Investment Inc -Restricted Non-Allocated	3,910.03	0.00	3,910.03	0.00
TOTAL GRANT AND OTHER INCOME	198,186.03	237,048.30	-38,862.27	284,458.00
TOTAL INCOME	198,186.03	237,048.30	-38,862.27	284,458.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	25,538.76	31,720.00	6,181.24	38,064.00
TOTAL UTILITY EXPENSES	66,919.92	61,317.50	-5,602.42	73,581.00
TOTAL PROTECTIVE SERVICES	26,123.81	35,603.30	9,479.49	42,724.00
TOTAL INSURANCE PREMIUMS	3,090.00	4,080.80	990.80	4,897.00
TOTAL GENERAL EXPENSES	100,643.61	100,643.30	-0.31	120,772.00
TOTAL OPERATING EXPENSES	222,316.10	233,364.90	11,048.80	280,038.00
NET INCOME	-24,130.07	3,683.40	-27,813.47	4,420.00

## Mixed Finance Properties

### Income Statement

Period = Oct 2023-Jul 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	360,542.00	568,643.30	-208,101.30	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	384,100.47	568,643.30	-184,542.83	682,372.00
TOTAL INCOME	384,100.47	568,643.30	-184,542.83	682,372.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	25,224.91	31,280.00	6,055.09	37,536.00
TOTAL UTILITY EXPENSES	194,287.10	193,750.00	-537.10	232,500.00
TOTAL GENERAL EXPENSES	126,212.70	329,525.80	203,313.10	395,431.00
TOTAL OPERATING EXPENSES	345,724.71	554,555.80	208,831.09	665,467.00
NET INCOME	38,375.76	14,087.50	24,288.26	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	175,893.00	232,615.80	-56,722.80	279,139.00
Investment Inc -Restricted Non-Allocated	245.65	0.00	245.65	0.00
TOTAL GRANT AND OTHER INCOME	176,138.65	232,615.80	-56,477.15	279,139.00
TOTAL INCOME	176,138.65	232,615.80	-56,477.15	279,139.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	16,834.74	20,434.10	3,599.36	24,521.00
TOTAL UTILITY EXPENSES	101,262.91	100,455.00	-807.91	120,546.00
TOTAL PROTECTIVE SERVICES	44,481.26	60,687.50	16,206.24	72,825.00
TOTAL INSURANCE PREMIUMS	4,298.30	5,445.00	1,146.70	6,534.00
TOTAL GENERAL EXPENSES	37,996.52	34,295.80	-3,700.72	41,155.00
TOTAL OPERATING EXPENSES	204,873.73	221,317.40	16,443.67	265,581.00
NET INCOME	-28,735.08	11,298.40	-40,033.48	13,558.00

## Mixed Finance Properties

### Income Statement

Period = Oct 2023-Jul 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	340,720.00	347,365.00	-6,645.00	416,838.00
Investment Inc -Restricted Non-Allocated	222.81	0.00	222.81	0.00
TOTAL GRANT AND OTHER INCOME	340,942.81	347,365.00	-6,422.19	416,838.00
TOTAL INCOME	340,942.81	347,365.00	-6,422.19	416,838.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	32,928.02	40,886.60	7,958.58	49,064.00
TOTAL UTILITY EXPENSES	121,930.58	123,577.50	1,646.92	148,293.00
TOTAL INSURANCE PREMIUMS	4,785.80	6,181.70	1,395.90	7,418.00
TOTAL GENERAL EXPENSES	190,096.31	193,340.80	3,244.49	232,009.00
TOTAL OPERATING EXPENSES	349,740.71	363,986.60	14,245.89	436,784.00
NET INCOME	-8,797.90	-16,621.60	7,823.70	-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	238,048.00	239,721.70	-1,673.70	287,666.00
Investment Inc -Restricted Non-Allocated	591.66	0.00	591.66	0.00
TOTAL GRANT AND OTHER INCOME	238,639.66	239,721.70	-1,082.04	287,666.00
TOTAL INCOME	238,639.66	239,721.70	-1,082.04	287,666.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	28,738.98	35,582.50	6,843.52	42,699.00
TOTAL UTILITY EXPENSES	54,955.95	55,566.70	610.75	66,680.00
TOTAL INSURANCE PREMIUMS	4,116.70	5,308.30	1,191.60	6,370.00
TOTAL GENERAL EXPENSES	159,526.13	159,830.00	303.87	191,796.00
TOTAL OPERATING EXPENSES	247,337.76	256,287.50	8,949.74	307,545.00
NET INCOME	-8,698.10	-16,565.80	7,867.70	-19,879.00

## Mixed Finance Properties

### Income Statement

Period = Oct 2023-Jul 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	175,991.00	177,915.00	-1,924.00	213,498.00
Investment Inc -Restricted Non-Allocated	9,698.58	0.00	9,698.58	0.00
TOTAL GRANT AND OTHER INCOME	185,689.58	177,915.00	7,774.58	213,498.00
TOTAL INCOME	185,689.58	177,915.00	7,774.58	213,498.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	19,423.87	24,140.00	4,716.13	28,968.00
TOTAL UTILITY EXPENSES	36,890.15	36,333.30	-556.85	43,600.00
TOTAL INSURANCE PREMIUMS	3,227.50	4,140.80	913.30	4,969.00
TOTAL GENERAL EXPENSES	130,812.70	129,421.70	-1,391.00	155,306.00
TOTAL OPERATING EXPENSES	190,354.22	194,035.80	3,681.58	232,843.00
NET INCOME	-4,664.64	-16,120.80	11,456.16	-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	107,458.00	116,309.20	-8,851.20	139,571.00
Investment Inc -Restricted Non-Allocated	13,525.83	0.00	13,525.83	0.00
TOTAL GRANT AND OTHER INCOME	120,983.83	116,309.20	4,674.63	139,571.00
TOTAL INCOME	120,983.83	116,309.20	4,674.63	139,571.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	15,461.03	19,270.80	3,809.77	23,125.00
TOTAL UTILITY EXPENSES	27,025.51	27,066.70	41.19	32,480.00
TOTAL INSURANCE PREMIUMS	2,475.00	4,115.80	1,640.80	4,939.00
TOTAL GENERAL EXPENSES	73,983.41	80,160.80	6,177.39	96,193.00
TOTAL OPERATING EXPENSES	118,944.95	130,614.10	11,669.15	156,737.00
NET INCOME	2,038.88	-14,304.90	-6,994.52	-17,166.00

## Mixed Finance Properties

### Income Statement

Period = Oct 2023-Jul 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	81,973.00	81,893.30	79.70	98,272.00
Investment Inc -Restricted Non-Allocated	12.75	0.00	12.75	0.00
TOTAL GRANT AND OTHER INCOME	81,985.75	81,893.30	92.45	98,272.00
TOTAL INCOME	81,985.75	81,893.30	92.45	98,272.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	400.00	13,326.60	12,926.60	15,992.00
TOTAL UTILITY EXPENSES	13,562.50	13,562.50	0.00	16,275.00
TOTAL INSURANCE PREMIUMS	1,298.30	1,498.30	200.00	1,798.00
TOTAL GENERAL EXPENSES	55,800.00	55,800.00	0.00	66,960.00
TOTAL OPERATING EXPENSES	71,060.80	84,187.40	13,126.60	101,025.00
NET INCOME	10,924.95	-2,294.10	-13,034.15	-2,753.00



St. Louis Housing Authority  
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	Total AMPs	Clinton Peabody AMP 00002	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	\$	2,975,099.52	\$	198,019.28	\$	194,441.40	\$	288,863.67	\$	539,590.43	\$	252,194.86
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	\$	84,547.56	\$	145,998.53	\$	8,063.67	\$	30,305.79	\$	173,218.77	\$	(317.89)
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
135 Investments - restricted for pymt of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	404,026.11	\$	89,370.46	\$	68,244.30	\$	64,073.41	\$	176,893.91	\$	73,270.61
144 Inter-program due-from	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
<b>QR Numerator Total:</b>	\$	<b>3,487,761.10</b>	\$	<b>455,290.95</b>	\$	<b>293,424.94</b>	\$	<b>406,665.85</b>	\$	<b>948,387.78</b>	\$	<b>346,888.97</b>
310 Total Current Liabilities	\$	48,425.33	\$	189,147.92	\$	24,352.72	\$	30,943.60	\$	135,678.62	\$	30,268.86
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
<b>QR Denominator Total:</b>	\$	<b>48,425.33</b>	\$	<b>189,147.92</b>	\$	<b>24,352.72</b>	\$	<b>30,943.60</b>	\$	<b>135,678.62</b>	\$	<b>30,268.86</b>
<b>Quick Ratio:</b>		<b>72.02</b>		<b>2.41</b>		<b>12.05</b>		<b>13.14</b>		<b>6.99</b>		<b>11.46</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	\$	2,975,099.52	\$	198,019.28	\$	194,441.40	\$	288,863.67	\$	539,590.43	\$	252,194.86
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	\$	84,547.56	\$	145,998.53	\$	8,063.67	\$	30,305.79	\$	173,218.77	\$	(317.89)
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	389,099.61	\$	89,370.46	\$	68,244.30	\$	64,073.41	\$	176,893.91	\$	73,270.61
310 (-) Total Current Liabilities	\$	56,096.08	\$	189,147.92	\$	24,352.72	\$	30,943.60	\$	135,678.62	\$	30,268.86
<b>MENAR Numerator Total:</b>	\$	<b>3,416,738.52</b>	\$	<b>266,143.03</b>	\$	<b>269,072.22</b>	\$	<b>375,722.25</b>	\$	<b>812,709.16</b>	\$	<b>316,620.11</b>
<b>Average Monthly Operating Expenses:</b>												
96900 Total Operating Expenses	\$	1,731,743.33	\$	901,222.13	\$	735,869.87	\$	750,160.08	\$	2,052,826.62	\$	682,629.39
97100 Extraordinary Maintenance	\$	90,700.85	\$	58,003.59	\$	-	\$	-	\$	-	\$	-
97200 Causalty Losses Non-capitalized	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
<b>MENAR Denominator Total:</b>	\$	<b>182,244.42</b>	\$	<b>95,922.57</b>	\$	<b>73,586.99</b>	\$	<b>75,016.01</b>	\$	<b>205,282.66</b>	\$	<b>68,262.94</b>
<b>MENAR:</b>		<b>18.75</b>		<b>2.78</b>		<b>3.66</b>		<b>5.01</b>		<b>3.96</b>		<b>4.64</b>
<b>MENAR Score (max points 11):</b>		<b>11</b>		<b>9.19</b>		<b>10.48</b>		<b>11</b>		<b>10.92</b>		<b>11</b>

