



ST. LOUIS  
**HOUSING**  
AUTHORITY

# MONTHLY ACTIVITY REPORTS

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OCTOBER 24

2024



## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: October 18, 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 September.

- 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 August 2024
  - Public Housing AMP Budgets as of August 2024
  - Financial Condition Indicators as of August 2024
  - Management Operations Indicator as of August 2024
  
- II. Housing Choice Voucher (Section 8) Program Activities**
  - Section 8 Cash Activity as of August 2024
  - HCV Budget as of August 2024
  - Housing Choice Voucher Memo
  - Waitlist Breakdown Summary
  - Inspection Activity Summary Report
  
- III. Finance**
  - Income Statement as of August 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: October 9, 2024

SUBJECT: Asset Management Board Report

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

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

**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 September, thirty-nine (39) individuals were on SLHA’s Trespass and Ban List.

**NSPIRE Inspections:** Asset Management continues to monitor management’s progress to resolve outstanding deficiencies from recent HUD NSPIRE inspections. On a regular basis, staff monitors the NSPIRE website to ensure evidence of mitigation is uploaded in accordance with the HUD requirements. The status of outstanding deficiencies and management’s plan of action to address deficiencies is also discussed at monthly management meetings.

**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)	107
Extension Requests Submitted to HUD (# of units)	0

**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>September</b>	90.75%
<b>HUD GOAL</b>	95%

**Prior Months:**

<b>August</b>	<b>July</b>	<b>June</b>
88.90%	84.56%	83.93%

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			9/1/2024		
				Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
20	MO001000002	Clinton-Peabody	352	165	134	72%	163	130	69%	164	130	69%	224	126	98%	224	126	98%	221	119	91%
100	MO001000010	James House	126		108	86%		110	87%		110	87%		118	94%		120	95%		125	99%
132	MO001000013	Euclid Plaza Elderly	108		103	95%		105	97%		105	97%		103	95%		104	96%		105	97%
170	MO001000017	West Pine	99		86	87%		87	88%		87	88%		90	91%		91	92%		91	92%
190	MO001000019	Parkview Elderly	295	29	216	81%	29	211	79%	27	211	79%	27	215	80%	23	229	84%	34	247	95%
280	MO001000028	Badenhaus Elderly	100	4	93	97%	4	93	97%	3	93	96%		89	89%		92	92%	4	93	97%
390		Badenfest Elderly	21		21	100%		21	100%		21	100%		20	95%		20	95%		21	100%
340	MO001000034	LaSalle Park	148		130	88%		133	90%		133	90%		135	91%		138	93%		140	95%
370	MO001000037	Cochran Plaza	78	9	56	81%	8	55	79%	8	55	79%	9	55	80%	9	55	80%	21	57	100%
220	MO001000038	Lafayette Apartments	26		22	85%		22	85%		22	85%		24	92%		23	88%		24	92%
230		California Gardens	28	13	13	87%	13	12	80%	16	12	100%	16	12	100%	16	11	92%	17	10	91%
350		Armand & Ohio	4		4	100%		4	100%		4	100%		4	100%		3	75%		3	75%
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	1	4	80%	1	3	60%	1	3	60%	1	3	60%	1	3	60%	3	3	100%
410		South Broadway	10		10	100%		10	100%		10	100%		10	100%		9	90%		10	100%
420		Lafayette Townhomes	38	12	24	92%	8	24	80%	8	24	80%	8	27	90%	8	24	80%	8	24	80%
421		Tiffany Turnkey	25		18	72%		18	72%		18	72%		18	72%		17	68%	7	17	94%
150		Towne XV	8		7	88%		7	88%		7	88%		7	88%	1	7	100%	1	7	100%
160		McMillan Manor	20	2	16	89%	2	16	89%	2	16	89%	2	14	78%	2	13	72%	4	14	88%
260	Page Manor	10	4	5	83%	4	4	67%	4	4	67%	3	3	43%	6	3	75%	7	3	100%	
381	Samuel Shepard	16	3	9	69%	3	9	69%	3	9	69%	7	8	89%	8	7	88%	8	8	100%	
383	Cupples	4	2	2	100%	1	3	100%	1	3	100%		4	100%		3	75%		4	100%	
384	Hodiamont	22	22	0	-		0	0%	22	0	-	22	0	-	22	0	-	22	0	-	
411	Walnut Park	13		13	100%		12	92%		12	92%		10	77%		10	77%	2	10	91%	
412	Lookaway	17	3	11	79%	3	12	86%	3	12	86%	3	13	93%	3	12	86%	4	12	92%	
510	McMillan Manor II	18		13	72%		12	67%		12	67%		12	67%		12	67%	5	13	100%	
440	MO001000044	Murphy Park I	93	12	68	84%	10	69	83%	10	69	83%	10	58	70%	10	60	72%	25	60	88%
450	MO001000045	Murphy Park II	64	2	53	85%	2	53	85%	2	53	85%	1	50	79%	1	51	81%	11	49	92%
460	MO001000046	Murphy Park III	65	1	55	86%	1	57	89%		57	88%		54	83%		55	85%	8	56	98%
470	MO001000047	King Louis Square	36		35	97%		36	100%		36	100%		36	100%		36	100%		36	100%
480	MO001000048	Les Chateaux	40		37	93%		37	93%		37	93%		38	95%		38	95%		39	98%
490	MO001000049	King Louis Square II	44		37	84%		37	84%		37	84%		35	80%		41	93%		41	93%
500	MO001000050	Renaissance Pl @ Grand	62	1	59	97%	1	59	97%	1	59	97%	1	59	97%	1	59	97%	2	58	97%
520	MO001000052	King Louis III	24	1	19	83%	1	21	91%	1	21	91%	1	20	87%	1	19	83%	1	20	87%
540	MO001000054	Sr. Living at Renaissance Pl	75		72	96%		71	95%		71	95%		71	95%		70	93%	3	72	100%
550	MO001000055	Gardens at Renaissance Pl	22		20	91%		20	91%		20	91%		19	86%		19	86%		20	91%
560	MO001000056	Cahill House	80		77	96%		78	98%		78	98%		76	95%		77	96%		78	98%
570	MO001000057	Renaissance Pl @ Grand II	36		32	89%		33	92%		33	92%		34	94%		33	92%	7	32	110%
580	MO001000058	Cambridge Heights	46	11	23	66%	11	23	66%	11	23	66%	11	21	60%	11	21	60%	23	19	83%
590	MO001000059	Renaissance Place @ Grand III	50		49	98%		48	96%		48	96%		49	98%		49	98%	3	47	100%
600	MO001000060	Cambridge Heights II	44	7	25	68%	7	25	68%	7	25	68%	7	23	62%	5	25	64%	19	25	100%
620	MO001000062	Sr. Living at Cambridge Heights	75		71	95%		69	92%		69	92%		70	93%		70	93%		72	96%
630	MO001000063	Arlington Grove	70		63	90%		64	91%		64	91%		66	94%		66	94%		66	94%
640	MO001000064	North Sarah	59		55	93%		55	93%		55	93%		55	93%		54	92%	5	51	94%
650	MO001000065	North Sarah II	46		38	83%		38	83%		38	83%		39	85%		38	83%	7	37	95%
660	MO001000066	North Sarah III	35		33	94%		33	94%		33	94%		31	89%		31	89%	1	30	88%
661	MO001000061	Kingsbury Terrace	120	1	113	95%	1	112	94%	1	112	94%	1	108	91%	1	110	92%	1	111	93%
670	MO001000067	Preservation Square I	19		18	95%		18	95%		18	95%		19	100%		18	95%		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>		<b>485</b>	<b>2,202</b>	



**Move-Out Analysis**  
September 1 - September 30, 2024

	September 2024		October 2023 - September 2024	
Abandonment of Unit	1	5.3%	29	6.6%
Deceased	2	10.5%	43	9.8%
Did Not Like Unit	1	5.3%	2	0.5%
Evicted-Legal Action	3	15.8%	78	17.8%
Incarcerated	-	-	2	0.5%
Moved-In Legal	-	-	5	1.1%
Moved to HCV Prog S8	1	5.3%	9	2.1%
Moved with Notice	6	31.6%	141	32.3%
One Strike	-	-	13	3.0%
Nursing Home Placement	1	5.3%	9	2.1%
Purchased Home	-	-	1	0.2%
Relocation Transfer		-	11	2.5%
Transfer to Diff PH Unit	4	21.1%	94	21.5%
<b>Total</b>	<b>19</b>	<b>100%</b>	<b>437</b>	<b>100%</b>

## Demographic Report

September 1 - September 30, 2024

	<b>Disabled</b>	<b>Non-Disabled</b>	<b>Total</b>
Number of Families	702	1,499	<b>2,201</b>
Average Family Size	1.4	2.3	<b>2.0</b>
Average Age of Head of Household	58.2	45.3	<b>49.6</b>
Number of Youth Family Members (<18)	-	-	<b>1,858</b>
Average Age of Youth Family Members	-	-	<b>10.1</b>
Number of Senior (62+) Head of Household	355	337	<b>692</b>
Average Household Income	\$12,782	\$11,824	<b>\$12,129</b>
Number of Head of Households Employed	659	976	<b>1,635</b>
Average Monthly Rent	\$228.00	\$206.40	<b>\$213.26</b>
Average Cost of Utilities Paid by SLHA	\$3.77	\$28.67	<b>\$20.73</b>
Average Length of Occupancy (Years)	10.0	6.1	<b>7.3</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
<b>MURDER</b>	0	0	*	0	0	*	0	1	-100%	*	-100%
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	2	2	0%	*	*
<b>ROBBERY</b>	0	0	*	0	0	*	3	4	-25%	-50%	-50%
<b>AGGRAVATED ASSAULT</b>	0	0	*	4	0	*	40	32	25%	3%	-38%
<b>BURGLARY</b>	1	1	0%	1	2	-50%	13	9	44%	8%	30%
<b>FELONY THEFT</b>	1	1	0%	2	1	100%	17	10	70%	42%	-39%
<b>AUTO THEFT</b>	0	0	*	0	3	-100%	14	22	-36%	-46%	17%
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>0%</b>	<b>7</b>	<b>6</b>	<b>17%</b>	<b>89</b>	<b>80</b>	<b>11%</b>	<b>-6%</b>	<b>-28%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	1	0	*	7	7	0%	0%	-30%
<b>SHOOTING VICTIMS</b>	0	0	*	1	0	*	7	8	-13%	0%	-46%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	1	1	0%	0%	*
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	1	1	0%	0%	*
<b>MISDEMEANOR THEFT</b>	1	2	-50%	1	4	-75%	18	22	-18%	-18%	-31%
<b>GUN ARRESTS</b>	0	0	*	0	1	-100%	7	9	-22%	17%	-46%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	1	-100%	1	2	-50%	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	0	*	1	1	0%	*	0%
<b>SEXUAL ASSAULT</b>	0	0	*	0	1	-100%	0	4	-100%	-100%	-100%
<b>ROBBERY</b>	1	0	*	3	2	50%	11	11	0%	10%	-15%
<b>AGGRAVATED ASSAULT</b>	0	0	*	7	2	250%	23	28	-18%	10%	-8%
<b>BURGLARY</b>	3	0	*	4	0	*	23	19	21%	10%	109%
<b>FELONY THEFT</b>	1	1	0%	4	4	0%	34	44	-23%	-53%	-43%
<b>AUTO THEFT</b>	0	1	-100%	1	8	-88%	34	69	-51%	-28%	55%
<b>TOTAL</b>	<b>5</b>	<b>2</b>	<b>150%</b>	<b>19</b>	<b>17</b>	<b>12%</b>	<b>126</b>	<b>176</b>	<b>-28%</b>	<b>-27%</b>	<b>-5%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	1	1	0%	4	6	-33%	-20%	-20%
<b>SHOOTING VICTIMS</b>	0	0	*	1	2	-50%	4	7	-43%	-20%	-33%
<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	0	*	8	4	100%	68	63	8%	21%	-6%
<b>GUN ARRESTS</b>	0	0	*	2	0	*	8	13	-38%	-43%	-27%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	1	4	-75%	-50%	0%

## 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
<b>Lasalle Park</b>											
<b>MURDER</b>	0	0	*	0	0	*	2	0	*	100%	100%
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	2	0	*	100%	*
<b>ROBBERY</b>	0	0	*	0	0	*	4	3	33%	-33%	0%
<b>AGGRAVATED ASSAULT</b>	0	2	-100%	1	2	-50%	10	19	-47%	-66%	-55%
<b>BURGLARY</b>	0	0	*	0	2	-100%	7	6	17%	0%	40%
<b>FELONY THEFT</b>	1	0	*	3	5	-40%	23	37	-38%	-34%	28%
<b>AUTO THEFT</b>	0	0	*	0	5	-100%	14	16	-13%	-53%	17%
<b>TOTAL</b>	<b>1</b>	<b>2</b>	<b>-50%</b>	<b>4</b>	<b>14</b>	<b>-71%</b>	<b>62</b>	<b>81</b>	<b>-23%</b>	<b>-43%</b>	<b>0%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	0	*	5	2	150%	25%	67%
<b>SHOOTING VICTIMS</b>	0	0	*	0	0	*	6	2	200%	50%	100%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	1	2	-50%	0%	0%
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	1	2	-50%	0%	0%
<b>MISDEMEANOR THEFT</b>	2	1	100%	11	5	120%	93	39	138%	244%	365%
<b>GUN ARRESTS</b>	0	1	-100%	3	1	200%	4	5	-20%	0%	-20%
<b>JUVENILE GUN ARRESTS</b>	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%	-100%
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	1	1	0%	*	*
<b>ROBBERY</b>	0	1	-100%	0	1	-100%	2	4	-50%	-50%	-82%
<b>AGGRAVATED ASSAULT</b>	0	0	*	1	0	*	21	21	0%	-25%	-65%
<b>BURGLARY</b>	0	0	*	3	1	200%	11	12	-8%	-27%	-48%
<b>FELONY THEFT</b>	0	2	-100%	2	3	-33%	14	19	-26%	-39%	-69%
<b>AUTO THEFT</b>	0	1	-100%	1	3	-67%	13	15	-13%	-57%	-41%
<b>TOTAL</b>	<b>0</b>	<b>4</b>	<b>-100%</b>	<b>7</b>	<b>8</b>	<b>-13%</b>	<b>62</b>	<b>72</b>	<b>-14%</b>	<b>-39%</b>	<b>-61%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	0	*	3	2	50%	-50%	-50%
<b>SHOOTING VICTIMS</b>	0	0	*	0	0	*	3	3	0%	-50%	-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>	2	0	*	6	2	200%	38	27	41%	90%	-30%
<b>GUN ARRESTS</b>	0	0	*	1	0	*	4	4	0%	-67%	-67%
<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: October 9, 2024

SUBJECT: Property Management Board Report

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**Property Management Department:** Property Management completed the month of September by reaching departmental goals in occupancy and the recertification reporting rate. Property Management anticipates working closely with residents in the coming months to improve resident retention, promote a sense of community in the developments, and collaborate with other departments within SLHA to offer greater resident satisfaction. Euclid Plaza hosted a “back-to-school” event. Service providers, entertainment and refreshments were provided and children received back-to-school supplies.

**Occupancy:** In October 2024, Property Management achieved a significant milestone by increasing occupancy across developments by 4.19 percentage points. This marks steady progress in the department’s efforts to maintain high occupancy rates and meet the necessary HUD benchmarks.

- **High-Performing Sites:**  
James House, Euclid Plaza, Badenhaus/Badenfest and Parkview all ended the month with over **95% occupancy**, demonstrating consistent performance.
- **Minimum Threshold Met:**  
Lasalle Park, Kingsbury Terrace, West Pine, Clinton-Peabody/King Louis III and Northside Scattered Sites met the required minimum occupancy rate of **93%**.
- **Move-Ins:**  
There were **47 move-ins** across all developments during October, with **Parkview** leading the department, recording **17 move-ins** for the month.
- **Trend Consistency:**  
The occupancy rate at the end of September 2024 was **95.46%**. This current increase aligns with the positive trend observed over the last three months, maintaining a stable trajectory in improving occupancy rates.