St. Louis Housing Authority  
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	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		\$ 188,246.25	\$ (7,061.48)	\$ 72,480.01	\$ 57,476.29	\$ (48,591.24)	\$ 87,689.19
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 188,246.25	\$ (7,061.48)	\$ 72,480.01	\$ 57,476.29	\$ (48,591.24)	\$ 87,689.19
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	9.19	10.48	11	10.92	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	23.19	24.48	25	24.92	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)	33519.5	4725	2921.94	2643.84	2475	6628.72	2925
Total number of units in PHA's portfolio	1353	189	126	108	99	266	117
Overall AMPs Financial Condition Indicator Score	24.77	25.00	23.19	24.48	25.00	24.92	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**  
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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 #1 - Quick Ratio (QR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 1,077,905.37	\$ 879,100.00	\$ 905,437.28	\$ 513,973.68	\$ 334,319.57
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	\$ 1,914.16	\$ 10,934.68	\$ 104,861.98	\$ 15,799.70	\$ (2,182.50)
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 181,296.26	\$ 118,742.24	\$ 119,715.85	\$ 216,483.37	\$ 20,560.02
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,297,336.79</b>	<b>\$ 1,025,686.92</b>	<b>\$ 1,157,273.13</b>	<b>\$ 775,656.96</b>	<b>\$ 358,003.09</b>
310 Total Current Liabilities	\$ 89,756.91	\$ 572,667.21	\$ 54,732.97	\$ 44,489.59	\$ 48,206.90
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 530,000.00	\$ -	\$ -	\$ -
<b>QR Denominator Total:</b>	<b>\$ 89,756.91</b>	<b>\$ 42,667.21</b>	<b>\$ 54,732.97</b>	<b>\$ 44,489.59</b>	<b>\$ 48,206.90</b>
<b>Quick Ratio:</b>	<b>14.45</b>	<b>24.04</b>	<b>21.14</b>	<b>17.43</b>	<b>7.43</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	\$ 1,077,905.37	\$ 879,100.00	\$ 905,437.28	\$ 513,973.68	\$ 334,319.57
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	\$ 1,914.16	\$ 10,934.68	\$ 104,861.98	\$ 15,799.70	\$ (2,182.50)
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 181,296.26	\$ 118,742.24	\$ 119,715.85	\$ 216,483.37	\$ 20,560.02
310 (-) Total Current Liabilities	\$ 89,756.91	\$ 572,667.21	\$ 54,732.97	\$ 44,489.59	\$ 48,206.90
<b>MENAR Numerator Total:</b>	<b>\$ 1,207,579.88</b>	<b>\$ 453,019.71</b>	<b>\$ 1,102,540.16</b>	<b>\$ 731,167.37</b>	<b>\$ 309,796.19</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 1,078,796.66	\$ 698,223.86	\$ 921,947.71	\$ 1,136,393.94	\$ 152,608.99
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 107,879.67</b>	<b>\$ 69,822.39</b>	<b>\$ 92,194.77</b>	<b>\$ 113,639.39</b>	<b>\$ 15,260.90</b>
<b>MENAR:</b>	<b>11.19</b>	<b>6.49</b>	<b>11.96</b>	<b>6.43</b>	<b>20.30</b>
<b>MENAR Score (max points 11):</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>

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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	Excess Operating Revenue over Operating Expenses	\$ (54,100.56)	\$ 72,421.01	\$ 115,882.52	\$ 57,667.93	\$ 4,613.67
96700	Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ (54,100.56)	\$ 72,421.01	\$ 115,882.52	\$ 57,667.93	\$ 4,613.67
Annual Debt Service excluding CFFP debt*						
96710	Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720	Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020	Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2
<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  
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	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		1,383	1,075	1,034	836	2,250	1,088
OR Numerator Total:		1,383	1,075	1,034	836	2,250	1,088
11190 Unit Months Available		2,009	1,260	1,080	990	2,772	1,191
OR Denominator Total:		2,009	1,260	1,080	990	2,772	1,191
Occupancy Rate:		0.68840	0.85317	0.95741	0.84444	0.81169	0.91352
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	\$ 161,069.46	\$ 11,705.06	\$ 35,056.79	\$ 212,863.54	\$ 1,173.05
TAR Numerator Total:		\$ 106,788.91	\$ 161,069.46	\$ 11,705.06	\$ 35,056.79	\$ 212,863.54	\$ 1,173.05
70500 Total Tenant Revenue		\$ 38,833.06	\$ 223,125.66	\$ 210,523.93	\$ 188,275.20	\$ 494,612.82	\$ 196,347.42
TAR Denominator Total:		\$ 38,833.06	\$ 223,125.66	\$ 210,523.93	\$ 188,275.20	\$ 494,612.82	\$ 196,347.42
TAR:		275.0%	72.0%	6.0%	19.0%	43.0%	1.0%
TAR Score (max points 5):		0	0	5	5	0	5
<b>Indicator #3 - Accounts Payable (AP)</b>							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 31,242.54	\$ 8,770.25	\$ 5,066.06	\$ 7,064.62	\$ 60,793.18	\$ 4,830.87
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 31,242.54	\$ 8,770.25	\$ 5,066.06	\$ 7,064.62	\$ 60,793.18	\$ 4,830.87
96900 Total Operating Expenses /12		\$ 173,174.33	\$ 90,122.21	\$ 73,586.99	\$ 75,016.01	\$ 205,282.66	\$ 68,262.94
AP Denominator Total:		\$ 173,174.33	\$ 90,122.21	\$ 73,586.99	\$ 75,016.01	\$ 205,282.66	\$ 68,262.94
AP:		0.18	0.1	0.07	0.09	0.3	0.07
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	0	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	5	11
Number of units in Project	1333	189	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	10209	1134	630	2052	990	1330	1287
Total number of units in PHA's portfolio	1333	189	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:	7.66	6.00	5.00	19.00	10.00	5.00	11.00

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

		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Occupancy Rate (OR)</b>						
<b>FDS #</b>						
11210 Unit Months Leased		1,324	595	1,043	756	193
	<b>OR Numerator Total:</b>	<b>1,324</b>	<b>595</b>	<b>1,043</b>	<b>756</b>	<b>193</b>
11190 Unit Months Available		1,476	715	1,186	933	230
	<b>OR Denominator Total:</b>	<b>1,476</b>	<b>715</b>	<b>1,186</b>	<b>933</b>	<b>230</b>
	<b>Occupancy Rate:</b>	<b>0.89702</b>	<b>0.83217</b>	<b>0.87943</b>	<b>0.81029</b>	<b>0.83913</b>
	<b>Occupancy Rate Score (max points 16):</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>						
<b>FDS #</b>	<b>(Maximum points 5)</b>					
126 Accounts Receivable - Tenants		\$ 46,491.92	\$ 17,858.60	\$ 126,807.60	\$ 16,966.57	\$ 295.00
	<b>TAR Numerator Total:</b>	<b>\$ 46,491.92</b>	<b>\$ 17,858.60</b>	<b>\$ 126,807.60</b>	<b>\$ 16,966.57</b>	<b>\$ 295.00</b>
70500 Total Tenant Revenue		\$ 82,652.40	\$ 53,670.66	\$ 157,849.20	\$ 76,389.78	\$ 19,041.60
	<b>TAR Denominator Total:</b>	<b>\$ 82,652.40</b>	<b>\$ 53,670.66</b>	<b>\$ 157,849.20</b>	<b>\$ 76,389.78</b>	<b>\$ 19,041.60</b>
	<b>TAR:</b>	<b>56.0%</b>	<b>33.0%</b>	<b>80.0%</b>	<b>22.0%</b>	<b>2.0%</b>
	<b>TAR Score (max points 5):</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>5</b>
<b>Indicator #3 - Accounts Payable (AP)</b>						
<b>FDS #</b>	<b>(Maximum points 4)</b>					
312 Accounts Payable - Current		\$ 7,678.11	\$ 23,573.96	\$ 6,325.93	\$ 15,099.86	\$ 211.46
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
	<b>AP Numerator Total:</b>	<b>\$ 7,678.11</b>	<b>\$ 23,573.96</b>	<b>\$ 6,325.93</b>	<b>\$ 15,099.86</b>	<b>\$ 211.46</b>
96900 Total Operating Expenses /12		\$ 107,879.67	\$ 69,822.39	\$ 92,194.77	\$ 113,639.39	\$ 15,260.90
	<b>AP Denominator Total:</b>	<b>\$ 107,879.67</b>	<b>\$ 69,822.39</b>	<b>\$ 92,194.77</b>	<b>\$ 113,639.39</b>	<b>\$ 15,260.90</b>
	<b>AP:</b>	<b>0.07</b>	<b>0.34</b>	<b>0.07</b>	<b>0.13</b>	<b>0.01</b>
	<b>AP Score (max points 4):</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
<b>Overall AMP Score</b>						
<b>Indicator #1 - Occupancy Rate (OR)</b>		0	0	0	0	0
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>		0	2	0	2	5
<b>Indicator #3 - Accounts Payable (AP)</b>		4	4	4	4	4
<b>Physical condition adjustment</b>		1	1	1	1	0
<b>Neighborhood environment adjustment</b>		1	1	0	1	1
<b>Project MASS score (Maximum points 25)</b>		<b>6</b>	<b>8</b>	<b>5</b>	<b>8</b>	<b>10</b>
Number of units in Project		148	69	116	92	3
Weighted Value (Project MASS score times number of units)		888	552	580	736	30
Total number of units in PHA's portfolio		148	69	116	92	3
<b>Overall AMPs Management Operations Indicator Score:</b>		<b>6.00</b>	<b>8.00</b>	<b>5.00</b>	<b>8.00</b>	<b>10.00</b>

# **HOUSING CHOICE VOUCHER PROGRAM**

**SECTION 8 CASH ACTIVITY AS OF 7/31/2024**

**CHECKING ACCOUNTS**

VOUCHER PROGRAM

<b>BANK AND TYPE OF ACCOUNT</b>	<b>BALANCE</b>
BMO Harris Bank - CHECKING HAP	\$ 3,212,590.95

**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			\$ 318,279.05
	<b>TOTAL INVESTED</b>		<b>\$ 318,279.05</b>



## SLHA - Housing Choice Voucher Income Statement

Period = Oct 2023-July 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
<b>REVENUE</b>				
<b>GRANT INCOME</b>				
Section 8 HAP Earned	41,595,667.00	39,693,000.80	1,902,666.20	47,631,601.00
Section 8 Admin. Fee Income	4,046,753.00	4,182,715.00	-135,962.00	5,019,258.00
Section 8 HAP Service Fees	0.00	451,275.00	-451,275.00	541,530.00
Section 8 -Placement/Issuance Fees	2,700.00	2,833.30	-133.30	3,400.00
<b>TOTAL GRANT INCOME</b>	<b>45,645,120.00</b>	<b>44,329,824.10</b>	<b>1,315,295.90</b>	<b>53,195,789.00</b>
<b>OTHER INCOME</b>				
Interest Income	7,476.48	0.00	7,476.48	0.00
Operating Shortfall Revenue	0.00	339,270.00	-339,270.00	407,119.00
Insurance Proceeds	7,668.25	0.00	7,668.25	0.00
PH & HAP FSS Forfeitures	17,859.68	0.00	17,859.68	0.00
<b>TOTAL OTHER INCOME</b>	<b>33,004.41</b>	<b>339,270.00</b>	<b>-306,265.59</b>	<b>407,119.00</b>
<b>TOTAL INCOME</b>	<b>45,678,124.41</b>	<b>44,669,094.10</b>	<b>1,009,030.31</b>	<b>53,602,908.00</b>
<b>EXPENSES</b>				
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>3,670,289.31</b>	<b>4,262,485.00</b>	<b>592,195.69</b>	<b>5,114,982.00</b>
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>295,855.98</b>	<b>7,012.60</b>	<b>-288,843.38</b>	<b>8,415.00</b>
<b>TOTAL UTILITY EXPENSES</b>	<b>37,124.34</b>	<b>39,880.00</b>	<b>2,755.66</b>	<b>47,856.00</b>
Total Materials	2,922.51	2,250.00	-672.51	2,700.00
Total Contract Costs	72,429.41	67,553.40	-4,876.01	81,064.00
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>75,351.92</b>	<b>69,803.40</b>	<b>-5,548.52</b>	<b>83,764.00</b>
<b>TOTAL PROTECTIVE SERVICES</b>	<b>32,544.20</b>	<b>27,971.70</b>	<b>-4,572.50</b>	<b>33,566.00</b>
<b>TOTAL INSURANCE PREMIUMS</b>	<b>90,101.01</b>	<b>92,599.20</b>	<b>2,498.19</b>	<b>111,119.00</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>35,597.64</b>	<b>25,062.50</b>	<b>-10,535.14</b>	<b>30,075.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>4,236,864.40</b>	<b>4,524,814.40</b>	<b>287,950.00</b>	<b>5,429,777.00</b>
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>42,934,319.98</b>	<b>40,144,275.80</b>	<b>-2,790,044.18</b>	<b>48,173,131.00</b>
<b>TOTAL EXPENSES</b>	<b>47,171,184.38</b>	<b>44,669,093.71</b>	<b>-2,502,094.18</b>	<b>53,602,908.00</b>
<b>NET INCOME</b>	<b>-1,493,059.97</b>	<b>0.39</b>	<b>-1,493,060.36</b>	<b>0.00</b>



## MEMORANDUM

To: Latasha Barnes, Executive Director  
From: Carla Matthews, Director of Operations for HCV  
Date: September 11, 2024  
Subject: Housing Choice Voucher Board Report

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

### HCV Programs

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

#### **1) Housing Choice Voucher (Section 8)**

The general Section 8 program assists very low-income, elderly, and disabled families in affording decent and safe housing in the private market. There are 5,896 active participants in the Section 8 program and approximately 4,755 families are on the waitlist. During this reporting period, no new vouchers were issued, and 89 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.

June 2024	July 2024	August 2024
94%	94%	94%

To increase program utilization, HCV is working to (1) stabilize current participation rates; (2) monitoring the leasing process; and (3) working with Yardi officials to implement Rent Café for online verifications and certifications.

Recent trends continue to 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 participation and improve leasing ability. Landlord briefings are typically held on the first Tuesday of each month. A briefing was held on August 6, 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 as resources permit.

## **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 282 active participants. There were no referrals received during the month of August. SLHA intends to issue a Request for Proposals for new PBV housing partners in the near future to expand affordable housing opportunities to families in need.

## **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, 143 families have been housed. One family is currently searching for a unit.

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 174 active participants in the HUD-VASH program. During this reporting period, 11 referrals were received and four 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. SLHA is collaborating closely with the Housing Authority of St. Louis County to relaunch and expand the current program.

## **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 staff is reviewing applications on the

HCV waitlist for eligible applicants and exploring potential collaborations with community partners to connect with eligible populations.

### **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**

973 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, 191 annual recertifications are over 14 months past due. Staff is working to resolve outstanding recertifications by conducting weekly reviews of recertifications that are due and offering overtime to staff for completion of recertifications.

##### **Housing Quality Standards Inspections**

During the reporting period, HCV conducted 557 inspections: 167 biennial inspections, 221 reinspection, 126 initial inspections, 22 quality control, two (2) 24-hour emergency and 19 special inspections. This represents a slight decrease in the number of inspections over the past three months. Our department has hired a new HQS inspector to increase the number of inspections completed.

	June 2024	July 2024	August 2024
Biennial Inspections	226	188	167
Reinspection	168	176	221
Initial Inspections	118	229	126
Quality Control	19	14	22
Special Inspections	11	19	19
24-hour Emergency	1	2	2
Total	543	628	557

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 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.

	June 2024	July 2024	August 2024
HCV Participants	3154	3197	3201
Landlords	1804	1823	1837
Total	4958	5020	5038

### Family Self Sufficiency

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

### New Business/Upcoming Events

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

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

# St. Louis Housing Authority

## S8 Waitlist Breakdown Summary

### By Bedroom Size

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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

## August 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	23	19	4	1	0	14	3	0	0	1	82.61%
Biennials	171	167	4	94	0	48	21	0	0	4	97.66%
Initials	139	126	13	98	1	6	21	0	0	2	90.65%
Reinspections	289	221	68	116	0	73	27	0	0	4	76.47%
24 hr Emergency	2	2	0	2	0	0	0	0	0	0	100.00%
Quality Control	29	22	7	12	0	2	1	0	0	7	75.86%
<b>Total</b>	<b>653</b>	<b>557</b>	<b>96</b>	<b>323</b>	<b>1</b>	<b>143</b>	<b>73</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>87.21%</b>

Property: HCV  
 Inspected Date: 08/01/2024 - 08/30/2024  
 Primary Status: Fail

	<b>Total Observations</b>
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	<b>3</b>
All burners not working (all burners have to be operable)	<b>6</b>
All operating knobs must be present	<b>2</b>
Badly cracked outlet	<b>3</b>
Broken or frayed wire	<b>1</b>
Broken wiring	<b>1</b>
Broken/missing steps or boards	<b>3</b>
Ceiling material is bulging and/or buckling and must be repaired	<b>1</b>
Ceiling surface is wet and has mold-like substances	<b>8</b>
Clogged	<b>4</b>
Cracked pane	<b>3</b>
Damaged floor boards	<b>6</b>
Dangerously loose, cracked panes	<b>1</b>
Entry of significant ground water into unit (flooding of basement)	<b>2</b>
Evidence of sewer back-up	<b>3</b>
Exhaust fan does not work	<b>2</b>
Exposed fuse/breaker box connections	<b>1</b>
Falling material	<b>13</b>
Gutters, downspouts and sumps have serious decay allowing significant water and air infiltration	<b>2</b>
Heating equipment not capable of providing adequate heat	<b>1</b>
Holes or cracks	<b>25</b>
Internal water damage	<b>1</b>
Leaking	<b>11</b>
Leaks	<b>1</b>
Lock(s) striker plate not operable or fasten securely to frame (jamb)	<b>2</b>
Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of failing (24 hr)	<b>1</b>
Missing cover plate	<b>8</b>
Missing cover plate on switch or outlets	<b>1</b>
Missing handrail	<b>2</b>
Missing pane	<b>5</b>
No cold water	<b>5</b>
No fixture or outlet	<b>3</b>
No hot water	<b>4</b>
No Refrigerator	<b>1</b>
No smoke detector	<b>15</b>
No working smoke detector present (24 hr)	<b>4</b>
Not connected to an acceptable drainage system	<b>1</b>
Not weatherized	<b>3</b>
Oven does not work	<b>1</b>
Permanent floor covering or floor boards which present serious tripping hazards	<b>2</b>
Refrigerator not maintaining a low enough temperature to keep food from spoiling	<b>1</b>
Repair/replace leaking water heater	<b>1</b>



Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	1
Roof in poor condition	1
Roof leaks	2
Severe buckling, bulging or leaning	1
Severe bulging	6
Severe floor damage caused by water from tub or shower	1
Severe leakage of water	2
Sink is not connected to water system to provide hot or cold water	1
Smoke detector not working	7
Stove and oven (or range) with top burners not present	1
Stove is missing oven door handle	2
Temperature too high	1
Toilet does not flush	1
Toilet does not work	2
Toilet is clogged	1
Tripping hazard	7
Unsecured handrail	2
Unsupported fixture	3
Water damage to interior ceiling (indicating leaks)	1
Water heater is leaking and must be repaired or replaced	1
<b>Total</b>	<b>208</b>