July 2024	August 2024	September 2024
86.97%	91.27%	95.46%

**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. Southside Scattered Sites mailed over 400 letters to applicants to fill vacant units at the development. The response was greater than anticipated, with close to 100 families responding to the waiting list letters.
- 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 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>
Southside Scattered Sites	Outstanding work orders	Work orders created for NSpire inspections
Badenhaus/Badenfest	Outstanding work orders	Work orders created for NSpire inspections
Clinton-Peabody	Outstanding work orders	Site is short-staffed in addition to NSpire inspection work orders
Lasalle Park	Outstanding work orders	Site is short-staffed in addition to NSpire inspection work orders

**Recertifications:** The Property Management team successfully concluded the month of September 2024 with only two past due recertifications, achieving an overall completion rate of **99.89%**. This marks a **95.6% decrease** in past due recertifications compared to the previous month, showcasing the team's significant progress.

**Key Strategies and Efforts:**

The Compliance Manager, in close coordination with each development, implemented the following strategies to ensure timely completion:

- Increased communication: Frequent follow-ups with residents and development teams to expedite document submission.
- Internal coordination: Strong collaboration with property staff ensured all parties were aware of deadlines, reducing the risk of delays.



Future Plans:

To maintain or improve this high recertification rate, the Property Management team plans to:

- Maintain frequent communication: Regular check-ins with residents and developments will continue to ensure compliance and prevent delays.
- One-on-one coaching for staff: Staff will continue to work with coaches to streamline the recertification process and avoid common issues.
- Early initiation: The team plans to start the recertification process as early as possible in the cycle to allow for more flexibility in handling delays.

July 2024	August 2024	September 2024
62	46	2

## Work Order Period Activity

Period Date From: 09/01/2024 - Period Date To: 09/30/2024

<b>Property</b>	<b>Opening Balance</b>	<b>Created</b>	<b>Closed</b>	<b>Closing Balance</b>
Armand & Ohio	6.00	3.00	1.00	8.00
Badenfest Elderly	44.00	4.00	10.00	38.00
Badenhaus Elderly	114.00	29.00	33.00	110.00
California Gardens	6.00	4.00	1.00	9.00
Clinton - Peabody	121.00	72.00	92.00	101.00
Cochran Plaza	111.00	10.00	70.00	51.00
Cupples	2.00	3.00	0.00	5.00
Euclid Plaza Elderly	10.00	49.00	18.00	41.00
Folsom	3.00	4.00	2.00	5.00
James House	42.00	43.00	69.00	16.00
King Louis III	21.00	6.00	9.00	18.00
Kingsbury Terrace	10.00	21.00	23.00	8.00
Lafayette Apartments	22.00	10.00	3.00	29.00
Lafayette Townhomes	35.00	17.00	4.00	48.00
LaSalle Park	79.00	51.00	23.00	107.00
Lookaway	10.00	3.00	1.00	12.00
Marie Fanger	3.00	6.00	1.00	8.00
McMillian Manor II	25.00	1.00	19.00	7.00
McMillian Manor	11.00	0.00	0.00	11.00
Page Manor	4.00	0.00	0.00	4.00
Parkview Elderly	92.00	100.00	68.00	124.00
Samuel Shepard	5.00	1.00	1.00	5.00
South Broadway	27.00	16.00	3.00	40.00
Tiffany Turnkey	23.00	24.00	12.00	35.00
Towne XV	3.00	0.00	0.00	3.00
Walnut Park	21.00	0.00	5.00	16.00
West Pine	75.00	50.00	54.00	71.00
<b>Total</b>	<b>925.00</b>	<b>527.00</b>	<b>522.00</b>	<b>930.00</b>

PUBLIC HOUSING CASH ACTIVITY AS OF 08/01/2024

<u>CHECKING, MONEY MARKET ACCOUNTS &amp; ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME &amp; NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	8/1/24 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	8/1/24 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$15,584,108.59	FEDERAL HOME LOAN BANK	Various	\$941,666.48
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$34,872.98	U.S TREASURY BILL	Various	\$1,074,809.81
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$786,277.14	CIT BANK NA CD	12/17/2024	94712.13
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$639,089.01	CITY NATL BANK	11/25/2024	\$96,841.96
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$299,961.25	FANNIE MAE	10/17/2024	249938.79
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$104,682.65	FEDERAL FARM CREDIT BANK	11/18/2024	\$494,029.12
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,561.25	FEDERAL NTAL MORTGAGE ASSN	9/30/2024	244489.21
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,484.73	ZIONS BANCORP NA CD	12/30/2024	\$250,000.00
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$315,738.63	FEDERAL NATL MORTGAGE ASSN	10/28/2024	195529.72
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$17,206.96	CALIFORNIA CREDIT UNION	12/27/2024	94939.86
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$167,008.03	SOLVAY BANK CD	12/2/2024	\$245,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$306,272.13	SIMMONS BANK/PINE BLUFF	1/16/2025	174000
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$684,146.01	USALLIANCE FED CR UNION	12/30/2024	103160.53
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,401,661.63	EAGLEBANK CD	2/24/2025	\$187,622.31
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$173,620.80			
<b>TOTAL CASH &amp; MIXED FINANCE (CASH &amp; INVESTMENTS)</b>	<b>\$20,527,691.79</b>	<b>TOTAL INVESTMENTS</b>		<b>\$4,446,739.92</b>

# Clinton Peabody Income Statement

Period = Oct 2023-Aug 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	106,685.08	154,000.00	-47,314.92	168,000.00
Utility Reimb.-LIPH	-77,269.00	-64,166.63	-13,102.37	-70,000.00
Utility Reimbursement Refund	-63.00	0.00	-63.00	0.00
Total Rental Income	29,353.08	89,833.37	-60,480.29	98,000.00
Other Tenant Income				
Damages/Maintenance	225.00	183.37	41.63	200.00
Late Charges	10,247.00	18,333.37	-8,086.37	20,000.00
Legal Fees - Tenant	969.00	0.00	969.00	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
Vacate Charges	53.00	0.00	53.00	0.00
Total Other Tenant Income	15,144.30	18,516.74	-3,372.44	20,200.00
NET TENANT INCOME	44,497.38	108,350.11	-63,852.73	118,200.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	2,016,245.00	2,276,885.38	-260,640.38	2,483,875.00
Interest Income	0.00	36.63	-36.63	40.00
Allocated Interest Income	0.00	128.37	-128.37	140.00
Fraud Recovery PH	6,520.00	0.00	6,520.00	0.00
Market Value Adjustment	-485.20	0.00	-485.20	0.00
Non-Dwelling Rent	1,700.00	1,100.00	600.00	1,200.00
Other Miscellaneous Income	1,739.45	0.00	1,739.45	0.00
Insurance Proceeds	49,615.24	0.00	49,615.24	0.00
Allocated Other Income	29,081.95	46,837.12	-17,755.17	51,095.00
TOTAL GRANT AND OTHER INCOME	2,104,416.44	2,324,987.50	-220,571.06	2,536,350.00
TOTAL INCOME	2,148,913.82	2,433,337.61	-284,423.79	2,654,550.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	430,007.43	564,751.88	134,744.45	616,093.00
TOTAL TENANT SERVICES EXPENSES	27,108.78	25,025.00	-2,083.78	27,300.00
TOTAL UTILITY EXPENSES	447,220.78	586,575.11	139,354.33	639,900.00
Total Maint Salaries	169,764.45	265,646.26	95,881.81	289,796.00
Total Materials	35,080.35	92,033.15	56,952.80	100,400.00
Total Contract Costs	392,505.94	368,115.22	-24,390.72	401,580.00
TOTAL MAINTENACE EXPENSES	597,350.74	725,794.63	128,443.89	791,776.00
TOTAL PROTECTIVE SERVICES	117,904.07	318,648.88	200,744.81	347,617.00
TOTAL INSURANCE PREMIUMS	168,504.83	185,158.38	16,653.55	201,991.00
TOTAL GENERAL EXPENSES	1,622.73	27,380.87	25,758.14	29,870.00
TOTAL EXTRAORDINARY EXPENSES	90,700.85	0.00	-90,700.85	0.00
TOTAL OPERATING EXPENSES	1,880,420.21	2,433,337.09	552,914.54	2,654,547.00
NET INCOME	268,493.61	0.52	268,493.09	0.00

**James House**  
**Income Statement**  
Period = Oct 2023-Aug 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	216,427.15	262,166.63	-45,739.48	286,000.00
Total Rental Income	216,427.15	262,166.63	-45,739.48	286,000.00
Other Tenant Income				
Damages/Maintenance	0.00	183.37	-183.37	200.00
Late Charges	14,048.00	27,958.37	-13,910.37	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	2,108.37	-2,108.37	2,300.00
Total Other Tenant Income	15,295.50	30,250.11	-14,954.61	33,000.00
NET TENANT INCOME	231,722.65	292,416.74	-60,694.09	319,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	828,079.00	785,578.75	42,500.25	856,995.00
Interest Income -Private Management	8.99	160.38	-151.39	175.00
Allocated Interest Income	0.00	19.25	-19.25	21.00
Fraud Recovery PH	17,815.90	0.00	17,815.90	0.00
Other Miscellaneous Income	549.00	0.00	549.00	0.00
Other Miscellaneous Income-PMC	0.00	366.63	-366.63	400.00
Insurance Proceeds	8,003.59	0.00	8,003.59	0.00
Allocated Other Income	4,357.11	7,017.12	-2,660.01	7,655.00
TOTAL GRANT AND OTHER INCOME	858,813.59	793,142.13	65,671.46	865,246.00
TOTAL INCOME	1,090,536.24	1,085,558.87	4,977.37	1,184,246.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	187,059.53	232,691.25	45,631.72	253,845.00
TOTAL TENANT SERVICES EXPENSES	11,655.36	14,282.62	2,627.26	15,581.00
TOTAL UTILITY EXPENSES	177,654.62	199,214.62	21,560.00	217,325.00
Total Maint Salaries				
	85,922.86	154,572.00	68,649.14	168,624.00
Total Materials				
	42,522.19	37,995.65	-4,526.54	41,450.00
Total Contract Costs				
	200,190.66	177,232.99	-22,957.67	193,345.00
TOTAL MAINTENACE EXPENSES	328,635.71	369,800.64	41,164.93	403,419.00
TOTAL PROTECTIVE SERVICES	213,082.41	178,168.87	-34,913.54	194,366.00
TOTAL INSURANCE PREMIUMS	98,421.14	86,269.26	-12,151.88	94,112.00
TOTAL GENERAL EXPENSES	573.88	5,128.75	4,554.87	5,595.00
TOTAL EXTRAORDINARY EXPENSES	58,003.59	0.00	-58,003.59	0.00
TOTAL OPERATING EXPENSES	1,075,086.24	1,085,558.61	10,469.77	1,184,246.00
NET INCOME	15,450.00	0.26	15,447.14	0.00

# Euclid Plaza Elderly Income Statement

Period = Oct 2023-Aug 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	220,738.00	234,666.63	-13,928.63	256,000.00
Total Rental Income	220,738.00	234,666.63	-13,928.63	256,000.00
Other Tenant Income				
Damages/Maintenance	375.00	137.50	237.50	150.00
Late Charges	11,245.00	9,166.63	2,078.37	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	7,058.37	-5,769.37	7,700.00
Total Other Tenant Income	17,754.61	16,362.50	1,392.11	17,850.00
NET TENANT INCOME	238,492.61	251,029.13	-12,536.52	273,850.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	679,129.00	642,675.00	36,454.00	701,100.00
Interest Income -Private Management	31.72	550.00	-518.28	600.00
Allocated Interest Income	0.00	16.50	-16.50	18.00
Fraud Recovery PH	640.00	0.00	640.00	0.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
Other Miscellaneous Income-PMC	0.00	641.63	-641.63	700.00
Allocated Other Income	3,872.98	6,237.88	-2,364.90	6,805.00
TOTAL GRANT AND OTHER INCOME	683,707.35	650,121.01	33,586.34	709,223.00
TOTAL INCOME	922,199.96	901,150.14	21,049.82	983,073.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	200,719.97	212,499.76	11,779.79	231,818.00
TOTAL TENANT SERVICES EXPENSES	9,353.31	16,533.00	7,179.69	18,036.00
TOTAL UTILITY EXPENSES	210,006.43	195,708.37	-14,298.06	213,500.00
Total Maint Salaries				
	117,553.61	151,988.76	34,435.15	165,806.00
Total Materials				
	35,493.15	49,041.74	13,548.59	53,500.00
Total Contract Costs				
	107,762.27	129,364.84	21,602.57	141,125.00
TOTAL MAINTENACE EXPENSES	260,809.03	330,395.34	69,586.31	360,431.00
TOTAL PROTECTIVE SERVICES	65,373.86	62,782.50	-2,591.36	68,490.00
TOTAL INSURANCE PREMIUMS	64,137.37	78,553.75	14,416.38	85,695.00
TOTAL GENERAL EXPENSE	800.37	4,680.50	3,880.13	5,106.00
TOTAL OPERATING EXPENSES	811,200.34	901,150.70	89,952.88	983,073.00
NET INCOME	110,999.62	-0.56	111,000.18	0.00

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

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Rental Income				
Tenant Rent	222,406.87	253,000.00	-30,593.13	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	<u>222,286.87</u>	<u>253,000.00</u>	<u>-30,713.13</u>	<u>276,000.00</u>
Other Tenant Income				
Damages/Maintenance	70.00	45.87	24.13	50.00
Late Charges	6,671.00	16,720.00	-10,049.00	18,240.00
Legal Fees - Tenant	484.50	0.00	484.50	0.00
Misc.Tenant Income	10.00	0.00	10.00	0.00
Vacate Charges	710.00	0.00	710.00	0.00
Total Other Tenant Income	<u>7,945.50</u>	<u>16,765.87</u>	<u>-8,820.37</u>	<u>18,290.00</u>
NET TENANT INCOME	<u>230,232.37</u>	<u>269,765.87</u>	<u>-39,533.50</u>	<u>294,290.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	664,894.00	611,034.38	53,859.62	666,583.00
Interest Income -Private Management	10.68	91.63	-80.95	100.00
Allocated Interest Income	0.00	15.62	-15.62	17.00
Fraud Recovery PH	4,867.00	0.00	4,867.00	0.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
Other Miscellaneous Income-PMC	0.00	275.00	-275.00	300.00
Allocated Other Income	3,596.36	5,792.38	-2,196.02	6,319.00
TOTAL GRANT AND OTHER INCOME	<u>673,401.69</u>	<u>617,209.01</u>	<u>56,192.68</u>	<u>673,319.00</u>
TOTAL INCOME	<u>903,634.06</u>	<u>886,974.88</u>	<u>16,659.18</u>	<u>967,609.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	161,642.58	208,646.13	47,003.55	227,614.00
TOTAL TENANT SERVICES EXPENSES	8,836.59	8,855.99	19.40	9,661.00
TOTAL UTILITY EXPENSES	153,070.69	195,800.00	42,729.31	213,600.00
Total Maint Salaries	112,350.29	150,136.14	37,785.85	163,785.00
Total Materials	50,641.23	28,599.12	-22,042.11	31,199.00
Total Contract Costs	218,511.04	126,518.37	-91,992.67	138,020.00
TOTAL MAINTENACE EXPENSES	<u>381,502.56</u>	<u>305,253.63</u>	<u>-76,248.93</u>	<u>333,004.00</u>
TOTAL PROTECTIVE SERVICES	96,356.89	90,810.50	-5,546.39	99,066.00
TOTAL INSURANCE PREMIUMS	59,203.10	71,128.75	11,925.65	77,595.00
TOTAL GENERAL EXPENSES	821.06	6,483.62	5,662.56	7,073.00
TOTAL OPERATING EXPENSES	<u>861,433.47</u>	<u>886,975.22</u>	<u>25,541.75</u>	<u>967,609.00</u>
NET INCOME	<u>42,200.59</u>	<u>-0.34</u>	<u>42,200.93</u>	<u>0.00</u>