**FINANCE**

# St. Louis Housing Authority Balance Sheet

Period = July 2024

Book = Accrual

	<b>Current Balance</b>
<b>ASSETS</b>	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	6,348,473.79
Cash Non-Fed Gala Fundraiser	2,289.42
Cash Private Management-ELM	-139.79
Cash Private Management	1,182,997.07
Cash SLHA Property Management	1,612,477.07
Petty Cash	2,474.00
Petty Cash	2,378.57
Cash General Disbursing	12,504,133.31
Cash Non-Fed Rent	314,317.21
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	279.43
Cash City Faces	24,679.97
Cash James House TAB	22,904.34
Cash Euclid TAB	49,798.56
Cash West Pine TAB	393.49
Cash Parkview TAB	45,131.07
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	3,580.92
Cash LaSalle Youth Festival	1,275.00
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	4,276.92
Cash -Kingsbury	5,626.78
Cash Cambridge Sr TAB	613.92
Cash Payroll	210,413.98
Total Unrestricted Cash	22,369,588.33
Restricted Cash	
Cash Restricted-Security Deposits	29,599.21
Cash Restricted-FSS Escrow	572,615.11
Cash Restricted-HAP	-2,471,884.44
Cash Restricted-Trust/Escrow Reserves	4,019,019.14
Cash Restricted-ELM Security Deposits	328.00
Cash Restricted-SLHA Mgt Security Deposits	5,774.00
Cash Restricted-Endowment/Homeownership	1,401,542.92
Cash Restricted-Cochran Program Income	732,169.16
Cash Restricted-Rev Bonds Debt Service	32,972.01
Total Restricted Cash	4,322,135.11

**St. Louis Housing Authority**  
**Balance Sheet**

Period = July 2024

Book = Accrual

	<b>Current Balance</b>
TOTAL CASH	26,691,723.44
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	3,377,366.55
Allowance for Doubtful Accounts-Tenants	-208,093.51
A/R Repayment Agreement	40,291.46
A/R-Other	98,000.00
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	1,335,951.67
A/R Fraudulent	11,636.38
Accrued Interest Receivable	20,550.73
TOTAL ACCOUNTS AND NOTES RECEIVABLE	4,679,535.28
OTHER CURRENT ASSETS	
Investments-Unrestricted	5,215,950.27
Investments-Restricted	644,692.39
Investments Restricted -WC Self Insurance	369,065.30
Prepaid Insurance Auto	8,028.00
Prepaid Insurance Property	133,493.45
Prepaid Insurance Liability	39,179.60
Prepaid Insurance Liability	12,199.09
Prepaid Insurance Fidelity Bond	651.30
Prepaid Insurance Workers Comp	31,100.50
Insurance Surplus Deposits	1,348,838.40
TOTAL OTHER CURRENT ASSETS	7,803,198.30
TOTAL CURRENT ASSETS	39,174,457.02
NONCURRENT ASSETS:	
FIXED ASSETS	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	232,355,521.31
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	502,680.60
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,595,141.17
Construction in Progress	7,312,567.52
Accum Depreciation-Buildings	-185,020,480.86
Accum Depreciation-Furn & Equip Dwellings	-153,860.00

## St. Louis Housing Authority Balance Sheet

Period = July 2024

Book = Accrual

	<b>Current Balance</b>
Accum Depreciation-Furn & Equip Nondwelling	-421,608.63
Accum Depreciation-Vehicles	-331,053.17
Accum Depreciation-Leashold Improvements	-277,298.63
Accum Depreciation-Site Improvements	-4,595,464.57
Operations	15,734,987.74
Administration & Other Costs	6,607,687.76
Project Coordinator	912,734.35
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	444,521.55
CFG-Fee & Cost-Soft	3,815,405.45
Soft Cost Contra	-30,689,871.24
CFG-Hard Cost Contra	-17,282,238.42
CFG-Site Improvement	700,146.50
CFG-Site Improvement-Soft	251,681.27
CFG-Dwelling Structure	15,680,233.58
CFG-Dwelling Structure-Soft	577,192.89
CFG-Dwelling Equipment	257,976.80
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>75,410,294.02</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	795,651,367.00
Cochran HO- Discount Notes/Amortization	-553,094.60

## St. Louis Housing Authority Balance Sheet

Period = July 2024

Book = Accrual

	<b>Current Balance</b>
Notes & Mortgages - SOLAR	5,608,174.00
<b>TOTAL NOTES, LOANS &amp; MORTGAGE RECEIVABLE</b>	<b>76,756,114.67</b>
<b>OTHER ASSETS</b>	
Right of Use Asset -Leases	196,597.06
Right of Use -Accum/Amort-Leases	-132,003.88
<b>TOTAL OTHER ASSETS</b>	<b>64,593.18</b>
<b>TOTAL NONCURRENT ASSETS</b>	<b>152,231,001.87</b>
<b>TOTAL ASSETS</b>	<b>191,405,458.89</b>
 <b>LIABILITIES &amp; EQUITY</b>	
<b>LIABILITIES:</b>	
<b>CURRENT LIABILITIES:</b>	
A/P Vendors and Contractors	-1,155,699.17
A/P Vendors -Non Control	1,335,951.67
A/P Vendors and Contractors	252,582.01
Tenant Security Deposits	216,698.21
Security Deposit Interest	-29.03
Security Deposit Clearing Account	479.43
Security Deposit-Pet	1,237.00
Garnishment Clearing Account	-2,025.13
United Way	307.80
Workers Compensation	2,598.00
Dental Deduction	-9,334.43
Union Dues	-139.70
United Negro College Fund	26.00
Arts & Education	77.40
Retirement Pension	2,450.35
Retirement Insurance	2,880.27
Section 125 Childcare Deduction	4,492.61
Section 125 Medical Deduction	5,973.06
Medical Insurance	-152,342.22
Long Term Disability	-2,040.19
Vision Insurance	-430.13
Voluntary/Term Life Ins Deduction	1,236.24
Colonial Life Ins Deduction	669.76
Landlord Back-up Withholdings	3,568.32
A/P -Other	2,075.19
Current Portion of LT Debt - Bonds	865,000.00
Accrued Interest Payable-Bonds	-0.25
Accrued Payroll & Payroll Taxes	-293.43
Accrued Liabilities-Other	175,000.00

**St. Louis Housing Authority**  
**Balance Sheet**

Period = July 2024

Book = Accrual

	<b>Current Balance</b>
Accrued Liabilities-Other	18,266.03
Suspense Acct-PM	1,604,121.18
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	60,063.24
Unearned Revenue -EHV	251,902.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>3,621,552.15</b>
 <b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	346,249.99
FSS Escrow	507,724.50
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>2,876,615.62</b>
<b>TOTAL LIABILITIES</b>	<b>6,498,167.77</b>
 <b>EQUITY</b>	
<b>RESERVED FUND BALANCE:</b>	
Restricted Net Position	86,540,770.41
Restricted Net Position	19,094.51
<b>TOTAL RESERVED FUND BALANCE</b>	<b>86,559,864.92</b>
 <b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	69,577,790.69
Unrestricted Net Assets-Retained Earnings	26,881,936.52
Unrestricted Net Assets -Retained Earnings	1,887,698.99
<b>TOTAL RETAINED EARNINGS:</b>	<b>98,347,426.20</b>
<b>TOTAL EQUITY</b>	<b>184,907,291.12</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>191,405,458.89</b>

## St. Louis Housing Authority Income Statement

Period = July 2024

Book = Accrual

	Period to Date	Year to Date
<b>REVENUE &amp; EXPENSES</b>		
<b>INCOME</b>		
<b>TENANT INCOME</b>		
Rental Income		
Tenant Rent	464,489.00	4,639,156.52
Utility Reimb.-LIPH	-45,911.00	-397,075.00
Utility Reimbursement Refund	0.00	-5,690.00
Less: Concessions	0.00	-246.00
Total Rental Income	418,578.00	4,236,145.52
Other Tenant Income		
Cleaning Fee	0.00	135.00
Damages/Maintenance	150.00	-200.46
Late Charges	20,104.00	199,738.00
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	656.00	-4,271.00
Vacate Charges	3,187.26	-22,609.13
Total Other Tenant Income	24,097.26	196,003.53
<b>NET TENANT INCOME</b>	<b>442,675.26</b>	<b>4,432,149.05</b>
 <b>GRANT INCOME</b>		
HUD PHA Operating Grants/Subsidy	1,238,231.48	8,918,161.88
HUD PHA Operating Grants/Subsidy	232,913.66	2,329,136.60
Capital Fund Revenue	-269,815.67	559,072.30
Capital Fund Revenue-PM	269,169.67	2,678,069.70
Section 8 HAP Earned	4,256,998.00	41,595,667.00
Section 8 Admin. Fee Income	394,102.00	4,046,753.00
Section 8 -Placement/Issuance Fees	500.00	2,700.00
Capital Fund Grants	143,978.06	2,657,897.96
Capital Fund Grants-Soft Costs	653,958.22	6,949,751.98
<b>TOTAL GRANT INCOME</b>	<b>6,920,035.42</b>	<b>69,737,210.42</b>
 <b>OTHER INCOME</b>		
Interest Income	218.05	7,476.48
Interest Income -Private Management	0.00	345.07
Investment Income - Unrestricted	15,697.00	166,082.11
Investment Inc -Restricted Non-Allocated	14,329.23	191,249.06
Investment Income - WC Self Insurance	0.00	138.84
Fraud Recovery PH	4,901.00	36,137.44
Market Value Adjustment	0.00	-485.20
Non-Dwelling Rent	2,454.00	11,785.00
Vending Income-James House TAB	1,492.64	4,312.60
Vending Income-Euclid TAB	400.42	560.82
Vending Income -West Pine	0.00	393.49
Vending Income-Parkview	177.62	8,616.84
Vending Income-Lafayette TAB	27.05	174.71
Vending Income-Badenhaus TAB	59.44	435.99



**St. Louis Housing Authority  
Income Statement**

Period = July 2024  
Book = Accrual

	Period to Date	Year to Date
Vending Income -Kingsbury	290.86	5,461.66
Contributions/Donations	0.00	1,350.00
Contributions -LaSalle Youth Festival	2,465.00	2,465.00
Other Miscellaneous Income	4,636.19	140,381.90
Other Income-Bank Rent	2,933.33	29,333.30
Other Income-Link Market Ren	0.00	535.00
Other Miscellaneous Income-PMC	0.00	-1,415,283.71
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	31,203.00
Allocated Other Income	0.00	-0.02
<b>TOTAL OTHER INCOME</b>	<b>50,081.83</b>	<b>-682,651.14</b>
<b>TOTAL INCOME</b>	<b>7,412,792.51</b>	<b>73,486,708.33</b>

EXPENSES

OPERATING EXPENSES

ADMINISTRATIVE

Administrative Salaries

Administrative Salaries	245,345.36	2,994,476.11
Administrative Salaries	89,764.98	777,955.33
Administrative Salaries-PT	27,814.13	88,405.41
Admin Salaries-Overtime	0.00	1,339.37
FICA	38,964.17	307,417.34
Health Benefits	42,165.56	404,301.50
Retirement Benefits	30,640.20	317,273.54
Unemployment Insurance	711.30	10,017.04
Long Term Disability	264.38	2,791.75
Dental	1,638.56	16,754.89
Cell Phones	845.84	11,075.66
Beneflex HSA	8,978.67	28,006.98
Employee Benefit Contribution-Admin	0.00	-2,135.04
WC MO 2nd Injury Fund	1,097.40	1,697.12
WC Self-Insurers Qtrly Taxes	0.00	757.80
FICA	6,523.24	58,259.24
Health Benefits	15,409.76	131,015.33
Retirement Benefits	4,490.26	28,849.85
Unemployment Insurance	131.71	3,307.57
Long Term Disability	4,378.84	12,878.61
Dental	1,066.27	5,864.97
Cell Phones	4,661.23	8,357.37
<b>Total Administrative Salaries</b>	<b>524,891.86</b>	<b>5,208,667.74</b>

Legal Expense

Legal Services	2,186.00	102,436.48
Legal Services	12,553.50	51,635.25
<b>Total Legal Expense</b>	<b>14,739.50</b>	<b>154,071.73</b>

Other Admin Expenses

Staff Training	360.00	14,108.78
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**St. Louis Housing Authority**  
**Income Statement**

Period = July 2024

Book = Accrual

	Period to Date	Year to Date
Travel	1,524.34	9,531.29
Auditing Fees	38,180.00	169,759.01
Port Out Admin Fee Paid	1,830.10	21,635.07
Marketing	0.00	320.00
<b>Total Other Admin Expenses</b>	<b>41,894.44</b>	<b>215,354.15</b>
Miscellaneous Admin Expenses		
Office Supplies	1,252.49	31,039.37
Office Supplies	1,121.61	16,763.60
Temporary Admin Labor	6,351.60	46,748.48
Temporary Admin Labor	1,347.21	76,226.78
Postage	15,037.50	62,140.67
Postage	-150.15	1,914.73
Advertising	-316.25	33,216.23
Advertising	0.00	363.73
Fiscal Agent Fees	400.00	3,300.00
Printing & Publications	183.18	8,817.55
Printing & Publications	253.40	2,459.14
Membership Fees	0.00	23,352.48
Telephone	2,185.28	42,322.77
Telephone	7,205.61	83,847.98
Court Costs	94.00	94.00
Maint Agreement-Office Equipment	2,159.36	5,398.39
Maint Agreement-Office Equipment	1,250.00	10,790.28
Professional/Technical Services	302,435.12	957,705.62
Consultants-LaSalle Youth Festival	945.00	945.00
Professional/Technical Services	0.00	3,320.86
Software License Fees	235,640.77	431,597.14
Internet / Cable	2,711.78	45,788.74
Computer Supplies	239.12	92,098.16
Computer Supplies	1,047.82	13,227.45
Other Admin Expense	7,438.59	54,720.37
Other Admin-LaSalle Youth Festival	0.00	545.00
Other Admin Expense	-981.97	7,456.97
Bank Fees	6.00	523.41
Bank Fees	0.00	20,422.97
Subscription-News/Magazines	0.00	153.00
D/A Testings/Results	0.00	2,198.38
Copying Expense	3,888.57	48,316.65
Copying Expense	321.29	3,578.94
Allocated OH-Administrative Expense	30,731.28	97,863.66
Allocated OH-Legal Expense	354.00	5,476.75
Allocated OH-Tenant Services Expense	0.00	200.31
Allocated OH-Utilities Expense	1,568.68	8,894.57
Allocated OH-Materials Expense	138.98	871.06
Allocated OH-Maintenance Expense	1,389.98	13,618.69
Allocated OH-Protective Services Expense	395.57	4,958.90
Allocated OH-Insurance Expense	121.93	12,107.71
Allocated OH-General Expense	1.13	77.42
<b>Total Miscellaneous Admin Expenses</b>	<b>626,768.48</b>	<b>2,275,463.91</b>

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

Period = July 2024  
 Book = Accrual

	Period to Date	Year to Date
TOTAL ADMINISTRATIVE EXPENSES	1,208,294.28	7,853,557.53
TENANT SERVICES		
Tenant Services Salaries	6,085.96	57,171.13
FICA	1,961.66	5,614.44
Health Benefits	2,354.50	9,249.56
Retirement Benefits	2,876.18	9,072.92
Long Term Disability	20.15	91.19
Dental	94.99	400.42
Cell Phones	217.38	644.36
Relocation Costs	0.00	25,262.91
Tenant Srv Rec/Pub/Other	0.00	7,116.12
Tenant Srv Rec/Pub/Other-Euclid TAB	958.08	2,569.32
Tenant Srv Rec/Pub/Other-Parkview	737.82	1,858.23
Tenant Srv Rec/Pub/Other-Badenhaus TAB	306.68	876.68
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	0.00	680.00
Tenant Srv Rec/Pub/Other-KingsburyTAB	400.00	400.00
Resident Council	215.79	342.49
Landlord -Excess Damage Reimb	13,740.00	34,743.42
Landlord -Signing Bonus	0.00	8,500.00
Security Deposit Assistance	21,153.00	247,927.00
Tenant Services Screening	0.00	6,732.37
Tenant Participation Funds	1,330.00	5,260.00
Tenant Participation Fund-James House TAB	0.00	283.51
Tenant Srv Lobby Monitors	1,481.00	15,258.25
Tenant Services -Other	0.00	653.42
Tenant Services Other-Circle of Friends (SLU)	2,400.00	22,698.29
FSS EFA Education/Skills Training for Participants	525.00	3,398.00
TOTAL TENANT SERVICES EXPENSES	56,858.19	467,005.03
UTILITIES		
Mixed Finance Utilities	146,155.24	1,439,037.88
Water	19,922.65	333,769.92
Electricity	118,344.39	739,532.12
Gas	16,996.89	289,086.68
Sewer	109,174.65	865,687.01
TOTAL UTILITY EXPENSES	410,593.82	3,667,113.61
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Salaries	0.00	951.94
Maintenance Labor-Grounds	88,342.10	599,622.68
Maint Labor -Janitorial Cleaning	13,041.51	232,121.89
Employee Benefit Contribution-Maint.	0.00	2,938.59
Maintenance Labor-Overtime	0.00	61,466.72
FICA	3,783.66	52,916.50
Health Benefits	14,835.02	114,896.51

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

Period = July 2024

Book = Accrual

	<b>Period to Date</b>	<b>Year to Date</b>
Retirement Benefits	8,381.69	32,569.88
Unemployment Insurance	175.64	5,170.64
Long Term Disability	31.61	240.37
Dental	426.95	6,393.79
Cell Phones	65.16	182.24
<b>Total General Maint Expense</b>	<b>129,083.34</b>	<b>1,109,471.75</b>
<b>Materials</b>		
Materials-Custodial	750.03	4,468.44
Materials-Custodial	2,352.15	43,407.99
Materials-Electrical	0.00	443.39
Materials-Electrical	814.27	14,101.97
Materials-Plumbing	-30.76	0.00
Materials-Plumbing	2,023.24	46,583.87
Materials-Lawn Care	-1,145.25	942.00
Materials-Tools/Equipment	0.00	510.93
Materials-Tools/Equipment	56.49	11,084.83
Materials-Boiler	33.98	10,587.67
Materials-Other	-15.58	185.97
Materials-Other	8.83	53,850.15
Materials-HVAC	0.00	2.99
Materials-HVAC	9,835.82	39,549.32
Materials-Gas/Oil Vehicles	0.00	6.99
Materials-Appliances	0.00	2,372.15
Materials-Appliances	7,062.30	118,607.63
Materials-Hardware	-17.10	805.27
Materials-Hardware	10,112.62	50,040.72
Materials-Paint	606.53	3,356.76
Materials-Flooring	0.00	12,555.84
Materials-Cabinets/Countertops Doors/Windows	0.00	1,080.23
Materials-Cabinets/Countertops Doors/Windows	476.52	23,907.93
<b>Total Materials</b>	<b>32,924.09</b>	<b>438,453.04</b>
<b>Contract Costs</b>		
Contract-Elevators	4,590.33	7,463.38
Contract-Elevators	11,621.38	167,056.39
Contract-Trash Removal	2,957.29	36,809.52
Contract-Trash Removal	21,518.04	237,718.04
Contract-Custodian	2,847.50	28,972.25
Contract-Custodian	19,508.16	94,298.53
Contract-Plumbing	0.00	570.00
Contract-Plumbing	38,838.51	307,165.70
Contract-Uniform Cleaning	0.00	150.05
Contract-Uniform Cleaning	2,365.43	28,965.68
Contract-Snow Removal	0.00	6,865.00
Contract-Grounds/Lawn	1,378.70	20,012.85
Contract-Grounds/Lawn	30,902.00	241,079.16
Contract-Auto Gas	764.94	6,577.08
Contract-Auto Gas	620.20	6,291.02
Contract-HVAC	0.00	6,260.00
Contract-HVAC	3,278.00	396,408.90