## Parkview Elderly Income Statement

Period = Oct 2023-Aug 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	449,179.84	588,041.63	-138,861.79	641,500.00
Less: Concessions	-146.00	0.00	-146.00	0.00
Total Rental Income	449,033.84	588,041.63	-139,007.79	641,500.00
Other Tenant Income				
Damages/Maintenance	225.00	0.00	225.00	0.00
Late Charges	28,835.00	55,178.75	-26,343.75	60,195.00
Legal Fees - Tenant	-60.00	0.00	-60.00	0.00
NSF Charges	35.00	0.00	35.00	0.00
Misc.Tenant Income	194.00	0.00	194.00	0.00
Vacate Charges	50.00	3,666.63	-3,616.63	4,000.00
Total Other Tenant Income	29,279.00	58,845.38	-29,566.38	64,195.00
NET TENANT INCOME	478,312.84	646,887.01	-168,574.17	705,695.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,731,505.00	1,626,696.50	104,808.50	1,774,578.00
Interest Income	24.10	421.63	-397.53	460.00
Allocated Interest Income	0.00	44.00	-44.00	48.00
Fraud Recovery PH	643.65	0.00	643.65	0.00
Non-Dwelling Rent	12,639.00	12,100.00	539.00	13,200.00
Other Miscellaneous Income	0.00	160.38	-160.38	175.00
Allocated Other Income	10,201.19	16,429.38	-6,228.19	17,923.00
TOTAL GRANT AND OTHER INCOME	1,755,012.94	1,655,851.89	99,161.05	1,806,384.00
TOTAL INCOME	2,233,325.78	2,302,738.90	-69,413.12	2,512,079.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	347,907.17	439,111.64	91,204.47	479,031.00
TOTAL TENANT SERVICES EXPENSES	11,919.85	12,834.25	914.40	14,001.00
TOTAL UTILITY EXPENSES	346,527.00	576,308.37	229,781.37	628,700.00
Total Maint Salaries				
Total Maint Salaries	235,304.61	349,287.51	113,982.90	381,041.00
Total Materials				
Total Materials	72,550.84	61,966.74	-10,584.10	67,600.00
Total Contract Costs				
Total Contract Costs	606,179.33	286,076.12	-320,103.21	312,083.00
TOTAL MAINTENANCE EXPENSES	914,034.78	697,330.37	-216,704.41	760,724.00
TOTAL PROTECTIVE SERVICES	404,913.30	390,157.13	-14,756.17	425,626.00
TOTAL INSURANCE PREMIUMS	166,939.16	190,748.25	23,809.09	208,089.00
TOTAL GENERAL EXPENSES	1,445.97	19,740.38	18,294.41	21,535.00
TOTAL EXTRAORDINARY EXPENSES	17,635.85	0.00	-17,635.85	0.00
TOTAL OPERATING EXPENSES	2,211,323.08	2,326,230.39	114,907.31	2,537,706.00
NET INCOME	22,002.70	-23,491.49	45,494.19	-25,627.00



## Baden House Elderly/Badenfest Income Statement

Period = Oct 2023-Aug 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	203,736.85	231,687.50	-27,950.65	252,750.00
Utility Reimb.-LIPH	-1,903.00	-1,375.00	-528.00	-1,500.00
Utility Reimbursement Refund	-21.00	0.00	-21.00	0.00
Total Rental Income	201,812.85	230,312.50	-28,499.65	251,250.00
Other Tenant Income				
Damages/Maintenance	75.00	916.63	-841.63	1,000.00
Late Charges	13,025.00	12,833.37	191.63	14,000.00
Vacate Charges	428.00	3,391.63	-2,963.63	3,700.00
Total Other Tenant Income	13,528.00	17,141.63	-3,613.63	18,700.00
NET TENANT INCOME	215,340.85	247,454.13	-32,113.28	269,950.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	653,788.00	638,796.62	14,991.38	696,869.00
Interest Income -Private Management	7.23	137.50	-130.27	150.00
Allocated Interest Income	0.00	18.37	-18.37	20.00
Fraud Recovery PH	1,074.00	0.00	1,074.00	0.00
Other Miscellaneous Income	1,799.81	0.00	1,799.81	0.00
Other Miscellaneous Income-PMC	0.00	229.13	-229.13	250.00
Allocated Other Income	4,287.95	6,906.13	-2,618.18	7,534.00
TOTAL GRANT AND OTHER INCOME	660,956.99	646,087.75	14,869.24	704,823.00
TOTAL INCOME	876,297.84	893,541.88	-17,244.04	974,773.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	189,194.46	231,647.02	42,452.56	252,706.00
TOTAL TENANT SERVICES EXPENSES	3,890.86	5,353.26	1,462.40	5,840.00
TOTAL UTILITY EXPENSES	187,423.54	201,483.37	14,059.83	219,800.00
Total Maint Salaries				
	109,985.07	153,711.25	43,726.18	167,685.00
Total Materials				
	23,180.46	31,707.50	8,527.04	34,590.00
Total Contract Costs				
	103,940.55	139,193.12	35,252.57	151,847.00
TOTAL MAINTENACE EXPENSES	237,106.08	324,611.87	87,505.79	354,122.00
TOTAL PROTECTIVE SERVICES	79,430.63	71,471.62	-7,959.01	77,969.00
TOTAL INSURANCE PREMIUMS	45,387.10	56,053.25	10,666.15	61,149.00
TOTAL GENERAL EXPENSES	751.53	2,926.88	2,175.35	3,193.00
TOTAL OPERATING EXPENSES	743,184.20	893,542.37	150,363.07	974,773.00
NET INCOME	133,113.64	-0.49	133,114.62	0.00

**LaSalle Park**  
**Income Statement**  
Period = Oct 2023-Aug 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	150,402.00	231,137.50	-80,735.50	252,150.00
Utility Reimb.-LIPH	-59,362.00	-68,750.00	9,388.00	-75,000.00
Utility Reimbursement Refund	-3,952.00	0.00	-3,952.00	0.00
Total Rental Income	<u>87,088.00</u>	<u>162,387.50</u>	<u>-75,299.50</u>	<u>177,150.00</u>
Other Tenant Income				
Damages/Maintenance	0.00	146.63	-146.63	160.00
Late Charges	7,597.00	12,833.37	-5,236.37	14,000.00
Misc.Tenant Income	145.00	0.00	145.00	0.00
Vacate Charges	8,013.00	3,483.37	4,529.63	3,800.00
Total Other Tenant Income	<u>15,755.00</u>	<u>16,463.37</u>	<u>-708.37</u>	<u>17,960.00</u>
NET TENANT INCOME	<u>102,843.00</u>	<u>178,850.87</u>	<u>-76,007.87</u>	<u>195,110.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	979,515.00	1,081,480.62	-101,965.62	1,179,797.00
Allocated Interest Income	0.00	67.87	-67.87	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	15,664.85	25,228.50	-9,563.65	27,522.00
TOTAL GRANT AND OTHER INCOME	<u>1,013,479.03</u>	<u>1,106,776.99</u>	<u>-93,297.96</u>	<u>1,207,393.00</u>
TOTAL INCOME	<u>1,116,322.03</u>	<u>1,285,627.86</u>	<u>-169,305.83</u>	<u>1,402,503.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	266,336.69	316,548.65	50,211.96	345,326.00
TOTAL TENANT SERVICES EXPENSES	14,214.17	13,479.62	-734.55	14,705.00
TOTAL UTILITY EXPENSES	188,494.17	196,166.63	7,672.46	214,000.00
Total Maint Salaries				
	140,450.19	220,028.38	79,578.19	240,031.00
Total Materials				
	86,909.87	78,411.52	-8,498.35	85,540.00
Total Contract Costs				
	221,635.38	210,594.89	-11,040.49	229,740.00
TOTAL MAINTENANCE EXPENSES	<u>448,995.44</u>	<u>509,034.79</u>	<u>60,039.35</u>	<u>555,311.00</u>
TOTAL PROTECTIVE SERVICES	87,399.22	131,730.50	44,331.28	143,706.00
TOTAL INSURANCE PREMIUMS	82,137.00	103,892.14	21,755.14	113,337.00
TOTAL GENERAL EXPENSES	3,929.29	14,769.37	10,840.08	16,112.00
TOTAL OPERATING EXPENSES	<u>1,091,505.98</u>	<u>1,285,627.30</u>	<u>194,116.28</u>	<u>1,402,503.00</u>
NET INCOME	<u>24,816.05</u>	<u>0.56</u>	<u>24,816.05</u>	<u>0.00</u>

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

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
<b>TENANT INCOME</b>				
Tenant Rent	99,105.51	125,308.37	-26,202.86	136,700.00
Utility Reimb.-LIPH	-48,354.00	-41,250.00	-7,104.00	-45,000.00
Utility Reimbursement Refund	-960.00	0.00	-960.00	0.00
Total Rental Income	49,791.51	84,058.37	-34,266.86	91,700.00
<b>Other Tenant Income</b>				
Damages/Maintenance	-1,120.46	366.63	-1,487.09	400.00
Late Charges	2,376.00	5,500.00	-3,124.00	6,000.00
Legal Fees - Tenant	13,046.50	0.00	13,046.50	0.00
Misc.Tenant Income	-334.00	0.00	-334.00	0.00
Vacate Charges	1,913.00	366.63	1,546.37	400.00
Total Other Tenant Income	15,881.04	6,233.26	9,647.78	6,800.00
<b>NET TENANT INCOME</b>	<b>65,672.55</b>	<b>90,291.63</b>	<b>-24,619.08</b>	<b>98,500.00</b>
<b>GRANT INCOME AND OTHER INCOME</b>				
HUD PHA Operating Subsidy/CF Operations	758,531.00	799,530.38	-40,999.38	872,215.00
Allocated Interest Income	0.00	39.38	-39.38	43.00
Fraud Recovery PH	3,187.00	0.00	3,187.00	0.00
Other Miscellaneous Income	5,157.96	0.00	5,157.96	0.00
Allocated Other Income	9,094.60	14,647.38	-5,552.78	15,979.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>775,970.56</b>	<b>814,217.14</b>	<b>-38,246.58</b>	<b>888,237.00</b>
<b>TOTAL INCOME</b>	<b>841,643.11</b>	<b>904,508.77</b>	<b>-62,865.66</b>	<b>986,737.00</b>
<b>EXPENSES</b>				
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>168,515.26</b>	<b>214,306.62</b>	<b>45,791.36</b>	<b>233,789.00</b>
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>8,252.41</b>	<b>7,826.50</b>	<b>-425.91</b>	<b>8,538.00</b>
<b>TOTAL UTILITY EXPENSES</b>	<b>222,577.32</b>	<b>196,936.74</b>	<b>-25,640.58</b>	<b>214,840.00</b>
<b>Total Maint Salaries</b>				
	92,526.57	113,739.01	21,212.44	124,079.00
<b>Total Materials</b>				
	8,493.59	63,098.64	54,605.05	68,835.00
<b>Total Contract Costs</b>				
	163,654.77	165,155.87	1,501.10	180,170.00
<b>TOTAL MAINTENACE EXPENSES</b>	<b>264,674.93</b>	<b>341,993.52</b>	<b>77,318.59</b>	<b>373,084.00</b>
<b>TOTAL PROTECTIVE SERVICES</b>	<b>46,442.20</b>	<b>69,427.38</b>	<b>22,985.18</b>	<b>75,739.00</b>
<b>TOTAL INSURANCE PREMIUMS</b>	<b>48,248.75</b>	<b>52,657.88</b>	<b>4,409.13</b>	<b>57,445.00</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>1,077.12</b>	<b>3,234.88</b>	<b>2,157.76</b>	<b>3,529.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>759,787.99</b>	<b>886,383.52</b>	<b>126,595.53</b>	<b>966,964.00</b>
<b>NET INCOME</b>	<b>81,855.12</b>	<b>18,125.25</b>	<b>63,729.87</b>	<b>19,773.00</b>

## Southside Scattered Sites

### Income Statement

Period = Oct 2023-Aug 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	197,106.39	187,916.63	9,189.76	205,000.00
Utility Reimb.-LIPH	-22,831.00	-22,458.37	-372.63	-24,500.00
Utility Reimbursement Refund	6,835.00	0.00	6,835.00	0.00
Total Rental Income	181,110.39	165,458.26	15,652.13	180,500.00
Other Tenant Income				
Damages/Maintenance	50.00	0.00	50.00	0.00
Late Charges	15,404.00	14,208.37	1,195.63	15,500.00
Misc. Tenant Income	225.00	0.00	225.00	0.00
Vacate Charges	897.00	2,750.00	-1,853.00	3,000.00
Total Other Tenant Income	16,576.00	16,958.37	-382.37	18,500.00
NET TENANT INCOME	197,686.39	182,416.63	15,269.76	199,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	990,057.00	937,156.00	52,901.00	1,022,352.00
Allocated Interest Income	0.00	33.88	-33.88	37.00
Fraud Recovery PH	7,204.00	0.00	7,204.00	0.00
Other Miscellaneous Income	217.00	0.00	217.00	0.00
Other Miscellaneous Income-PMC	0.00	9.13	-9.13	10.00
Allocated Other Income	7,849.71	12,641.75	-4,792.04	13,791.00
TOTAL GRANT AND OTHER INCOME	1,005,327.71	949,840.76	55,486.95	1,036,190.00
TOTAL INCOME	1,203,014.10	1,132,257.39	70,756.71	1,235,190.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	184,301.42	262,001.63	77,700.21	285,820.00
TOTAL TENANT SERVICES EXPENSES	10,416.90	6,754.99	-3,661.91	7,369.00
TOTAL UTILITY EXPENSES	220,402.58	241,266.63	20,864.05	263,200.00
Total Maint Salaries				
Total Maint Salaries	171,452.15	270,946.39	99,494.24	295,578.00
Total Materials				
Total Materials	67,016.01	64,249.35	-2,766.66	70,090.00
Total Contract Costs				
Total Contract Costs	254,186.13	194,436.99	-59,749.14	212,113.00
TOTAL MAINTENACE EXPENSES	492,654.29	529,632.73	36,978.44	577,781.00
TOTAL PROTECTIVE SERVICES	1,951.00	0.00	-1,951.00	0.00
TOTAL INSURANCE PREMIUMS	98,737.52	82,470.63	-16,266.89	89,968.00
TOTAL GENERAL EXPENSES	-94.18	10,135.62	10,229.80	11,057.00
TOTAL OPERATING EXPENSES	1,008,369.53	1,132,257.83	123,892.26	1,235,190.00
NET INCOME	194,644.57	-0.44	194,645.89	0.00

## Northside Scattered Sites Income Statement

Period = Oct 2023-Aug 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	124,402.80	131,083.37	-6,680.57	143,000.00
Utility Reimb.-LIPH	-51,891.00	-36,666.63	-15,224.37	-40,000.00
Utility Reimbursement Refund	-818.00	0.00	-818.00	0.00
Total Rental Income	71,693.80	94,416.74	-22,722.94	103,000.00
Other Tenant Income				
Cleaning Fee	135.00	0.00	135.00	0.00
Late Charges	4,112.00	4,125.00	-13.00	4,500.00
Legal Fees - Tenant	968.50	1,833.37	-864.87	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	12,134.74	0.00	12,134.74	0.00
Total Other Tenant Income	19,030.45	5,958.37	13,072.08	6,500.00
NET TENANT INCOME	90,724.25	100,375.11	-9,650.86	109,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,254,881.00	1,191,853.63	63,027.37	1,300,204.00
Allocated Interest Income	0.00	66.88	-66.88	73.00
Fraud Recovery PH	-1,135.21	0.00	-1,135.21	0.00
Allocated Other Income	15,353.62	24,727.12	-9,373.50	26,975.00
TOTAL GRANT AND OTHER INCOME	1,269,099.41	1,216,647.63	52,451.78	1,327,252.00
TOTAL INCOME	1,359,823.66	1,317,022.74	42,800.92	1,436,752.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	212,017.93	298,535.49	86,517.56	325,675.00
TOTAL TENANT SERVICES EXPENSES	13,931.77	16,879.50	2,947.73	18,414.00
TOTAL UTILITY EXPENSES	184,988.81	222,291.63	37,302.82	242,500.00
Total Maint Salaries	64,834.40	181,324.99	116,490.59	197,809.00
Total Materials	69,754.42	73,195.87	3,441.45	79,850.00
Total Contract Costs	562,522.79	392,810.11	-169,712.68	428,520.00
TOTAL MAINTENACE EXPENSES	697,111.61	647,330.97	-49,780.64	706,179.00
TOTAL PROTECTIVE SERVICES	1,223.40	2,291.63	1,068.23	2,500.00
TOTAL INSURANCE PREMIUMS	91,994.16	90,210.12	-1,784.04	98,411.00
TOTAL GENERAL EXPENSES	969.36	11,637.12	10,667.76	12,695.00
TOTAL OPERATING EXPENSES	1,202,237.04	1,289,176.46	86,939.42	1,406,374.00
NET INCOME	157,586.62	27,846.28	129,740.34	30,378.00

# King Louis Square III

## Income Statement

Period = Oct 2023-Aug 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	26,704.00	57,750.00	-31,046.00	63,000.00
Utility Reimb.-LIPH	-1,370.00	-9,533.37	8,163.37	-10,400.00
Total Rental Income	25,334.00	48,216.63	-22,882.63	52,600.00
Other Tenant Income				
Late Charges	1,110.00	2,291.63	-1,181.63	2,500.00
Vacate Charges	178.00	0.00	178.00	0.00
Total Other Tenant Income	1,288.00	2,291.63	-1,003.63	2,500.00
NET TENANT INCOME	26,622.00	50,508.26	-23,886.26	55,100.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	146,143.00	161,908.12	-15,765.12	176,627.00
Allocated Interest Income	0.00	8.25	-8.25	9.00
Allocated Other Income	1,936.51	3,118.50	-1,181.99	3,402.00
TOTAL GRANT AND OTHER INCOME	148,079.51	165,034.87	-16,955.36	180,038.00
TOTAL INCOME	174,701.51	215,543.13	-40,841.62	235,138.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	34,684.33	50,865.87	16,181.54	55,490.00
TOTAL TENANT SERVICES EXPENSES	1,757.17	1,666.50	-90.67	1,818.00
TOTAL UTILITY EXPENSES	34,174.01	43,101.63	8,927.62	47,020.00
Total General Maint Expense	11,093.85	17,645.87	6,552.02	19,250.00
Total Materials	994.90	11,128.37	10,133.47	12,140.00
Total Contract Costs	36,411.40	48,858.37	12,446.97	53,300.00
TOTAL MAINTENACE EXPENSES	48,500.15	77,632.61	29,132.46	84,690.00
TOTAL PROTECTIVE SERVICES	14,242.01	21,362.00	7,119.99	23,304.00
TOTAL INSURANCE PREMIUMS	13,805.00	13,606.01	-198.99	14,843.00
TOTAL GENERAL EXPENSES	5,885.45	7,314.12	1,428.67	7,979.00
TOTAL OPERATING EXPENSES	153,048.12	215,543.64	62,499.09	235,138.00
NET INCOME	21,653.39	-0.51	21,653.90	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Aug 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	464,141.00	542,586.00	-78,445.00	591,912.00
Investment Inc -Restricted Non-Allocated	394.02	0.00	394.02	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>464,535.02</b>	<b>542,586.00</b>	<b>-78,050.98</b>	<b>591,912.00</b>
<b>TOTAL INCOME</b>	<b>464,535.02</b>	<b>542,586.00</b>	<b>-78,050.98</b>	<b>591,912.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	57,143.51	68,910.49	11,766.98	75,175.00
TOTAL UTILITY EXPENSES	133,648.23	134,624.38	976.15	146,863.00
TOTAL INSURANCE PREMIUMS	7,131.63	9,194.13	2,062.50	10,030.00
TOTAL GENERAL EXPENSES	321,993.33	329,857.00	7,863.67	359,844.00
<b>TOTAL OPERATING EXPENSES</b>	<b>519,916.70</b>	<b>542,586.00</b>	<b>22,669.30</b>	<b>591,912.00</b>
<b>NET INCOME</b>	<b>-55,381.68</b>	<b>0.00</b>	<b>-55,381.68</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	286,208.00	325,270.00	-39,062.00	354,836.00
Investment Inc -Restricted Non-Allocated	17,380.80	0.00	17,380.80	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>303,588.80</b>	<b>325,270.00</b>	<b>-21,681.20</b>	<b>354,836.00</b>
<b>TOTAL INCOME</b>	<b>303,588.80</b>	<b>325,270.00</b>	<b>-21,681.20</b>	<b>354,836.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	37,370.87	46,271.50	8,900.63	50,484.00
TOTAL UTILITY EXPENSES	88,124.76	91,784.00	3,659.24	100,127.00
TOTAL INSURANCE PREMIUMS	4,904.13	6,325.00	1,420.87	6,898.00
TOTAL GENERAL EXPENSES	241,834.28	180,884.00	-60,950.28	197,327.00
<b>TOTAL OPERATING EXPENSES</b>	<b>372,234.04</b>	<b>325,269.50</b>	<b>-46,969.54</b>	<b>354,836.00</b>
<b>NET INCOME</b>	<b>-68,645.24</b>	<b>0.50</b>	<b>-68,645.74</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	330,058.00	365,043.25	-34,985.25	398,229.00
TOTAL GRANT AND OTHER INCOME	330,058.00	365,043.25	-34,985.25	398,229.00
TOTAL INCOME	330,058.00	365,043.25	-34,985.25	398,229.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	40,408.71	50,005.01	9,596.30	54,551.00
TOTAL UTILITY EXPENSES	91,453.97	95,038.13	3,584.16	103,678.00
TOTAL INSURANCE PREMIUMS	4,931.63	6,367.13	1,435.50	6,946.00
TOTAL GENERAL EXPENSES	208,229.38	213,632.87	5,403.49	233,054.00
TOTAL OPERATING EXPENSES	345,023.69	365,043.23	20,019.45	398,229.00
NET INCOME	-14,965.69	0.02	-14,965.70	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	124,987.00	154,454.63	-29,467.63	168,496.00
Investment Inc -Restricted Non-Allocated	28.74	0.00	28.74	0.00
TOTAL GRANT AND OTHER INCOME	125,015.74	154,454.63	-29,438.89	168,496.00
TOTAL INCOME	125,015.74	154,454.63	-29,438.89	168,496.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	16,452.74	20,660.75	4,208.01	22,539.00
TOTAL UTILITY EXPENSES	12,583.29	12,466.63	-116.66	13,600.00
TOTAL PROTECTIVE SERVICES	21,329.33	32,043.00	10,713.67	34,956.00
TOTAL INSURANCE PREMIUMS	2,889.37	3,711.62	822.25	4,049.00
TOTAL GENERAL EXPENSES	61,441.71	56,090.87	-5,350.84	61,190.00
TOTAL OPERATING EXPENSES	114,696.44	124,972.87	10,276.43	136,334.00
NET INCOME	10,319.30	29,481.76	19,162.46	32,162.00



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

Period = Oct 2023-Aug 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	133,801.00	169,170.87	-35,369.87	184,550.00
TOTAL GRANT AND OTHER INCOME	133,801.00	169,170.87	-35,369.87	184,550.00
TOTAL INCOME	133,801.00	169,170.87	-35,369.87	184,550.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	12,946.96	14,572.25	1,625.29	15,897.00
TOTAL TENANT SERVICES EXPENSES	600.00	550.00	-50.00	600.00
TOTAL UTILITY EXPENSES	51,199.50	51,199.50	0.00	55,854.00
TOTAL PROTECTIVE SERVICES	23,691.80	35,603.37	11,911.57	38,840.00
TOTAL INSURANCE PREMIUMS	2,520.87	3,246.87	726.00	3,542.00
TOTAL GENERAL EXPENSES	54,435.37	54,435.37	0.00	59,384.00
TOTAL OPERATING EXPENSES	145,394.50	159,607.36	14,212.86	174,117.00
NET INCOME	-11,593.50	9,563.51	-21,157.01	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	158,021.00	192,843.64	-34,822.64	210,375.00
Investment Inc -Restricted Non-Allocated	17.81	0.00	17.81	0.00
TOTAL GRANT AND OTHER INCOME	158,038.81	192,843.64	-34,804.83	210,375.00
TOTAL INCOME	158,038.81	192,843.64	-34,804.83	210,375.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	20,795.11	25,861.88	5,066.77	28,213.00
TOTAL UTILITY EXPENSES	23,479.17	23,375.00	-104.17	25,500.00
TOTAL PROTECTIVE SERVICES	26,121.73	39,163.63	13,041.90	42,724.00
TOTAL INSURANCE PREMIUMS	3,444.87	4,432.12	987.25	4,835.00
TOTAL GENERAL EXPENSES	83,716.21	81,326.63	-2,389.58	88,720.00
TOTAL OPERATING EXPENSES	157,557.09	174,159.26	16,602.17	189,992.00
NET INCOME	481.72	18,684.38	-51,407.00	20,383.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Aug 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	239,461.00	284,969.74	-45,508.74	310,876.00
Investment Inc -Restricted Non-Allocated	1,658.40	0.00	1,658.40	0.00
Other Miscellaneous Income	3,584.92	0.00	3,584.92	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>244,704.32</b>	<b>284,969.74</b>	<b>-40,265.42</b>	<b>310,876.00</b>
<b>TOTAL INCOME</b>	<b>244,704.32</b>	<b>284,969.74</b>	<b>-40,265.42</b>	<b>310,876.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	35,421.64	43,769.00	8,347.36	47,748.00
TOTAL TENANT SERVICES EXPENSES	50.00	852.50	802.50	930.00
TOTAL UTILITY EXPENSES	68,130.22	68,673.88	543.66	74,917.00
TOTAL PROTECTIVE SERVICES	36,786.46	55,186.12	18,399.66	60,203.00
TOTAL INSURANCE PREMIUMS	4,798.75	6,182.88	1,384.13	6,745.00
TOTAL GENERAL EXPENSES	257,020.47	121,210.87	-135,809.60	132,230.00
<b>TOTAL OPERATING EXPENSES</b>	<b>402,207.54</b>	<b>295,875.25</b>	<b>-106,332.29</b>	<b>322,773.00</b>
<b>NET INCOME</b>	<b>-157,503.22</b>	<b>-10,905.51</b>	<b>-146,597.71</b>	<b>-11,897.00</b>

### Senior Living @ Renaissance Place (54)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	275,743.00	337,976.76	-62,233.76	368,702.00
Investment Inc -Restricted Non-Allocated	30,477.51	0.00	30,477.51	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>306,220.51</b>	<b>337,976.76</b>	<b>-31,756.25</b>	<b>368,702.00</b>
<b>TOTAL INCOME</b>	<b>306,220.51</b>	<b>337,976.76</b>	<b>-31,756.25</b>	<b>368,702.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	18,680.77	22,875.38	4,194.61	24,955.00
TOTAL TENANT SERVICES EXPENSES	1,225.00	1,031.25	-193.75	1,125.00
TOTAL UTILITY EXPENSES	96,195.93	96,654.25	458.32	105,441.00
TOTAL PROTECTIVE SERVICES	44,481.26	66,756.25	22,274.99	72,825.00
TOTAL INSURANCE PREMIUMS	5,103.12	6,044.50	941.38	6,594.00
TOTAL GENERAL EXPENSES	178,366.51	143,889.13	-34,477.38	156,970.00
<b>TOTAL OPERATING EXPENSES</b>	<b>344,052.59</b>	<b>337,250.76</b>	<b>-6,801.83</b>	<b>367,910.00</b>
<b>NET INCOME</b>	<b>-37,832.08</b>	<b>726.00</b>	<b>-38,558.08</b>	<b>792.00</b>

## Mixed Finance Properties

### Income Statement

Period = Oct 2023-Aug 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	106,175.00	120,648.99	-14,473.99	131,617.00
Investment Inc -Restricted Non-Allocated	4,616.16	0.00	4,616.16	0.00
TOTAL GRANT AND OTHER INCOME	110,791.16	120,648.99	-9,857.83	131,617.00
TOTAL INCOME	110,791.16	120,648.99	-9,857.83	131,617.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	5,538.97	6,868.62	1,329.65	7,493.00
TOTAL TENANT SERVICES EXPENSES	0.00	302.50	302.50	330.00
TOTAL UTILITY EXPENSES	35,334.18	36,340.37	1,006.19	39,644.00
TOTAL PROTECTIVE SERVICES	13,027.06	19,582.75	6,555.69	21,363.00
TOTAL INSURANCE PREMIUMS	1,991.00	2,297.13	306.13	2,506.00
TOTAL GENERAL EXPENSES	73,881.98	51,084.00	-22,797.98	55,728.00
TOTAL OPERATING EXPENSES	129,773.19	116,475.37	-13,297.82	127,064.00
NET INCOME	-18,982.03	4,173.62	-23,155.65	4,553.00

#### 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	282,711.00	266,812.26	15,898.74	291,068.00
Investment Inc -Restricted Non-Allocated	30,802.21	0.00	30,802.21	0.00
TOTAL GRANT AND OTHER INCOME	313,513.21	266,812.26	46,700.95	291,068.00
TOTAL INCOME	313,513.21	266,812.26	46,700.95	291,068.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	19,270.25	23,434.51	4,164.26	25,565.00
Tenant Participation Funds	50.00	0.00	-50.00	0.00
TOTAL UTILITY EXPENSES	120,727.33	122,526.25	1,798.92	133,665.00
TOTAL INSURANCE PREMIUMS	6,737.50	7,773.37	1,035.87	8,480.00
TOTAL GENERAL EXPENSES	237,502.72	115,500.88	-122,001.84	126,001.00
TOTAL OPERATING EXPENSES	384,287.80	269,235.01	-115,052.79	293,711.00
NET INCOME	-70,774.59	-2,422.75	161,753.74	-2,643.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Aug 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	246,185.00	268,156.13	-21,971.13	292,534.00
Investment Inc -Restricted Non-Allocated	6,084.68	0.00	6,084.68	0.00
TOTAL GRANT AND OTHER INCOME	<u>252,269.68</u>	<u>268,156.13</u>	<u>-15,886.45</u>	<u>292,534.00</u>
TOTAL INCOME	<u>252,269.68</u>	<u>268,156.13</u>	<u>-15,886.45</u>	<u>292,534.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	18,140.76	22,657.25	4,516.49	24,717.00
TOTAL TENANT SERVICES EXPENSES	0.00	495.00	495.00	540.00
TOTAL UTILITY EXPENSES	51,716.39	55,762.63	4,046.24	60,832.00
TOTAL PROTECTIVE SERVICES	21,329.33	32,043.00	10,713.67	34,956.00
TOTAL INSURANCE PREMIUMS	2,797.63	3,604.37	806.74	3,932.00
TOTAL GENERAL EXPENSES	<u>155,077.59</u>	<u>132,269.50</u>	<u>-22,808.09</u>	<u>144,294.00</u>
TOTAL OPERATING EXPENSES	<u>249,061.70</u>	<u>246,831.75</u>	<u>-2,229.95</u>	<u>269,271.00</u>
NET INCOME	<u>3,207.98</u>	<u>21,324.38</u>	<u>-18,116.40</u>	<u>23,263.00</u>

### Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	221,451.00	242,240.24	-20,789.24	264,262.00
Investment Inc -Restricted Non-Allocated	12,648.65	0.00	12,648.65	0.00
TOTAL GRANT AND OTHER INCOME	<u>234,099.65</u>	<u>242,240.24</u>	<u>-8,140.59</u>	<u>264,262.00</u>
TOTAL INCOME	<u>234,099.65</u>	<u>242,240.24</u>	<u>-8,140.59</u>	<u>264,262.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	23,871.78	29,513.88	5,642.10	32,197.00
TOTAL UTILITY EXPENSES	81,941.96	71,141.62	-10,800.34	77,609.00
TOTAL PROTECTIVE SERVICES	27,269.16	40,944.75	13,675.59	44,667.00
TOTAL INSURANCE PREMIUMS	3,596.12	4,737.37	1,141.25	5,168.00
TOTAL GENERAL EXPENSES	<u>127,250.86</u>	<u>127,250.75</u>	<u>-0.11</u>	<u>138,819.00</u>
TOTAL OPERATING EXPENSES	<u>263,929.88</u>	<u>273,588.37</u>	<u>9,658.49</u>	<u>298,460.00</u>
NET INCOME	<u>-29,830.23</u>	<u>-31,348.13</u>	<u>1,517.90</u>	<u>-34,198.00</u>