**St. Louis Housing Authority  
Income Statement**

Period = July 2024  
Book = Accrual

	Period to Date	Year to Date
Contract-Fire Protection	0.00	535.00
Contract-Fire Protection	2,892.39	57,444.26
Contract-Vehicle Repairs	0.00	169,465.87
Contract-Vehicle Repairs	0.00	8,585.63
Contract-Other	0.00	83,485.07
Contract-Other	58,472.40	399,292.25
Contract-Exterior Building Repairs	0.00	1,750.00
Contract-Exterior Building Repairs	940.00	10,612.00
Contract-Parking Lot Repairs	0.00	26,918.43
Contract-Parking Lot Repairs	2,235.00	13,796.53
Contract-Electrical	3,550.00	21,407.83
Contract-Extermination	0.00	1,154.18
Contract-Extermination	6,079.65	182,659.64
Contract-Flooring Installation	13,908.50	85,261.75
Contract-Painting/Wall Repairs	0.00	140.00
Contract-Painting/Wall Repairs	79,148.79	280,272.80
Contr-Cabinet/Counters/Door/Windows	275.00	2,308.69
Contr-Cabinet/Counters/Door/Windows	23,949.34	77,250.51
Contract-Lease Automobiles	1,946.00	27,156.15
Contract-Occupancy Permits	0.00	742.30
Contract-Bed Bug Eradication	850.00	46,878.00
Total Contract Costs	<u>335,437.55</u>	<u>3,089,780.44</u>
<b>TOTAL MAINTENACE EXPENSES</b>	<b>497,444.98</b>	<b>4,637,705.23</b>
<b>PROTECTIVE SERVICES</b>		
Security Alarm Service	25.50	391.85
Security Alarm Service	1,692.35	6,250.32
Security/Law Enforcement	63,068.73	788,251.15
Security Enforcement-Police	317,983.03	614,209.37
Security Enforcement/Circuit Atty	3,519.65	3,519.65
<b>TOTAL PROTECTIVE SERVICES</b>	<u>386,289.26</u>	<u>1,412,622.34</u>
<b>INSURANCE PREMIUMS</b>		
Workers Comp Claims	7,735.72	144,019.82
Auto Insurance	4,014.25	55,387.50
Property Insurance	66,746.75	667,467.50
Fidelity Bond Insurance	325.65	3,256.50
Liability Insurance	19,589.70	197,679.00
Excess Workers Comp Insurance	7,775.10	65,337.27
<b>TOTAL INSURANCE PREMIUMS</b>	<u>106,187.17</u>	<u>1,133,147.59</u>
<b>GENERAL EXPENSES</b>		
Misc. Taxes/Liscenses/Insurance	0.00	132.00
Severance Expense	0.00	40,538.81
Bad Debt-Tenant Rents	249,917.57	250,253.41
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	245,073.59	2,725,344.84
Other General Exp-Gala	0.59	0.59

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

Period = July 2024

Book = Accrual

	Period to Date	Year to Date
Other General Expense	0.00	-138,894.38
PH FSS Escrow Expense	4,458.99	49,336.93
ACC Reserve Shortfall Disbursement	0.00	802,751.03
<b>TOTAL GENERAL EXPENSES</b>	<b>499,450.74</b>	<b>3,817,975.23</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>3,165,118.44</b>	<b>22,989,126.56</b>
<b>EXTRAORDINARY EXPENSES</b>		
Extraordinancy Maintenance	0.00	148,704.44
Casualty Loss Expense	17,635.85	17,635.85
<b>TOTAL EXTRAORDINARY EXPENSES</b>	<b>17,635.85</b>	<b>166,340.29</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>		
Housing Assistance Payments	4,261,748.00	40,295,913.89
Tenant Utility Payments-Voucher	209,832.00	1,888,920.00
Portable Out HAP Payments	72,269.00	662,298.00
FSS Escrow Payments	8,287.00	87,188.09
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>4,552,136.00</b>	<b>42,934,319.98</b>
<b>OTHER FINANCING SOURCES</b>		
Equity Transfer Capital Assets IN	143,978.06	2,657,897.96
Equity Transfer Capital Assets OUT	143,978.06	2,657,897.96
Operating Transfers IN	317,983.03	1,612,983.03
Operating Transfers IN	0.00	20,000.00
Operating Transfers OUT	317,983.03	4,850,771.03
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	7,366.55	141,739.58
Water Consumption Contra	7,366.55	141,739.58
Electric Consumption	860,807.00	7,610,421.00
Electric Consumption Contra	860,012.00	7,609,612.00
Gas Consumption	6,765.00	168,909.00
Gas Consumption Contra	7,560.00	169,718.00
Sewer Consumption	18,888.00	139,059.00
Sewer Consumption Contra	18,888.00	139,059.00
<b>TOTAL UTILITY CONSUMPTION</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>7,734,890.29</b>	<b>69,327,574.83</b>
<b>NET INCOME</b>	<b>-322,097.78</b>	<b>4,159,133.50</b>

# DEVELOPMENT

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: September 11, 2024

Subject: Development and Modernization Department Board Report

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

### General

RD22-03 – Clinton-Peabody Apartments Redevelopment – SLHA and POAH used the time in August to tell the story of the Clinton-Peabody redevelopment to the broader community and to celebrate back-to-school with residents of Clinton-Peabody.

SLHA and POAH coordinated a media event at Al Chappelle Community Center for the local press that occurred on August 16, 2024. Many local media organizations, from local bloggers and small publications to large corporate entities, were invited to tour the site, speak with residents and hear about the redevelopment firsthand. KTVI (FOX2) and the St. Louis Business Journal attended the media event and both outlets posted stories about the upcoming \$150 million redevelopment.

Planning work for the possible Choice Neighborhood grant application continued in August with more focus groups conducted with various stakeholders. This work will ensure that when the next Choice Implementation Grant is released, the development team will be ready to submit a competitive application.

For the monthly meeting, SLHA and the development team wanted to celebrate the upcoming back-to-school season and made that the main focus, while also providing updates on the progress made with various aspects of the redevelopment. These included the previously mentioned focus groups, the upcoming MHDC LIHTC application submission in September, the temporary onsite transfers from the Pink Zone to the Yellow/Orange Zone and the status of the environmental review approval.

The back-to-school event was able to provide approximately 50 haircuts and distribute 180 backpacks full of back-to-school supplies donated by various organizations.



The next resident engagement meeting will be held on September 19, 2024.

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

King Louis Square (KLS) and King Louis Square II (KLSII) – Development and Modernization staff submitted the RAD applications to HUD on August 23, 2024 after board approval for the submission was received on August 22, 2024.

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

## **Projects**

Cochran Plaza Security Upgrades – SLHA was awarded \$250,000 for the installation of security cameras and fencing improvements at Cochran Gardens. The solicitation was released on May 16, 2024 and one site visit for prospective bidders was held in May. A second site visit was held on June 11, 2024 at 10:00 am. Bids were due in July, but the date was extended to August 1, 2024 to give contractors more time to submit bids. On August 1, 2024, three bids were received and are currently being reviewed by Development and Modernization staff.

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 purchase order was issued to Raineri Construction on August 13, 2024. They have begun selective demolition. The successful completion of this project will return four (4) units of housing back to productive use and occupancy.

Badenhaus Sewer Repair – With the contract signed, SLHA staff held a pre-construction conference on August 12, 2024 and issued the Notice to Proceed on August 30, 2024.

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 was expected to turn over three (3) of the five (5) units in August. However, the project was put on hold until a plumbing leak in an unrelated unit could be repaired before work could continue. In August, they were 44% complete. The units are now expected to be turned over in September.

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 was expected to complete work in August; however, discovered an issue with

the entry gate and SLHA staff have been trying to find a solution. The installation is on hold until this can be resolved. That will likely occur in September.

West Pine Roof Replacement – The project was awarded to Rody 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. The permits from the City have been received and the Notice to Proceed was issued on August 30, 2024.

The California Garden Fence Replacement and Security Upgrades – Work began in June on the fencing and security upgrade. The contractor began demolition work in July and has begun work repairing an underground water leak, pouring sidewalks and installing new stairs. The work will continue into September.

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 57% complete.

LaSalle Park Apartments Security Cameras – All cameras have been installed and power is fully functional. SLHA signed all paperwork necessary to allow access to the St. Louis Metropolitan Police Real Time Camera Center (RTCC). That paperwork was submitted in August. SLHA is waiting for signature by the Chief of Police to allow acceptance of the cameras in the RTCC program. In addition, SLHA is waiting for Spectrum to provide a static IP, which will allow for that coordination. This is expected to occur in September.

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. HUD has had some technical requests and SLHA staff are working to provide the information.

## Projects Ready for Close-Out

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

## Grant Applications

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

## Solicitations

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

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 date for bids was extended to July 18, 2024 to allow for additional bidding. One bid was received and Development and Modernization staff are working with Procurement to determine a path forward. This is expected in September.

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

## **Planning**

*West Pine Elevator Replacement* – A task order for design of the elevator replacement at West Pine has been submitted to SCB, an architecture firm contracted to SLHA. The design team was working on pre-solicitation documents in August.

*California Gardens Elevator Replacement* – A task order for the 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 August.

*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  
AUGUST MONTHLY ACTIVITY REPORT**

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	4	8/1/19, 10/16/19	5/31/2024	TBD	Grice / Trivers	11/29/2021	100%	100%	100%	100%	100%	N/A	N/A	Part 50	10/2/2020	10/19/2020
MO001000019	Parkview Apartments	N/A	Elevator Replacement Parking Lot	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
MO0010000038	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
MO0010000038	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
MO0010000038	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  
AUGUST 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	19%	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	8/30/2024	5/27/2025	N/A	TBD	N/A	N/A	0%	0%	
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	6/13/2024	9/11/2024	N/A	TBD	N/A	N/A	99%	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	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%	90%	-
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	8/30/2024	2/26/2025	TBD	TBD	N/A	N/A	0%	\$ -	
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	9		95%	-
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	TBD	TBD	TBD	TBD	N/A	N/A	-		
MO0010000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	1	5	6/4/2024	8/3/2024	8/17/2024	TBD	TBD	TBD	100%	60%	-
MO0010000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	4	6	TBD	TBD	TBD	TBD	N/A	N/A	-		
MO0010000038	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  
AUGUST MONTHLY ACTIVITY REPORT**

Project Information							Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	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 is scheduled to be completed in September.
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		Notice of Award was issued to Davinroy Mechanical Contractor on June 24, 2024. Contract was executed July 29, 2024. A Pre-Construction Meeting was held on August 12, 2024. The contractor will mobilize the first week of September.
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 the new stairs are being installed. Fence materials are delayed until November 2024.
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0		This project will be re-evaluated upon the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved. The work plan has been submitted to the state and is being reviewed.
N/A	NSS Homeownership, La Saison	II	New Home Construction	5	5		The financial closing date for Phase II is to be determined.
Various	PHA Wide	N/A	Physical Needs Assessment		2809		Agency Annual Plan and the 5-Year plan documents submissions have been accepted by HUD. The 5-year agency plan will be updated in 2024.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None		Part of Redevelopment.
MO001000384	Hodiamont - Section 18 Application	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		The contractor has completed the process of installing additional electrical service to the cameras and all camera have been installed.
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0		Mobilization was June 10, 2024. Ninety percent of the work has been completed. The contractor will return in September to finish the work after new exterior doors are installed.
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0		The Pre-Construction Meeting was held on 03/11/2024. Mobilization is scheduled for the first week of September.
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	1	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		Three bids were received on August 1, 2024. Notice of Award was issued to Utilifra on August 15, 2024. Contract was executed August 26, 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		One quotation was received on July 18, 2024. The contract was awarded to Raineri Construction and a Pre-Construction Meeting was held on August 23, 2024.
MO001000038	Lafayette Townhomes	N/A	Lafayette/Folsom/Marie Fanger Make Ready Units	TBD	TBD		Requests for Quotations were released on May 28, 2024. The initial site visit was held on June 4, 2024. One quotation was received on July 18, 2024.