## Mixed Finance Properties Income Statement

Period = Oct 2023-Aug 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	269,062.00	305,999.87	-36,937.87	333,818.00
Investment Inc -Restricted Non-Allocated	11,104.90	0.00	11,104.90	0.00
TOTAL GRANT AND OTHER INCOME	<u>280,166.90</u>	<u>305,999.87</u>	<u>-25,832.97</u>	<u>333,818.00</u>
TOTAL INCOME	<u><u>280,166.90</u></u>	<u><u>305,999.87</u></u>	<u><u>-25,832.97</u></u>	<u><u>333,818.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	30,836.31	38,158.12	7,321.81	41,627.00
TOTAL TENANT SERVICES EXPENSES	0.00	687.50	687.50	750.00
TOTAL UTILITY EXPENSES	72,224.63	75,328.88	3,104.25	82,177.00
TOTAL PROTECTIVE SERVICES	29,631.63	44,505.12	14,873.49	48,551.00
TOTAL INSURANCE PREMIUMS	3,804.13	4,911.50	1,107.37	5,358.00
TOTAL GENERAL EXPENSES	<u>260,582.38</u>	<u>163,633.25</u>	<u>-96,949.13</u>	<u>178,509.00</u>
TOTAL OPERATING EXPENSES	<u><u>397,079.08</u></u>	<u><u>327,224.37</u></u>	<u><u>-69,854.71</u></u>	<u><u>356,972.00</u></u>
NET INCOME	-116,912.18	-21,224.50	-95,687.68	-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	220,523.00	260,753.13	-40,230.13	284,458.00
Investment Inc -Restricted Non-Allocated	4,724.70	0.00	4,724.70	0.00
TOTAL GRANT AND OTHER INCOME	<u>225,247.70</u>	<u>260,753.13</u>	<u>-35,505.43</u>	<u>284,458.00</u>
TOTAL INCOME	<u><u>225,247.70</u></u>	<u><u>260,753.13</u></u>	<u><u>-35,505.43</u></u>	<u><u>284,458.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	28,285.09	34,892.00	6,606.91	38,064.00
TOTAL UTILITY EXPENSES	73,051.67	67,449.25	-5,602.42	73,581.00
TOTAL PROTECTIVE SERVICES	26,123.81	39,163.63	13,039.82	42,724.00
TOTAL INSURANCE PREMIUMS	3,399.00	4,488.88	1,089.88	4,897.00
TOTAL GENERAL EXPENSES	<u>186,008.97</u>	<u>110,707.63</u>	<u>-75,301.34</u>	<u>120,772.00</u>
TOTAL OPERATING EXPENSES	<u><u>316,868.54</u></u>	<u><u>256,701.39</u></u>	<u><u>-60,167.15</u></u>	<u><u>280,038.00</u></u>
NET INCOME	-91,620.84	4,051.74	-95,672.58	4,420.00

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

Period = Oct 2023-Aug 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	406,652.00	625,507.63	-218,855.63	682,372.00
Investment Inc -Restricted Non-Allocated	28,848.86	0.00	28,848.86	0.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
TOTAL GRANT AND OTHER INCOME	<u>435,534.51</u>	<u>625,507.63</u>	<u>-189,973.12</u>	<u>682,372.00</u>
TOTAL INCOME	<u>435,534.51</u>	<u>625,507.63</u>	<u>-189,973.12</u>	<u>682,372.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	27,942.87	34,408.00	6,465.13	37,536.00
TOTAL UTILITY EXPENSES	210,500.00	213,125.00	2,625.00	232,500.00
TOTAL GENERAL EXPENSES	<u>137,765.28</u>	<u>362,478.38</u>	<u>224,713.10</u>	<u>395,431.00</u>
TOTAL OPERATING EXPENSES	<u>376,208.15</u>	<u>610,011.38</u>	<u>233,803.23</u>	<u>665,467.00</u>
NET INCOME	59,326.36	15,496.25	43,830.11	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	198,183.00	255,877.38	-57,694.38	279,139.00
Investment Inc -Restricted Non-Allocated	296.76	0.00	296.76	0.00
TOTAL GRANT AND OTHER INCOME	<u>198,479.76</u>	<u>255,877.38</u>	<u>-57,397.62</u>	<u>279,139.00</u>
TOTAL INCOME	<u>198,479.76</u>	<u>255,877.38</u>	<u>-57,397.62</u>	<u>279,139.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	18,595.49	22,477.51	3,882.02	24,521.00
TOTAL UTILITY EXPENSES	111,308.41	110,500.50	-807.91	120,546.00
TOTAL PROTECTIVE SERVICES	44,481.26	66,756.25	22,274.99	72,825.00
TOTAL INSURANCE PREMIUMS	4,728.13	5,989.50	1,261.37	6,534.00
TOTAL GENERAL EXPENSES	<u>41,426.10</u>	<u>37,725.38</u>	<u>-3,700.72</u>	<u>41,155.00</u>
TOTAL OPERATING EXPENSES	<u>220,539.39</u>	<u>243,449.14</u>	<u>22,909.75</u>	<u>265,581.00</u>
NET INCOME	-22,059.63	12,428.24	-34,487.87	13,558.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Aug 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	385,968.00	382,101.50	3,866.50	416,838.00
Investment Inc -Restricted Non-Allocated	273.34	0.00	273.34	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>386,241.34</b>	<b>382,101.50</b>	<b>4,139.84</b>	<b>416,838.00</b>
<b>TOTAL INCOME</b>	<b>386,241.34</b>	<b>382,101.50</b>	<b>4,139.84</b>	<b>416,838.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	36,465.90	44,975.26	8,509.36	49,064.00
TOTAL UTILITY EXPENSES	134,288.33	135,935.25	1,646.92	148,293.00
TOTAL INSURANCE PREMIUMS	5,264.38	6,799.87	1,535.49	7,418.00
TOTAL GENERAL EXPENSES	208,927.39	212,674.88	3,747.49	232,009.00
<b>TOTAL OPERATING EXPENSES</b>	<b>384,946.00</b>	<b>400,385.26</b>	<b>15,439.26</b>	<b>436,784.00</b>
<b>NET INCOME</b>	<b>1,295.34</b>	<b>-18,283.76</b>	<b>19,579.10</b>	<b>-19,946.00</b>

### North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	269,421.00	263,693.87	5,727.13	287,666.00
Investment Inc -Restricted Non-Allocated	725.61	0.00	725.61	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>270,146.61</b>	<b>263,693.87</b>	<b>6,452.74</b>	<b>287,666.00</b>
<b>TOTAL INCOME</b>	<b>270,146.61</b>	<b>263,693.87</b>	<b>6,452.74</b>	<b>287,666.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	31,787.75	39,140.75	7,353.00	42,699.00
TOTAL UTILITY EXPENSES	60,512.62	61,123.37	610.75	66,680.00
TOTAL INSURANCE PREMIUMS	4,528.37	5,839.13	1,310.76	6,370.00
TOTAL GENERAL EXPENSES	175,509.13	175,813.00	303.87	191,796.00
<b>TOTAL OPERATING EXPENSES</b>	<b>272,337.87</b>	<b>281,916.25</b>	<b>9,578.38</b>	<b>307,545.00</b>
<b>NET INCOME</b>	<b>-2,191.26</b>	<b>-18,222.38</b>	<b>16,031.12</b>	<b>-19,879.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2023-Aug 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	197,319.00	195,706.50	1,612.50	213,498.00
Investment Inc -Restricted Non-Allocated	10,998.18	0.00	10,998.18	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>208,317.18</b>	<b>195,706.50</b>	<b>12,610.68</b>	<b>213,498.00</b>
<b>TOTAL INCOME</b>	<b>208,317.18</b>	<b>195,706.50</b>	<b>12,610.68</b>	<b>213,498.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	21,470.60	26,554.00	5,083.40	28,968.00
TOTAL UTILITY EXPENSES	40,523.48	39,966.63	-556.85	43,600.00
TOTAL INSURANCE PREMIUMS	3,550.25	4,554.88	1,004.63	4,969.00
TOTAL GENERAL EXPENSES	263,587.80	142,363.87	-121,223.93	155,306.00
<b>TOTAL OPERATING EXPENSES</b>	<b>329,132.13</b>	<b>213,439.38</b>	<b>-115,692.75</b>	<b>232,843.00</b>
<b>NET INCOME</b>	<b>-120,814.95</b>	<b>-17,732.88</b>	<b>-103,082.07</b>	<b>-19,345.00</b>

### 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	120,917.00	127,940.12	-7,023.12	139,571.00
Investment Inc -Restricted Non-Allocated	15,909.18	0.00	15,909.18	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>136,826.18</b>	<b>127,940.12</b>	<b>8,886.06</b>	<b>139,571.00</b>
<b>TOTAL INCOME</b>	<b>136,826.18</b>	<b>127,940.12</b>	<b>8,886.06</b>	<b>139,571.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	17,081.34	21,197.88	4,116.54	23,125.00
TOTAL UTILITY EXPENSES	29,732.18	29,773.37	41.19	32,480.00
TOTAL INSURANCE PREMIUMS	2,722.50	4,527.38	1,804.88	4,939.00
TOTAL GENERAL EXPENSES	172,423.49	88,176.88	-84,246.61	96,193.00
<b>TOTAL OPERATING EXPENSES</b>	<b>221,959.51</b>	<b>143,675.51</b>	<b>-78,284.00</b>	<b>156,737.00</b>
<b>NET INCOME</b>	<b>-85,133.33</b>	<b>-15,735.39</b>	<b>87,170.06</b>	<b>-17,166.00</b>



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

Period = Oct 2023-Aug 2024

Book = Accrual

**Preservation Square (67)**

	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	91,529.00	90,082.63	1,446.37	98,272.00
Investment Inc -Restricted Non-Allocated	15.80	0.00	15.80	0.00
TOTAL GRANT AND OTHER INCOME	<u>91,544.80</u>	<u>90,082.63</u>	<u>1,462.17</u>	<u>98,272.00</u>
TOTAL INCOME	<u>91,544.80</u>	<u>90,082.63</u>	<u>1,462.17</u>	<u>98,272.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	400.00	14,659.26	14,259.26	15,992.00
TOTAL UTILITY EXPENSES	14,918.75	14,918.75	0.00	16,275.00
TOTAL INSURANCE PREMIUMS	1,428.13	1,648.13	220.00	1,798.00
TOTAL GENERAL EXPENSES	<u>77,775.00</u>	<u>61,380.00</u>	<u>-16,395.00</u>	<u>66,960.00</u>
TOTAL OPERATING EXPENSES	<u>94,521.88</u>	<u>92,606.14</u>	<u>-1,915.74</u>	<u>101,025.00</u>
NET INCOME	<u>-2,977.08</u>	<u>-2,523.51</u>	<u>3,377.91</u>	<u>-2,753.00</u>

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

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028					
<b>Indicator #1 - Quick Ratio (QR)</b>												
<b>FDS #</b>												
111 Cash -unrestricted	\$	3,052,040.38	\$	177,823.10	\$	266,254.15	\$	255,708.93	\$	596,288.74	\$	346,864.10
114 Cash - tenant security deposits	\$	24,087.91	\$	22,039.68	\$	22,675.57	\$	23,422.98	\$	58,684.67	\$	21,741.39
115 Cash - restircted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	92,693.06	\$	132,221.03	\$	36,821.78	\$	39,469.16	\$	34,686.33	\$	16,831.26
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
135 Investments - restricted for pymt of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	374,173.11	\$	82,425.93	\$	62,413.63	\$	58,691.31	\$	163,766.95	\$	69,144.51
144 Inter-program due-from	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
<b>QR Numerator Total:</b>	\$	<b>3,542,994.46</b>	\$	<b>414,509.74</b>	\$	<b>388,165.13</b>	\$	<b>377,292.38</b>	\$	<b>853,426.69</b>	\$	<b>454,581.26</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>73.16</b>		<b>2.19</b>		<b>15.94</b>		<b>12.19</b>		<b>6.29</b>		<b>15.02</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	\$	3,052,040.38	\$	177,823.10	\$	266,254.15	\$	255,708.93	\$	596,288.74	\$	346,864.10
114 Cash - tenant security deposits	\$	24,087.91	\$	22,039.68	\$	22,675.57	\$	23,422.98	\$	58,684.67	\$	21,741.39
115 Cash - restircted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	92,693.06	\$	132,221.03	\$	36,821.78	\$	39,469.16	\$	34,686.33	\$	16,831.26
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	374,173.11	\$	82,425.93	\$	62,413.63	\$	58,691.31	\$	163,766.95	\$	69,144.51
310 (-) Total Current Liabilities	\$	48,425.33	\$	189,147.92	\$	24,352.72	\$	30,943.60	\$	135,678.62	\$	30,268.86
<b>MENAR Numerator Total:</b>	\$	<b>3,494,569.13</b>	\$	<b>225,361.82</b>	\$	<b>363,812.41</b>	\$	<b>346,348.78</b>	\$	<b>717,748.07</b>	\$	<b>424,312.40</b>
<b>Average Monthly Operating Expenses:</b>												
96900 Total Operating Expenses	\$	1,789,719.36	\$	1,017,082.65	\$	811,200.34	\$	861,433.47	\$	2,193,687.23	\$	743,184.20
97100 Extraordinary Maintenance	\$	90,700.85	\$	58,003.59	\$	-	\$	-	\$	-	\$	-
97200 Causalty Losses Non-capitalized	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
<b>MENAR Denominator Total:</b>	\$	<b>170,947.29</b>	\$	<b>97,735.11</b>	\$	<b>73,745.49</b>	\$	<b>78,312.13</b>	\$	<b>199,426.11</b>	\$	<b>67,562.20</b>
<b>MENAR:</b>		<b>20.44</b>		<b>2.31</b>		<b>4.93</b>		<b>4.42</b>		<b>3.60</b>		<b>6.28</b>
<b>MENAR Score (max points 11):</b>		<b>11</b>		<b>8.51</b>		<b>11</b>		<b>11</b>		<b>10.39</b>		<b>11</b>

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

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 268,493.61	\$ 15,450.00	\$ 110,999.62	\$ 42,200.59	\$ 22,002.70	\$ 133,113.64
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 268,493.61	\$ 15,450.00	\$ 110,999.62	\$ 42,200.59	\$ 22,002.70	\$ 133,113.64
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	8.51	11	11	10.39	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	22.51	25	25	24.39	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)	33349	4725	2836.26	2700	2475	6487.74	2925
Total number of units in PHA's portfolio	1353	189	126	108	99	266	117
Overall AMPs Financial Condition Indicator Score	24.65	25.00	22.51	25.00	25.00	24.39	25.00

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

**St. Louis Housing Authority**  
**Financial Condition Indicators-AMPs**  
As of August 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 - Quick Ratio (QR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 1,258,133.10	\$ 981,069.11	\$ 827,194.50	\$ 870,896.89	\$ 349,279.63
114 Cash - tenant security deposits	\$ 36,221.00	\$ 16,910.00	\$ 27,759.51	\$ 29,743.31	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 102,935.29	\$ 56,326.69	\$ 155,726.12	\$ 33,528.04	\$ 11,293.50
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 173,829.26	\$ 114,355.99	\$ 112,267.01	\$ 209,020.87	\$ 19,305.02
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,571,118.65</b>	<b>\$ 1,168,661.79</b>	<b>\$ 1,122,947.14</b>	<b>\$ 1,143,189.11</b>	<b>\$ 385,184.15</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>17.50</b>	<b>27.39</b>	<b>20.52</b>	<b>25.70</b>	<b>7.99</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	\$ 1,258,133.10	\$ 981,069.11	\$ 827,194.50	\$ 870,896.89	\$ 349,279.63
114 Cash - tenant security deposits	\$ 36,221.00	\$ 16,910.00	\$ 27,759.51	\$ 29,743.31	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 102,935.29	\$ 56,326.69	\$ 155,726.12	\$ 33,528.04	\$ 11,293.50
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 173,829.26	\$ 114,355.99	\$ 112,267.01	\$ 209,020.87	\$ 19,305.02
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>\$ 1,481,361.74</b>	<b>\$ 595,994.58</b>	<b>\$ 1,068,214.17</b>	<b>\$ 1,098,699.52</b>	<b>\$ 336,977.25</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 1,091,505.98	\$ 759,787.99	\$ 1,008,369.53	\$ 1,202,237.04	\$ 153,048.12
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 99,227.82</b>	<b>\$ 69,071.64</b>	<b>\$ 91,669.96</b>	<b>\$ 109,294.28</b>	<b>\$ 13,913.47</b>
<b>MENAR:</b>	<b>14.93</b>	<b>8.63</b>	<b>11.65</b>	<b>10.05</b>	<b>24.22</b>
<b>MENAR Score (max points 11):</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of August 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 #3 - Debt Service Coverage Ratio (DSCR)</b>					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 24,816.05	\$ 81,855.12	\$ 194,644.57	\$ 157,586.62	\$ 21,653.39
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 24,816.05	\$ 81,855.12	\$ 194,644.57	\$ 157,586.62	\$ 21,653.39
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**  
As of August 31, 2024

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
<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		\$ 48,542.60	\$ 253,770.16	\$ 260,173.76	\$ 251,162.59	\$ 579,165.67	\$ 235,195.47
TAR Denominator Total:		\$ 48,542.60	\$ 253,770.16	\$ 260,173.76	\$ 251,162.59	\$ 579,165.67	\$ 235,195.47
TAR:		220.0%	63.0%	4.0%	14.0%	37.0%	0.0%
TAR Score (max points 5):		0	0	5	5	2	5
<b>Indicator #3 - Accounts Payable (AP)</b>							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 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		\$ 162,701.76	\$ 92,462.06	\$ 73,745.49	\$ 78,312.13	\$ 199,426.11	\$ 67,562.20
AP Denominator Total:		\$ 162,701.76	\$ 92,462.06	\$ 73,745.49	\$ 78,312.13	\$ 199,426.11	\$ 67,562.20
AP:		0.19	0.09	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	2	5
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		6	5	19	10	7	11
Number of units in Project	1333	189	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	11017	1134	630	2052	990	1862	1287
Total number of units in PHA's portfolio	1333	189	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:	8.26	6.00	5.00	19.00	10.00	7.00	11.00

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
As of August 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>						
FDS #						
11210	Unit Months Leased	1,324	595	1,043	756	193
	OR Numerator Total:	1,324	595	1,043	756	193
11190	Unit Months Available	1,476	715	1,186	933	230
	OR Denominator Total:	1,476	715	1,186	933	230
	Occupancy Rate:	0.89702	0.83217	0.87943	0.81029	0.83913
	Occupancy Rate Score (max points 16):	0	0	0	0	0
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>						
FDS #	(Maximum points 5)					
126	Accounts Receivable - Tenants	\$ 46,491.92	\$ 17,858.60	\$ 126,807.60	\$ 16,966.57	\$ 295.00
	TAR Numerator Total:	\$ 46,491.92	\$ 17,858.60	\$ 126,807.60	\$ 16,966.57	\$ 295.00
70500	Total Tenant Revenue	\$ 95,774.18	\$ 68,370.05	\$ 215,657.88	\$ 99,155.25	\$ 29,646.55
	TAR Denominator Total:	\$ 95,774.18	\$ 68,370.05	\$ 215,657.88	\$ 99,155.25	\$ 29,646.55
	TAR:	49.0%	26.0%	59.0%	17.0%	1.0%
	TAR Score (max points 5):	0	2	0	5	5
<b>Indicator #3 - Accounts Payable (AP)</b>						
FDS #	(Maximum points 4)					
312	Accounts Payable - Current	\$ 7,678.11	\$ 23,573.96	\$ 6,325.93	\$ 15,099.86	\$ 211.46
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:	\$ 7,678.11	\$ 23,573.96	\$ 6,325.93	\$ 15,099.86	\$ 211.46
96900	Total Operating Expenses /12	\$ 99,227.82	\$ 69,071.64	\$ 91,669.96	\$ 109,294.28	\$ 13,913.47
	AP Denominator Total:	\$ 99,227.82	\$ 69,071.64	\$ 91,669.96	\$ 109,294.28	\$ 13,913.47
	AP:	0.08	0.34	0.07	0.14	0.02
	AP Score (max points 4):	4	4	4	4	4
<b>Overall AMP Score</b>						
Indicator #1 - Occupancy Rate (OR)		0	0	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)		0	2	0	5	5
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4
Physical condition adjustment		1	1	1	1	0
Neighborhood environment adjustment		1	1	0	1	1
Project MASS score (Maximum points 25)		6	8	5	11	10
Number of units in Project		148	69	116	92	3
Weighted Value (Project MASS score times number of units)		888	552	580	1012	30
Total number of units in PHA's portfolio		148	69	116	92	3
Overall AMPs Management Operations Indicator Score:		6.00	8.00	5.00	11.00	10.00

# **HOUSING CHOICE VOUCHER PROGRAM**



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

**CHECKING ACCOUNTS**

VOUCHER PROGRAM

<b>BANK AND TYPE OF ACCOUNT</b>	<b>BALANCE</b>
BMO Harris Bank - CHECKING HAP	\$ 4,892,895.95

**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			\$ 318,396.68
	<b>TOTAL INVESTED</b>		<b>\$ 318,396.68</b>

## SLHA - Housing Choice Voucher Income Statement

Period = Oct 2023-Aug 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
<b>REVENUE</b>				
<b>GRANT INCOME</b>				
Section 8 HAP Earned	47,793,097.00	43,662,300.88	4,130,796.12	47,631,601.00
Section 8 Admin. Fee Income	4,650,218.00	4,600,986.50	49,231.50	5,019,258.00
Section 8 HAP Service Fees	0.00	496,402.50	-496,402.50	541,530.00
Section 8 -Placement/Issuance Fees	2,700.00	3,116.63	-416.63	3,400.00
<b>TOTAL GRANT INCOME</b>	<b>52,446,015.00</b>	<b>48,762,806.51</b>	<b>3,683,208.49</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	373,197.00	-373,197.00	407,119.00
Insurance Proceeds	7,668.25	0.00	7,668.25	0.00
PH & HAP FSS Forfeitures	-7,659.00	0.00	-7,659.00	0.00
<b>TOTAL OTHER INCOME</b>	<b>7,485.73</b>	<b>373,197.00</b>	<b>-365,711.27</b>	<b>407,119.00</b>
<b>TOTAL INCOME</b>	<b>52,453,500.73</b>	<b>49,136,003.51</b>	<b>3,317,497.22</b>	<b>53,602,908.00</b>
<b>EXPENSES</b>				
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>4,099,021.26</b>	<b>4,688,733.50</b>	<b>589,712.24</b>	<b>5,114,982.00</b>
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>298,642.58</b>	<b>7,713.86</b>	<b>-290,928.72</b>	<b>8,415.00</b>
<b>TOTAL UTILITY EXPENSES</b>	<b>41,800.52</b>	<b>43,868.00</b>	<b>2,067.48</b>	<b>47,856.00</b>
Total Materials	2,922.51	2,475.00	-447.51	2,700.00
Total Contract Costs	77,562.46	74,308.74	-3,253.72	81,064.00
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>80,484.97</b>	<b>76,783.74</b>	<b>-3,701.23</b>	<b>83,764.00</b>
<b>TOTAL PROTECTIVE SERVICES</b>	<b>35,343.92</b>	<b>30,768.87</b>	<b>-4,575.05</b>	<b>33,566.00</b>
<b>TOTAL INSURANCE PREMIUMS</b>	<b>96,953.27</b>	<b>101,859.12</b>	<b>4,905.85</b>	<b>111,119.00</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>35,654.80</b>	<b>27,568.75</b>	<b>-8,086.05</b>	<b>30,075.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>4,687,901.32</b>	<b>4,977,295.84</b>	<b>289,394.52</b>	<b>5,429,777.00</b>
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>47,549,797.01</b>	<b>44,158,703.38</b>	<b>-3,391,093.63</b>	<b>48,173,131.00</b>
<b>TOTAL EXPENSES</b>	<b>52,237,698.33</b>	<b>49,135,999.22</b>	<b>-3,101,699.11</b>	<b>53,602,908.00</b>
<b>NET INCOME</b>	<b>215,802.40</b>	<b>4.29</b>	<b>215,801.62</b>	<b>0.00</b>



## MEMORANDUM

To: Latasha Barnes, Executive Director  
From: Carla Matthews, Director of Operations for HCV  
Date: October 9, 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 several 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 5,909 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 169 families are currently searching for housing.

The HCV program is actively working to increase the 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 98%. The current utilization rate is increasing within the most recent three-month trends.

June 2024	August 2024	September 2024
94%	94%	98%

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

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

participants to extend the voucher terms per 24 CFR 982.303(b)(1). HCV has also enacted regularly scheduled landlord briefings to expand the pool of interested landlord participants and improve leasing ability. Landlord briefings are typically held on the first Tuesday of each month. A briefing was held on September 3, 2024.

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

## **2) Project-Based Vouchers**

Project-based vouchers (PBVs) are a component of SLHA's Housing Choice Voucher (HCV) program. Per HUD guidance, SLHA can use up to 20 percent of its authorized voucher units to dedicate affordable housing units within a residential development. There are 282 active participants. There were no referrals received during the month of September.

## **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, 180 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 4 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. HCV is actively working with partners to expand the program to more voucher-holders.

## **6) Mainstream Vouchers**

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

## 7) Foster Youth to Independence Vouchers

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

### Program Maintenance

#### Recertification

790 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, 155 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 610 inspections: 202 biennial inspections, 178 reinspection, 202 initial inspections, 11 quality control, 1 (one) 24-hour emergency and 16 special inspections. This represents a constant tread 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.

	July 2024	August 2024	September 2024
Biennial Inspections	188	167	202
Reinspection	176	221	178
Initial Inspections	229	126	202
Quality Control	14	22	11
Special Inspections	19	19	16
24-hour emergency	2	2	1
Total	628	557	610

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

#### SEMAP Indicators

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

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

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

Most recent SEMAP scoring indicates a 12-point increase from the prior fiscal year reporting.

### 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.

	July 2024	August 2024	September 2024
HCV Participants	3197	3201	3219
Landlords	1823	1837	1841
Total	5020	5038	5060

### 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, 32 participants are enrolled and approximately 26 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**  
**September 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	21	16	5	1	0	14	1	0	0	0	76.19%
Biennials	202	202	0	100	2	48	36	0	0	16	100.00%
Initials	202	202	0	160	2	10	28	0	0	2	100.00%
Reinspections	178	178	0	102	3	43	0	0	0	5	100.00%
24 hr Emergency	1	1	0	0	0	1	0	0	0	0	100.00%
Quality Control	15	11	4	7	0	2	0	0	0	2	73.33%
<b>Total</b>	<b>619</b>	<b>610</b>	<b>9</b>	<b>370</b>	<b>7</b>	<b>118</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>91.59%</b>



### Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 09/01/2024 - 09/30/2024

Primary Status: Fail

	<b>Total Observations</b>
Accessible windows cannot be locked	2
All burners not working (all burners have to be operable)	8
All operating knobs must be present	1
Badly cracked outlet	2
Broken/missing steps or boards	3
Ceiling material is bulging and/or buckling and must be repaired	1
Ceiling surface is wet and has mold-like substances	8
Clogged	6
Cracked pane	3
Damaged floor boards	1
Entry of significant ground water into unit (flooding of basement)	2
Exhaust fan does not work	3
Falling material	19
Heavy accumulation of large piles of trash and garbage in or around unit	2
Holes or cracks	18
Large cracks or holes	1
Leaking	6
Leaks	2
Loose sections of plaster which are in danger of falling	3
Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of failing (24	1
Mechanism within toilet does not work	1
Missing cover plate	7
Missing cover plate on switch or outlets	1
Missing fixture	1
Missing handrail	1
Missing pane	1
No hot water	2
No Refrigerator	2
No smoke detector	13
No working smoke detector present (24 hr)	5
Not enough equipment	1
Not weatherized	2
Oven does not work	2
Overall Poor Condition	1
Permanent floor covering or floor boards which present serious tripping hazards	3
Refrigerator not maintaining a low enough temperature to keep food from spoiling	2
Repair/replace leaking water heater	1
Roof in poor condition	1
Roof leaks	1
Severe bulging	13
Severe leakage of water	1
Severe leaning	1

Signs of rats, mice or vermin	4
Smoke detector not working	7
Stove does not work	1
Stove is missing oven door handle	3
Temperature too high	1
Toilet does not flush	3
Toilet does not work	1
Toilet is clogged	1
Tripping hazard	4
Unit has evidence of roach infestation	2
Unit has mice or rats as evidenced by mice and rat holes and or droppings	3
Wall holes allowing significant drafts to enter the unit	1
Water damage to interior ceiling (indicating leaks)	2
<b>Total</b>	<b>188</b>

**FINANCE**

# St. Louis Housing Authority Balance Sheet

Period = Aug 2024

Book = Accrual

	<b>Current Balance</b>
<b>ASSETS</b>	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	6,296,466.99
Cash Non-Fed Gala Fundraiser	2,289.42
Cash Private Management	2,852,775.78
Cash SLHA Property Management	1,230,772.02
Petty Cash	2,474.00
Petty Cash	2,378.57
Cash General Disbursing	14,143,927.39
Cash Non-Fed Rent	317,250.54
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	49,287.56
Cash West Pine TAB	393.49
Cash Parkview TAB	44,790.86
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	3,311.38
Cash LaSalle Youth Festival	764.91
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	205,494.18
Total Unrestricted Cash	25,241,971.75
Restricted Cash	
Cash Restricted-Security Deposits	282,821.43
Cash Restricted-FSS Escrow	530,397.47
Cash Restricted-HAP	-952,167.64
Cash Restricted-Trust/Escrow Reserves	4,021,759.67
Cash Restricted-ELM Security Deposits	328.00
Cash Restricted-SLHA Mgt Security Deposits	6,024.00
Cash Restricted-Endowment/Homeownership	1,401,661.63
Cash Restricted-Cochran Program Income	732,169.16
Cash Restricted-Rev Bonds Debt Service	33,109.01
Total Restricted Cash	6,056,102.73
TOTAL CASH	31,298,074.48

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

Period = Aug 2024

Book = Accrual

	<b>Current Balance</b>
<b>ACCOUNTS AND NOTES RECEIVABLE</b>	
A/R-Tenants	3,136,588.29
Allowance for Doubtful Accounts-Tenants	-208,093.51
A/R Repayment Agreement	44,970.36
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	8,228.03
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>4,431,113.22</b>
<b>OTHER CURRENT ASSETS</b>	
Investments-Unrestricted	4,446,739.92
Investments-Restricted	646,238.56
Investments Restricted -WC Self Insurance	369,065.30
Prepaid Insurance Auto	4,013.75
Prepaid Insurance Property	66,746.70
Prepaid Insurance Liability	19,589.90
Prepaid Insurance Liability	12,199.09
Prepaid Insurance Fidelity Bond	325.65
Prepaid Insurance Workers Comp	23,325.40
Insurance Surplus Deposits	1,348,838.40
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>6,937,082.67</b>
<b>TOTAL CURRENT ASSETS</b>	<b>42,666,270.37</b>
<b>NONCURRENT ASSETS:</b>	
<b>FIXED ASSETS</b>	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	232,355,521.31
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	502,680.60
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,595,141.17
Construction in Progress	8,093,271.07
Accum Depreciation-Buildings	-185,020,480.86
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-421,608.63