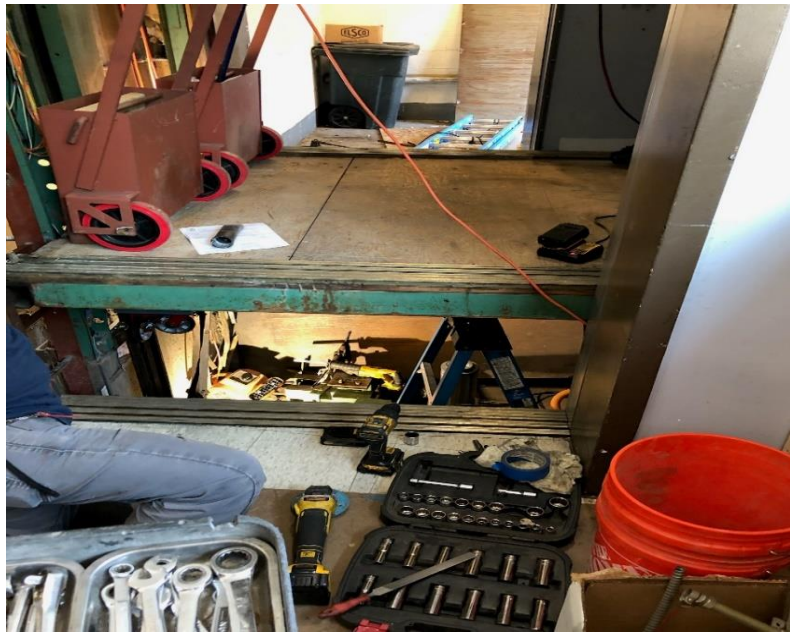
# DEVELOPMENT AND MODERNIZATION AUGUST MONTHLY ACTIVITY REPORT



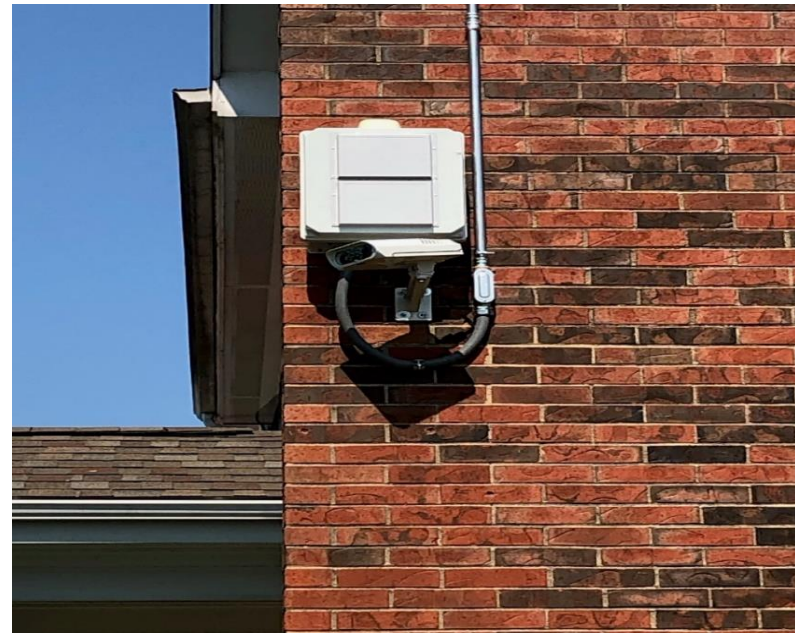
**Tiffany Unit Repairs**



**California Gardens Security Fence & Stair Repairs**



**Parkview Elevator Replacment**



**LaSalle Park Security Cameras**

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

AT 8/31/2024

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	1,888,651.00	0.00	31-Aug-2024	31-Aug-2024
MO36R00150117	558	294,831.00	294,831.00	0.00	70,996.35	223,834.65	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	8,787,844.00	0.00	8,319,616.03	468,227.97	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	8,565,285.95	455,647.05	5,522,515.80	3,498,417.20	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,082,889.83	258,630.17	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	7,727,425.42	1,903,352.58	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	2,931,571.93	6,074,007.07	16-Feb-2025	16-Feb-2027
MO36E00150123	569	250,000.00	250,000.00	0.00	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>\$41,003,583.66</b>	<b>\$8,396,004.34</b>	<b>\$32,213,926.31</b>	<b>\$17,435,661.69</b>		
			<b>82.6%</b>			<b>64.9%</b>		

# RESIDENT INITIATIVES

# MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: September 11, 2024

Subject: Resident Initiatives Board Report

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

### **ROSS Service Coordinator**

The ROSS Service Coordinators attended several community events to build awareness of the ROSS program and made several social service referrals to address residents' needs. Resident Initiatives enrolled four new participants in the ROSS program and distributed 30 bus tickets.

### Resident Engagement

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

- Rental Assistance (16)
- Financial Education (20)
- Mental Health (3)
- Food Assistance (1)
- Employment (31)
- School Supplies (6)
- 50 books provided at Peabody Back to School Event

### Community Outreach

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



### 8/9/24 - HUD Job Fair

The ROSS Coordinators hosted a table at the SLHA HUD Job Fair. Two ROSS participants received interviews. Pictured: ROSS Coordinator, Kesha Post; Resident Coordinator, Camille Shoals; and Human Resource Specialist, Kena Johnson, hosting a table at the SLHA HUD Job Fair.

### 8/15/24 – Clinton-Peabody Resident Meeting

The ROSS Coordinators attended the meeting/Back-to-School Fair and provided books to 50 children.

### 8/23/24 - STL Integrated Health Network Site Visit to Parkview

The Coordinators organized and attended a resource tabling hosted by the Integrated Health Network. They provided resources on Medicare and Medicaid.

### 8/29/24 - Cambridge Heights Resident Meeting

The Coordinators provided a resource table at the event to build awareness of the ROSS program and understand supports needed.

### 8/29/24 - Youth and Family Center Meeting

The Coordinators met with Youth and Family Center to discuss potential partnerships for National Night Out and Beyond.

In addition to coordinating and attending resource events, the ROSS Coordinators are excited to announce that a participant has completed their Forklift Certification provided by Family Workforce Centers of America. This is an outcome of the Coordinators' commitment to identifying strong resources and community partners.

### **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 August, the Circle of Friends groups have focused on supporting new members and preparing for a fall celebration. Due to an increase in interest, the groups have added a second group at Cahill House.

The Elderly Coordinator is working with Circle of Friends facilitators to plan a fall celebration for Circle of Friends and Senior Olympics participants. This event is scheduled for Friday, September 27<sup>th</sup>, at Forest Park. Through the planning process, the Coordinator has established a relationship with Forest Park Forever.



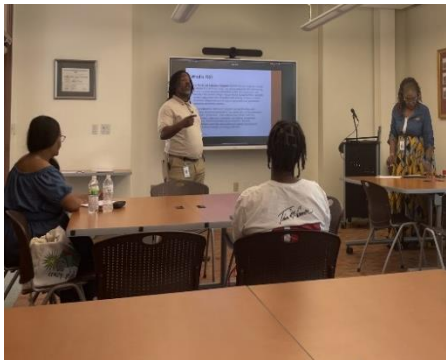
Pictured above: Elderly and Disabled Coordinator, Marvin Bostic, with Forest Park Forever Rep and Circle of Participants

### **Family Self Sufficiency**

As of August 2024, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had thirty-two (32) participants, twenty-seven (27) 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 thirteen (13) have established escrow accounts and nine (9) received a monthly escrow credit. Two (2) HCV-

FSS participants and four (4) PH-FSS participants completed the program. There was one (1) new participant enrolled in the PH-FSS program.

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	32	27	0	84%
PH	25	13	1	52%



Throughout August, the Coordinators attended meetings with partners to discuss resources for active FSS participants. On August 6<sup>th</sup> and 8<sup>th</sup>, they launched their quarterly FSS Check-Ins with program participants. During these meetings, the Coordinators shared program details, highlights, resources and account snapshots. Pictured left: FSS Coordinators sharing program details with current participants at the quarterly check-in.



Additionally, the FSS Coordinators hosted their first formal graduation ceremony for residents who completed the FSS program within the past year. This was SLHA's first FSS graduation in 10 years. The graduation took place on August 22, 2024 at Forest Park Community College's William J. Harrison Education Center. Nine FSS participants successfully completed the program in 2024 with a total escrow savings of \$91,279.73. Pictured left: Lance Knuckles, SVP of Strategic Growth, SLDC presenting to FSS Graduates

In addition to celebrating their success, the graduates received information during presentations from Commerce Bank, St. Louis City Treasurer's Office of Financial Empowerment, Saint Joseph Housing Initiative and St. Louis Development Corporation. These presenters provided key information that aligned with the personal goals identified by the graduates. Lastly, the Coordinators invited Melva Paden-Moore to serve as the keynote speaker. Mrs. Moore has more than 21 years of financial and entrepreneurial experience ranging from tax preparation and bookkeeping to also offering financial empowerment and education using a holistic approach. She provided an encouraging message and tips for pushing through in spite of challenges and distractions.