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

Period = Aug 2024

Book = Accrual

	<b>Current Balance</b>
Accum Depreciation-Vehicles	-331,053.17
Accum Depreciation-Leashold Improvements	-277,298.63
Accum Depreciation-Site Improvements	-4,595,464.57
Operations	15,734,987.74
Administration & Other Costs	6,675,598.72
Project Coordinator	944,067.29
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	3,948,659.03
Soft Cost Contra	-30,996,281.23
CFG-Hard Cost Contra	-18,062,941.97
CFG-Site Improvement	706,371.76
CFG-Site Improvement-Soft	325,593.78
CFG-Dwelling Structure	16,435,291.92
CFG-Dwelling Structure-Soft	577,192.89
CFG-Dwelling Equipment	298,542.33
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>76,212,143.15</b>
<b>NOTES, LOANS &amp; MORTGAGES RECEIVABLE</b>	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	1,754,339.93
Discount Notes/Amortization	-41,578,804.42
Darst HO- Notes & Mortgage Rec	4,284,023.95
Darst HO- Discount Notes/Amortization	-4,284,023.95
Blumeyer HO- Notes & Mortgage Rec	1,428,908.39
Blumeyer HO- Discount Notes/Amortization	-1,428,908.39
Cochran HO- Notes & Mortgage Rec	795,651.67
Cochran HO- Discount Notes/Amortization	-553,094.60
Notes & Mortgages - SOLAR	5,608,174.00

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

Period = Aug 2024

Book = Accrual

	<b>Current Balance</b>
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	76,756,114.67
OTHER ASSETS	
Right of Use Asset -Leases	196,597.06
Right of Use -Accum/Amort-Leases	-132,003.88
TOTAL OTHER ASSETS	64,593.18
TOTAL NONCURRENT ASSETS	153,032,851.00
TOTAL ASSETS	195,699,121.37
LIABILITIES & EQUITY	
LIABILITIES:	
CURRENT LIABILITIES:	
A/P Vendors and Contractors	-1,271,393.86
A/P Vendors -Non Control	1,335,951.67
A/P Vendors and Contractors	233,392.66
Tenant Security Deposits	211,592.21
Security Deposit Interest	220.97
Security Deposit Clearing Account	-1,944.57
Security Deposit-Pet	1,237.00
Garnishment Clearing Account	-2,025.13
United Way	307.80
Workers Compensation	2,598.00
Dental Deduction	-2,296.09
Union Dues	341.56
United Negro College Fund	26.00
Arts & Education	77.40
Retirement Pension	2,450.62
Retirement Insurance	1,905.70
Section 125 Childcare Deduction	5,035.09
Section 125 Medical Deduction	7,055.67
Medical Insurance	-9,393.15
Long Term Disability	-598.44
Vision Insurance	644.83
Voluntary/Term Life Ins Deduction	583.86
Colonial Life Ins Deduction	719.16
Landlord Back-up Withholdings	3,786.00
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
Accrued Liabilities-Other	18,266.03

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

Period = Aug 2024

Book = Accrual

	<b>Current Balance</b>
Suspense Acct-PM	1,539,844.55
Accrued Compensated Absences-Current	99,321.79
Lease Liability-Short Term	31,363.18
Lease Liability-Short Term	944.76
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	88,037.18
Unearned Revenue -EHV	251,902.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>3,596,336.29</b>
 <b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	346,249.99
FSS Escrow	438,843.71
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>2,807,734.83</b>
<b>TOTAL LIABILITIES</b>	<b>6,404,071.12</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	31,269,695.65
Unrestricted Net Assets -Retained Earnings	1,887,698.99
<b>TOTAL RETAINED EARNINGS:</b>	<b>102,735,185.33</b>
<b>TOTAL EQUITY</b>	<b>189,295,050.25</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>195,699,121.37</b>



## St. Louis Housing Authority Income Statement

Period = Aug 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	424,648.21	5,063,804.73
Utility Reimb.-LIPH	-43,191.00	-440,266.00
Utility Reimbursement Refund	6,691.00	1,001.00
Less: Concessions	600.00	354.00
Total Rental Income	388,748.21	4,624,893.73
Other Tenant Income		
Cleaning Fee	0.00	135.00
Damages/Maintenance	100.00	-100.46
Late Charges	15,042.00	214,780.00
Legal Fees - Tenant	2,906.00	21,007.61
NSF Charges	35.00	229.00
Tenant Owed Utilities	0.00	3,598.51
Misc TPA Bal Forward	0.00	1,317.00
Misc. Tenant Income	6,755.10	2,484.10
Vacate Charges	-4,000.92	-26,610.05
Total Other Tenant Income	20,837.18	216,840.71
<b>NET TENANT INCOME</b>	<b>409,585.39</b>	<b>4,841,734.44</b>
<b>GRANT INCOME</b>		
HUD PHA Operating Grants/Subsidy	1,249,210.06	10,167,371.94
HUD PHA Operating Grants/Subsidy	232,913.66	2,562,050.26
Capital Fund Revenue	-269,815.67	289,256.63
Capital Fund Revenue-PM	269,815.67	2,947,885.37
Section 8 HAP Earned	6,197,430.00	47,793,097.00
Section 8 Admin. Fee Income	603,465.00	4,650,218.00
Section 8 -Placement/Issuance Fees	0.00	2,700.00
Capital Fund Grants	780,703.55	3,438,601.51
Capital Fund Grants-Soft Costs	328,484.97	7,278,236.95
<b>TOTAL GRANT INCOME</b>	<b>9,392,207.24</b>	<b>79,129,417.66</b>
<b>OTHER INCOME</b>		
Interest Income	0.00	7,476.48
Interest Income -Private Management	0.00	82.72
Investment Income - Unrestricted	23,661.64	189,743.75
Investment Inc -Restricted Non-Allocated	14,908.41	206,157.47
Investment Income - WC Self Insurance	0.00	138.84
Fraud Recovery PH	4,678.90	40,816.34
Market Value Adjustment	0.00	-485.20
Non-Dwelling Rent	2,554.00	14,339.00
Vending Income-James House TAB	0.00	4,312.60
Vending Income-Euclid TAB	94.66	655.48
Vending Income -West Pine	0.00	393.49
Vending Income-Parkview	397.61	9,014.45
Vending Income-Lafayette TAB	0.00	174.71
Vending Income-Badenhaus TAB	37.14	473.13

## St. Louis Housing Authority Income Statement

Period = Aug 2024

Book = Accrual

	Period to Date	Year to Date
Vending Income -Kingsbury	0.00	5,461.66
Contributions/Donations	0.00	1,350.00
Contributions -LaSalle Youth Festival	0.00	2,465.00
Other Miscellaneous Income	2,252.63	142,634.53
Other Income-Bank Rent	2,933.33	32,266.63
Other Income-Link Market Ren	0.00	535.00
Non-Allocated Solar Panel/Other	0.00	6,135.00
Non Alloc-LRCA Construction Easement	0.00	4,804.00
Pension Forfeitures	0.00	4,413.52
Insurance Proceeds	0.00	79,326.96
PH & HAP FSS Forfeitures	0.00	31,203.00
Allocated Other Income	0.01	-0.01
<b>TOTAL OTHER INCOME</b>	<b>51,518.33</b>	<b>783,888.55</b>
<b>TOTAL INCOME</b>	<b>9,853,310.96</b>	<b>84,755,040.65</b>
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	447,527.60	3,442,003.71
Administrative Salaries	58,916.84	836,872.17
Administrative Salaries-PT	6,972.98	95,378.39
Admin Salaries-Overtime	71,636.77	72,976.14
FICA	32,371.90	339,789.24
Health Benefits	61,195.92	465,497.42
Retirement Benefits	47,529.13	364,802.67
Unemployment Insurance	548.31	10,565.35
Long Term Disability	420.30	3,212.05
Dental	2,575.56	19,330.45
Cell Phones	1,548.67	12,624.33
Beneflex HSA	0.00	28,006.98
Employee Benefit Contribution-Admin	0.00	-2,135.04
WC MO 2nd Injury Fund	0.00	1,697.12
WC Self-Insurers Qtrly Taxes	178.20	936.00
FICA	10,505.00	68,764.24
Health Benefits	23,156.68	154,172.01
Retirement Benefits	14,218.51	43,068.36
Unemployment Insurance	165.05	3,472.62
Long Term Disability	155.36	13,033.97
Dental	1,003.28	6,868.25
Cell Phones	2,622.44	10,979.81
<b>Total Administrative Salaries</b>	<b>783,248.50</b>	<b>5,991,916.24</b>
Legal Expense		
Legal Services	22,911.99	125,348.47
Legal Services	3,481.50	55,116.75
<b>Total Legal Expense</b>	<b>26,393.49</b>	<b>180,465.22</b>
Other Admin Expenses		
Staff Training	0.00	14,108.78
Travel	1,111.35	10,642.64

## St. Louis Housing Authority Income Statement

Period = Aug 2024

Book = Accrual

	Period to Date	Year to Date
Auditing Fees	0.00	169,759.01
Port Out Admin Fee Paid	2,552.30	24,187.37
Marketing	0.00	320.00
<b>Total Other Admin Expenses</b>	<b>3,663.65</b>	<b>219,017.80</b>
Miscellaneous Admin Expenses		
Office Supplies	3,155.75	34,195.12
Office Supplies	233.03	16,996.63
Temporary Admin Labor	7,284.99	54,033.47
Temporary Admin Labor	20,493.24	96,720.02
Postage	10,454.85	72,595.52
Postage	129.00	2,043.73
Advertising	0.00	33,216.23
Advertising	0.00	363.73
Fiscal Agent Fees	0.00	3,300.00
Printing & Publications	703.03	9,520.58
Printing & Publications	0.00	2,459.14
Membership Fees	0.00	23,352.48
Telephone	3,015.08	45,337.85
Telephone	17,318.14	101,166.12
Court Costs	70.00	164.00
Maint Agreement-Office Equipment	0.00	5,398.39
Maint Agreement-Office Equipment	1,400.00	12,190.28
Professional/Technical Services	141,840.42	1,099,546.04
Consultants-LaSalle Youth Festival	0.00	945.00
Professional/Technical Services	0.00	3,320.86
Software License Fees	2,510.53	434,107.67
Internet / Cable	3,590.06	49,378.80
Computer Supplies	125.99	92,224.15
Computer Supplies	0.00	13,227.45
Other Admin Expense	6,184.46	60,904.83
Other Admin-LaSalle Youth Festival	396.06	941.06
Other Admin Expense	1,180.55	8,637.52
Bank Fees	111.84	511.70
Bank Fees	0.00	10,323.94
Subscription-News/Magazines	0.00	153.00
D/A Testings/Results	301.35	2,499.73
Copying Expense	1,885.70	50,202.35
Copying Expense	-321.29	3,257.65
Allocated OH-Administrative Expense	3,141.66	101,005.32
Allocated OH-Legal Expense	18.90	5,495.65
Allocated OH-Tenant Services Expense	394.04	594.35
Allocated OH-Utilities Expense	1,169.04	10,063.61
Allocated OH-Materials Expense	0.00	871.06
Allocated OH-Maintenance Expense	1,067.49	14,686.18
Allocated OH-Protective Services Expense	373.30	5,332.20
Allocated OH-Insurance Expense	19.80	12,127.51
Allocated OH-General Expense	14.29	91.71
<b>Total Miscellaneous Admin Expenses</b>	<b>228,261.30</b>	<b>2,493,502.63</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>1,041,566.94</b>	<b>8,884,901.89</b>

## St. Louis Housing Authority Income Statement

Period = Aug 2024

Book = Accrual

	Period to Date	Year to Date
<b>TENANT SERVICES</b>		
Tenant Services Salaries	7,943.04	65,114.17
FICA	599.67	6,214.11
Health Benefits	1,148.19	10,397.75
Retirement Benefits	3,319.61	12,392.53
Long Term Disability	195.43	286.62
Dental	49.53	449.95
Cell Phones	46.16	690.52
Relocation Costs	0.00	22,262.62
Relocation Costs	0.00	3,000.29
Tenant Srv Rec/Pub/Other	0.00	7,116.12
Tenant Srv Rec/Pub/Other-Euclid TAB	1,770.32	4,339.64
Tenant Srv Rec/Pub/Other-Parkview	0.00	1,858.23
Tenant Srv Rec/Pub/Other-Badenhaus TAB	0.00	876.68
Tenant Srv Rec/Pub/Other	0.00	276.00
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	900.00	825.00
Tenant Srv Rec/Pub/Other-North Sarah	0.00	680.00
Tenant Srv Rec/Pub/Other-KingsburyTAB	0.00	400.00
Resident Council	1,573.16	1,915.65
Landlord -Excess Damage Reimb	3,000.00	37,743.42
Landlord -Signing Bonus	500.00	9,000.00
Security Deposit Assistance	-1,196.00	246,731.00
Tenant Services Screening	719.38	7,451.75
Tenant Participation Funds	1,140.52	6,400.52
Tenant Participation Fund-James House TAB	253.91	537.42
Tenant Srv Lobby Monitors	1,804.25	17,062.50
Tenant Services -Other	0.00	653.42
Tenant Services Other-Circle of Friends (SLU)	2,348.64	25,046.93
FSS EFA Education/Skills Training for Participants	261.54	3,659.54
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>26,377.35</b>	<b>493,382.38</b>
<b>UTILITIES</b>		
Mixed Finance Utilities	146,155.24	1,585,193.12
Water	8,396.05	342,165.97
Electricity	122,049.16	861,579.60
Gas	2,286.62	291,443.62
Sewer	86,159.89	951,846.90
<b>TOTAL UTILITY EXPENSES</b>	<b>365,046.96</b>	<b>4,032,229.21</b>
<b>MAINTENANCE AND OPERATIONS</b>		
General Maint Expense		
Maintenance Salaries	0.00	951.94
Maintenance Labor-Grounds	104,189.33	703,812.01
Maint Labor -Janitorial Cleaning	33,170.96	265,292.85
Employee Benefit Contribution-Maint.	0.00	2,938.59
Maintenance Labor-Overtime	15,184.36	76,651.08
FICA	11,310.02	64,226.52
Health Benefits	23,401.44	138,297.95

## St. Louis Housing Authority Income Statement

Period = Aug 2024

Book = Accrual

	Period to Date	Year to Date
Retirement Benefits	12,816.68	45,386.56
Unemployment Insurance	148.13	5,318.77
Long Term Disability	94.87	335.24
Dental	1,264.43	7,658.22
Cell Phones	186.08	368.32
<b>Total General Maint Expense</b>	<b>201,766.30</b>	<b>1,311,238.05</b>
<b>Materials</b>		
Materials-Custodial	109.27	4,577.71
Materials-Custodial	3,094.26	46,502.25
Materials-Electrical	212.09	655.48
Materials-Electrical	4,375.39	18,477.36
Materials-Plumbing	6,059.74	52,643.61
Materials-Lawn Care	0.00	942.00
Materials-Tools/Equipment	0.00	510.93
Materials-Tools/Equipment	291.33	11,376.16
Materials-Boiler	0.00	10,587.67
Materials-Other	0.00	185.97
Materials-Other	2,323.50	56,173.65
Materials-HVAC	0.00	2.99
Materials-HVAC	11,043.57	50,592.89
Materials-Gas/Oil Vehicles	0.00	6.99
Materials-Appliances	0.00	2,372.15
Materials-Appliances	16,914.07	135,521.70
Materials-Hardware	0.00	805.27
Materials-Hardware	9,258.90	59,299.62
Materials-Paint	1,824.83	5,181.59
Materials-Flooring	0.00	12,555.84
Materials-Cabinets/Countertops Doors/Windows	0.00	1,080.23
Materials-Cabinets/Countertops Doors/Windows	3,222.30	27,130.23
<b>Total Materials</b>	<b>58,729.25</b>	<b>497,182.29</b>
<b>Contract Costs</b>		
Contract-Elevators	0.00	7,463.38
Contract-Elevators	18,299.69	185,356.08
Contract-Trash Removal	3,437.92	40,247.44
Contract-Trash Removal	4,631.29	242,349.33
Contract-Custodian	3,608.25	32,580.50
Contract-Custodian	18,030.20	112,328.73
Contract-Plumbing	0.00	570.00
Contract-Plumbing	8,909.99	316,075.69
Contract-Uniform Cleaning	0.00	150.05
Contract-Uniform Cleaning	3,577.93	32,543.61
Contract-Snow Removal	0.00	6,865.00
Contract-Grounds/Lawn	2,193.65	22,206.50
Contract-Grounds/Lawn	36,863.00	277,942.16
Contract-Auto Gas	906.13	7,483.21
Contract-Auto Gas	735.00	7,026.02
Contract-HVAC	2,475.00	8,735.00
Contract-HVAC	-53,115.44	343,293.46
Contract-Fire Protection	267.50	802.50