Pictured: FSS Coordinators, Vera Wren & Sredrick Robinson with Keynote Speaker Melva Paden-Moore



Pictured: 2024 FSS Graduates with SLHA Executive Director Latasha Barnes and Resident Initiatives Staff

### **TABs**

The St. Louis City-wide TAB met on Wednesday, August 21, 2024. This was the first meeting of all newly elected TAB presidents. During this meeting, the City-wide TAB president invited representatives from laundry and vending machine companies servicing sites. The TABs asked questions around pricing, maintenance, and customer service. The Director of Resident and Community Engagement will work with the TABs to negotiate updated contracts. Additionally, the TABs received the updated Trespass Ban Policy from SLHA's Director of Operations for Public Housing.

### **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.

#### 8/6/24 - Meeting with Urban League

The Director attended a meeting with Urban League's Save our Sons, facilitated by KSG Consulting. During this meeting, the Director learned of employment, transportation and childcare services for SLHA residents. As a result of this meeting, a member of Urban League's team has joined SLHA's Program Coordinating Committee.

#### 8/8/24 - VPC - Policy and Systems Change Committee

The Director is a member of the Violence Prevention Commission Committee and attends the monthly meetings to discuss violence prevention strategies that can support the region and SLHA sites.

#### 8/20/24 - Quarterly PCC Meeting

The Director facilitated the quarterly meeting with the Resident Initiatives team. This quarter's presenter was Salvation Army's Pathway of Hope.

#### 8/29/24 - Cambridge Heights Resident Meeting

The Director and Resident Initiatives team attended the resident meeting to hear concerns, provide resources and respond to interest in reactivating a TAB.



### Other Business and Upcoming Events

The Resident Coordinator is working with Parkview and Renaissance/Blumeyer Village TABs to organize Voter Registration events for their residents. These events are scheduled to occur in September. Additionally, the Director is working with management and residents of Euclid Plaza to reactivate their TAB. Their reactivation will occur prior to their upcoming Back-to-School Jam scheduled for Saturday, September 7, 2024. The ROSS Coordinators are working with management to plan and execute this exciting event, which will provide resources and school supplies to Euclid Plaza residents.



**LEGAL**

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Erika Sparks, Planning & Procurement Manager

CC: Sarah J. Hugg-Turner, General Counsel

Date: September 11, 2024

Subject: Procurement Board Report – August 2024

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### Capital Fund

#### A. Contracts Awarded

RD24-04 Badenhaus Sewer Repairs and Water Heater Replacements was awarded to Davinroy Mechanical Contractor. The general scope of work for this project consists of 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 January 9, 2024. Sealed bids were originally due January 25, 2024, but the bid opening date was extended to February 6, 2024. On February 6, 2024, the bid opening date was extended again to March 25, 2024 to allow time to solicit additional contractors. Bids were opened on March 25, 2024 at 3:00 p.m. Two contractors submitted bids for the project. A contract was executed with Davinroy Mechanical Contractor on July 29, 2024. The pre-construction conference was held August 12, 2024. The Notice to Proceed was issued on August 30, 2024.

RD24-08 Cochran Plaza Security Upgrades awarded to Utilitra, LLC. The general scope of work for this project consists 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 was held on August 1, 2024. Three bids were received. Utilitra, LLC was identified as the lowest responsive bidder. A Notice of Award was issued on August 15, 2024. The contract was approved by the Contracting Officer and sent to contractor for execution on August 26, 2024.

RD24-10 Lafayette Townhomes Make-Ready was awarded to Raineri Construction, LLC. The general scope of work for this project consists 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. The quotation opening was held on July 18, 2024. Raineri Construction, LLC was the only bid received. A purchase order was issued to Raineri Construction, LLC on August 13, 2024. The pre-construction conference was held on August 23, 2024.

B. Solicitations Pending

RD24-07 Invitation for Bids (IFB) for Parkview Apartments First Floor Renovation. The general scope of work for this project will consist of, but not be limited to, interior demolition, new partitions, new acoustic ceiling tile and gypsum board ceilings, new lighting and electrical devices, new security desk, relocation of existing doors and hardware, painting and new floor finishes. The Acquisition and Solicitation Plans were approved on January 29, 2024. The IFB was advertised in the February 22, 2024 edition of the St. Louis American and the February 25, 2024 edition of the St. Louis Post-Dispatch. The IFB was issued on February 26, 2024. The pre-bid conference was held on March 12, 2024. The bid opening was held on April 16, 2024 and two contractors submitted bids for the project. Development and Modernization staff are still evaluating the bids for award recommendation.

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

to the SLDC Plan Room on May 28, 2024. The initial site visits were held on June 4, 2024. The quotation opening was on July 18, 2024. Only one bid was received and it exceeded the budget. Development and Modernization is evaluating resolicitation 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 & Investment Advisory and 457(b) Plan Recordkeeping and Plan Administration & 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

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: September 11, 2024

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	1	<ul style="list-style-type: none"> <li>• HUD CARES Recruitment Event</li> <li>• Clinton-Peabody Redevelopment – Media Briefing</li> <li>• HUD VASH funding increase</li> <li>• FSS Graduation</li> </ul>
News coverage	1	<ul style="list-style-type: none"> <li>• <a href="#">Clinton-Peabody getting \$150M renovation, revitalizing neighborhoods</a> (FOX 2)</li> <li>• <a href="#">\$150M redevelopment of public housing complex to being in 2025</a> (St. Louis Business Journal)</li> <li>• <a href="#">SLHA receives \$97,372 in federal funds to support homeless veterans</a> (St. Louis Argus; <b>also shared on Fox2 and Yahoo news</b>)</li> </ul>
Outreach Events	7	<ul style="list-style-type: none"> <li>• HUD CARES Recruitment Event</li> </ul>
Social Media Campaign		<ul style="list-style-type: none"> <li>• HUD CARES Recruitment Event</li> <li>• Clinton-Peabody Redevelopment – Media Briefing</li> </ul>
Facebook Posts	20	Highest Performing (Facebook) <ul style="list-style-type: none"> <li>• HUD CARES Recruitment Event 724 Reach; 18 Engagements</li> <li>• <i>HUD officials visit SLHA</i> 401 Reach; 23 Engagements</li> </ul>
Twitter Posts	19	Highest Performing (Twitter) <ul style="list-style-type: none"> <li>• <i>HUD officials visit SLHA</i> 63 Impressions; 0 Engagement</li> <li>• HUD CARES Recruitment Event 34 Impressions; 0 Engagement</li> </ul> Highest Performing (LinkedIn)

LinkedIn Posts	15	<ul style="list-style-type: none"> <li>• <i>Clinton-Peabody Redevelopment</i> 791 Impressions; 91 Engagements</li> <li>• <i>FSS Graduation</i> 256 Impressions; 16 Engagements</li> </ul>
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Social media analytics are as follows:

<b>Facebook</b> <b>Total Followers: 2,722</b>	<b>AUG</b> <b>2024</b>	<b>JULY</b> <b>2024</b>	<b>JUNE</b> <b>2024</b>
Reach	2,270 (-27%)	3,100 (+2%)	3,054 (-48%)
Post Engagement	107 (-81%)	568 (-5%)	595 (+417%)
Visits	1,300 (+8%)	1,200 (-14%)	1,400 (-36%)
New Followers	35 (+94%)	18 (-10%)	20 (-52%)

<b>LinkedIn</b> <b>Total Followers: 322</b>	<b>AUG</b> <b>2024</b>	<b>JULY</b> <b>2024</b>	<b>JUNE</b> <b>2024</b>
Impressions	3,579 (+24%)	2,881 (+226%)	884 (-53%)
Page Views	170 (-2%)	173 (-60%)	434 (+178%)
Unique Visitors	2,137 (31%)	1,633 (+4848%)	33 (-47%)
Post Reactions	180 (41%)	128 (+433%)	24 (-40%)

**August highlights:**



*HUD officials visit SLHA*



*FOX 2 at Clinton-Peabody media briefing*

**ABOVE & BEYOND**  
STAFF RECOGNITION

**MONICA MARBLE**  
Network Administrator

Monica's exceptional teamwork and unwavering dedication to providing excellent IT service to all departments truly makes SLHA a great place to work.

Her positive spirit, collaboration, and commitment to excellence set a shining example for us all.

We are so lucky to have you on our team!

**SLHA recognizes Monica's contributions to moving our mission forward.**

Scan the code or visit [slha.org/careers](http://slha.org/careers) for current job openings.

*Above and Beyond Staff Recognition and Recruitment*



# **HUMAN RESOURCES**



# Human Resources Department

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

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: September 11, 2024

Subject: Human Resources Board Report

### EMPLOYEE CENSUS AS OF AUGUST 31, 2024

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

### STAFFING CHANGES

#### New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Charles Lewis	Senior Maintenance Technician
Priscilla Redd-Brown	Property Manager
Kelly Scott	Accounts Payable Specialist

#### New Employees Temporary Full-Time:

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

#### New Employees Regular Part-Time:

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

#### New Employees Temporary Part-Time:

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

#### Promotions:

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

#### Transfers:

<u>Name</u>	<u>Title</u>	<u>Location</u>
Roxanne Whiting	Assistant Property Manager	LaSalle Park Apts.
Vanessa Warfield	Assistant Property Manager	West Pine Apts.

**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: 13**

<b>Applications</b>	<b><u>Received This Month</u></b>
<b>Position Vacancies Published this Month:</b>	
HCV Supervisor	16
<b>Additional Applications Received this Month:</b>	
Assistant Property Manager	28
Community Beautification Intern	4
Contract and Compliance Specialist (HCV)	30
Janitor	29
Facilities Specialist	9
Groundskeeper	25
Housing Specialist	30
HQS Inspector	20
Inspections Specialist	14
Maintenance Technician	5
Property Manager	39
Senior Maintenance Technician	1
Leasing Agent	44

**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>
Charles Lewis	Cyber Awareness Challenge	1.75
Karen Morris	United Way Campaign Leaders Conference	8.0
Althelia Powell-Thomas	United Way Campaign Leaders Conference	8.0

**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.					