## St. Louis Housing Authority Income Statement

Period = Aug 2024

Book = Accrual

	Period to Date	Year to Date
Contract-Fire Protection	10,944.73	68,388.99
Contract-Vehicle Repairs	30.00	169,495.87
Contract-Vehicle Repairs	0.00	8,585.63
Contract-Other	988.55	84,473.62
Contract-Other	9,556.44	408,848.69
Contract-Exterior Building Repairs	73,912.51	75,662.51
Contract-Exterior Building Repairs	4,000.00	14,612.00
Contract-Parking Lot Repairs	450.00	27,368.43
Contract-Parking Lot Repairs	0.00	13,796.53
Contract-Electrical	750.00	22,157.83
Contract-Extermination	0.00	1,154.18
Contract-Extermination	6,772.15	189,431.79
Contract-Flooring Installation	48,012.44	133,274.19
Contract-Painting/Wall Repairs	0.00	140.00
Contract-Painting/Wall Repairs	27,880.00	308,152.80
Contr-Cabinet/Counters/Door/Windows	6,333.00	8,641.69
Contr-Cabinet/Counters/Door/Windows	7,776.98	85,027.49
Contract-Lease Automobiles	4,063.00	31,219.15
Contract-Occupancy Permits	4,335.75	5,078.05
Contract-Bed Bug Eradication	1,050.00	47,928.00
Total Contract Costs	257,675.66	3,347,456.10
<b>TOTAL MAINTENACE EXPENSES</b>	<b>518,171.21</b>	<b>5,155,876.44</b>
PROTECTIVE SERVICES		
Security Alarm Service	0.00	391.85
Security Alarm Service	100.00	6,350.32
Security/Law Enforcement	68,395.01	856,646.16
Security Enforcement-Police	0.00	614,209.37
Security Enforcement/Circuit Atty	3,359.66	6,879.31
<b>TOTAL PROTECTIVE SERVICES</b>	<b>71,854.67</b>	<b>1,484,477.01</b>
INSURANCE PREMIUMS		
Workers Comp Claims	4,976.24	148,996.06
Auto Insurance	4,014.25	59,401.75
Property Insurance	66,746.75	734,214.25
Fidelity Bond Insurance	325.65	3,582.15
Liability Insurance	19,589.70	217,268.70
Excess Workers Comp Insurance	7,775.10	73,112.37
<b>TOTAL INSURANCE PREMIUMS</b>	<b>103,427.69</b>	<b>1,236,575.28</b>
GENERAL EXPENSES		
Misc. Taxes/Liscenses/Insurance	0.00	132.00
Severance Expense	0.00	40,538.81
Bad Debt-Tenant Rents	-252,788.57	-2,535.16
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	245,599.81	2,970,876.01
Other General Exp-Gala	0.00	0.59
Other General Expense	0.00	1,624.32

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

Period = Aug 2024

Book = Accrual

	Period to Date	Year to Date
PH FSS Escrow Expense	5,046.98	54,383.91
ACC Reserve Shortfall Disbursement	10,497.00	813,248.03
<b>TOTAL GENERAL EXPENSES</b>	<b>8,355.22</b>	<b>3,966,780.51</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>2,134,800.04</b>	<b>25,254,222.72</b>
<b>EXTRAORDINARY EXPENSES</b>		
Extraordinancy Maintenance	0.00	148,704.44
Casualty Loss Expense	0.00	17,635.85
<b>TOTAL EXTRAORDINARY EXPENSES</b>	<b>0.00</b>	<b>166,340.29</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>		
Housing Assistance Payments	4,346,110.03	44,642,023.92
Tenant Utility Payments-Voucher	194,890.00	2,083,810.00
Portable Out HAP Payments	73,168.00	735,466.00
FSS Escrow Payments	7,423.00	92,097.09
Security Deposit Assistance	-3,600.00	-3,600.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>4,617,991.03</b>	<b>47,549,797.01</b>
<b>OTHER FINANCING SOURCES</b>		
Equity Transfer Capital Assets IN	780,703.55	3,438,601.51
Equity Transfer Capital Assets OUT	780,703.55	3,438,601.51
Operating Transfers IN	0.00	1,612,983.03
Operating Transfers IN	0.00	20,000.00
Operating Transfers OUT	0.00	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	1,523.19	143,262.77
Water Consumption Contra	1,523.19	143,262.77
Electric Consumption	642,076.04	8,256,693.86
Electric Consumption Contra	642,076.04	8,256,679.86
Gas Consumption	1,087.00	170,321.00
Gas Consumption Contra	1,087.00	170,335.00
Sewer Consumption	9,732.00	148,892.00
Sewer Consumption Contra	9,732.00	148,892.00
<b>TOTAL UTILITY CONSUMPTION</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>6,752,791.07</b>	<b>76,208,148.02</b>
<b>NET INCOME</b>	<b>3,100,519.89</b>	<b>8,546,892.63</b>

# DEVELOPMENT



## MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: October 9, 2024

Subject: Development and Modernization Department Board Report

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

### General

RD22-03 – Clinton-Peabody Apartments Redevelopment – The majority of the month of September was used by SLHA and POAH to prepare, finalize and submit the 2024 Missouri Housing Development Commission (MHDC) Low-Income Housing Tax Credit (LIHTC) application. This was successfully completed before the deadline of September 18, 2024. Awards are expected to be announced in December. A successful funding award will allow for the construction of 89 new housing units in Phase I, with 44 of the units being replacement housing units for current Clinton-Peabody residents.

SLHA and POAH continued work on the Choice Neighborhoods planning piece that is required for an application submission. While the Notice of Funding Opportunity (NOFO) has not been officially announced, the development team is continuing this planning work so that it is prepared to submit an application when the NOFO is ultimately released.

For the monthly meeting, SLHA and the development team focused on updating residents on progress with the LIHTC grant application submission. State Representative candidate Marty Murry attended the meeting and spoke to the group. Residents wanted an opportunity to discuss the relationship with property management and ways in which the relationship could be strengthened. After the discussion, some breakout tables were coordinated so that residents could speak about specific issues directly to SLHA staff that are important to them.

The next resident engagement meeting will be on October 17, 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 at the board meeting on August 22, 2024. The applications have received PIH CHAP Approval status, which means that it is now waiting for signature. When that is received, SLHA can proceed with negotiating a closing.

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 – A contract with Utilitra, the responsive low bidder for the project, was executed on September 6, 2024 for \$552,450.21. The pre-construction meeting was held on September 17, 2024. Development and Modernization staff are currently reviewing submittals in preparation to provide a Notice to Proceed to the contractor, which is anticipated to be sent in November.

SSSC Lafayette Townhomes Make-Ready (4) units – This is part of the heavy make-ready turn work that was identified as necessary in February. Construction continues on the units, with demolition and gypsum board replacement/patching mostly complete. Units are expected to be returned to service in October.

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

Badenhaus Sewer Repair – The contractor completed 80% of the exterior work in September and is expected to begin water heater installations in October.

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 continues work on these units. The plumbing issue identified in August has been addressed and was completed by SLHA maintenance in early September. Flooring materials have been delayed until October. Work will resume then.

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 issue with the gate, identified in August, is expected to be resolved in October and work can continue. The contractor is expecting bids in early October.

West Pine Roof Replacement – The project was awarded to Rody Exteriors on January 24, 2024. Work has been moving quickly since the delayed materials have been received. Installation of the new roof membrane is scheduled for completion in early October, to be followed by HVAC unit install. Work is anticipated to be complete in October.

*The California Garden Fence Replacement and Security Upgrades* – Work began in June on the fencing and security upgrade. Work continues on the project. The replacement stairs are being poured in early October.

*Parkview Elevator Replacement* – Work has been moving quickly on the replacement of the first elevator and the State inspection of the freight elevator is scheduled for October 9, 2024. Construction of the car is complete and the contractor is finalizing electrical and control wiring.

The contractor will begin a phased installation of the two passenger elevators when the new freight elevator is in operation.

*LaSalle Park Apartments Security Cameras* – All cameras have been installed and power is fully functional. The contractor is scheduled to conduct training of SLHA staff in early October. Spectrum installed the necessary static IP on September 23, 2024 so that the system can be connected to the SLMPD Real Time Crime Center. The police department is anticipated to complete their connections to the system in October.

*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 received title clearance in September and is working to have a closing with the developer in October. The development will likely begin in the first quarter of 2025.

## **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 back to HUD and is expecting to send that in early October.

## **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**

*Community Development Administration (CDBG)* – Development and Modernization staff submitted a 2025 Community Development Block Grant (CDBG) application to the City of St. Louis Community Development Administration in September. The application requested

funding for critical systems and infrastructure needs for the Al Chappelle Community Center at Clinton-Peabody. If successful, an award would provide for a much-needed roof for the facility and other system improvements.

## **Solicitations**

*Parkview Apartments First Floor Renovation* – HUD approval of the environmental review for the project was received on September 23, 2024. Because a significant amount of time was required for the HUD review, over five months, the Development and Modernization staff has requested that all bidders update their pricing for the project. These revised bids are due on October 4, 2024 and staff will confirm the lowest, responsible bidder at that time.

*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. After consultation with the Procurement and Planning Manager, Development and Modernization staff determined that the solicitation can be split and put out to bid as two projects. This is scheduled for October.

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

## **Re-Solicitations**

None.

## **Pre-Solicitation**

*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 and HUD awarded SLHA \$206,295 on June 20, 2024 for the project. Development and Modernization staff are working on bid documents.

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

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

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

PHA Wide Asphalt Shingle Roof Replacement – Asphalt shingle roofs at Lookaway, Badenhaus, Walnut Park and Cochran; review sets are due to SLHA in October. The solicitation is anticipated late fourth quarter.

## **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. Construction documents are in process and review sets are due to SLHA in mid-October.

California Gardens Elevator Replacement – A task order for design of the elevator replacement at California Gardens has been submitted to SCB, an architecture firm contracted to SLHA. Design work is in process and review sets are due to SLHA in November.

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  
SEPTEMBER MONTHLY ACTIVITY REPORT**

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	4	8/1/19, 10/16/19	5/31/2024	TBD	Grice / Trivers	11/29/2021	100%	100%	100%	100%	100%	N/A	N/A	Part 50	10/2/2020	10/19/2020
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/16/2019	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000019	Parkview Apartments	N/A	Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/22/2022	50%	0%	0%	0%	0%	11/16/2020	6/8/2021	Part 50	9/22/2020	Pending
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	5/16/2016	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/22/2020
MO001000038	California Gardens	N/A	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	9/23/2024	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  
SEPTEMBER 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	24%	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	100%	15%	
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	TBD	-	N/A				-	-	
MO001000002	Al Chappelle Building	N/A	Renovation	1	N/A	TBD	-	N/A	TBD	N/A	N/A	-	-	
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	N/A	N/A	-	TBD	-	-	
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	0	0	11/16/2022	1/15/2023	3/31/2024	TBD	N/A	N/A	100%	98%	
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	6/7/2024	7/7/2024	8/15/2024	TBD	N/A	N/A	100%	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	-	-	
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	1	5	6/4/2024	8/3/2024	8/17/2024	TBD	TBD	TBD	100%	60%	-
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	4	6	8/23/2024	8/13/2024	TBD	TBD	N/A	N/A	100%	-	
MO001000038	Lafayette Townhomes/Folsom/Marie Fanger	N/A	Lafayette/Folsom / Marie Fanger Make Ready Units	3	6	TBD	TBD	TBD	TBD	TBD	TBD	-	-	



**DEVELOPMENT AND MODERNIZATION  
SEPTEMBER MONTHLY ACTIVITY REPORT**

Project Information							Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units		
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4		The project was completed and units turned over in June 2024. Close-out documents are being prepared. The successful completion of the project returned four (4) units of housing back to productive use and occupancy.
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0		A Mobilization Meeting was held on 3/11/2024. The Notice to Proceed was issued on April 24, 2024. Construction work is ongoing. The new freight elevator is almost complete and scheduled to be inspected the second week of October. Preparatory work is beginning on the passenger elevators.
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		Contract was executed July 29, 2024. A Pre-Construction Meeting was held on August 12, 2024. The contractor is currently cleaning sewer lines and installing water heaters.
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. Closeout documents are being prepared.
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0		Mobilization was June 10, 2024. Ninety percent of the work has been completed. The new exterior doors are installed and the contractor is scheduled to return the first week of October.
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0		The Pre-Construction Meeting was held on 03/11/2024. The contractor mobilized on 09/03/2024. The new roof and HVAC installation is ongoing. The roof is scheduled to be completed in October.
MO001000019	Parkview Apartments	N/A	Parkview Lobby Renovations	1	0		The bid documents were made available to the public on 2/26/2024. A Pre-Bid Meeting was held on 3/12/2024. Two bids were received on 04/16/24. Recommendation for award documents are being prepared.
MO001000002	Clinton-Peabody	I	Clinton Peabody Make Ready Unit	10	41		41 units being prepared for occupancy for relocation of residents in phase I of redevelopment. 41 of the 41 units were accepted by SLHA.
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD		Units are being prepared for occupancy for relocation of residents in Phase II.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0		Three bids were received on August 1, 2024. Notice of Award was issued to Utilitra on August 15, 2024. Contract was executed August 26, 2024. A Pre-Construction Meeting was held on 09/17/2024.
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 and flooring is being installed in all units.
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. The contractor mobilized and is performing selective interior demolition.
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. The project is scheduled to be rebid in October.

# DEVELOPMENT AND MODERNIZATION SEPTEMBER MONTHLY ACTIVITY REPORT



**Badenhaus Sewer Repairs**



**California Gardens Security Fence & Stair Repairs**



**Parkview Elevator Replacement**



**West Pine Roof Replacement**

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

AT 9/30/2024

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150216	556	1,888,651.00	1,888,651.00	0.00	1,888,651.00	0.00	31-Aug-2024	31-Aug-2024
MO36R00150117	558	294,831.00	294,831.00	0.00	94,777.35	200,053.65	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	1,380,244.19	405,630.81	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	8,344,231.03	443,612.97	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	8,604,492.45	416,440.55	5,606,138.70	3,414,794.30	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,341,520.00	0.00	7,825,492.34	516,027.66	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	7,842,563.72	1,788,214.28	5,479,673.10	4,151,104.90	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	4,241,421.47	4,764,157.53	3,061,400.00	5,944,179.00	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>\$41,504,844.83</b>	<b>\$7,894,743.17</b>	<b>\$32,602,228.02</b>	<b>\$17,047,359.98</b>		
			<b>83.6%</b>			<b>65.7%</b>		

# RESIDENT INITIATIVES

# MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: October 9, 2024

Subject: Resident Initiatives Board Report

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In September 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 17 new participants in the ROSS program.

### Resident Engagement

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

- Financial Education (4)
- Employment (10)
- Utility Assistance (20)
- Violence Prevention (5)
- Rental Assistance (1)
- Education (5)
- Food Assistance (2)
- Health and Wellness (1)

### Community Outreach

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

#### 9/7/24 - Euclid Resident Meeting

The ROSS Coordinators attended the meeting to share program resources with residents.

#### 9/11/24 - Cambridge Heights Roadshow

The ROSS Coordinators hosted a table to build awareness of the program and share resources with Cambridge Heights residents.

9/12/24 - Meeting with Justine Petersen

The ROSS Coordinators met with Justine Petersen staff to learn more about their financial literacy services for residents.

9/12/24 - Meeting with YMCA

The ROSS Coordinators met with the YMCA to learn more about their Mobile Y and a potential partnership for National Night Out in October.

9/18/24 - Youth Engagement and Safety Meeting

The ROSS Coordinators attended the meeting hosted by the STL Violence Prevention Commission where they learned of resources for youth engagement.

In addition to their monthly activities, the ROSS team hosted several community events. On September 7, 2024, they partnered with Property Management to host the Euclid Plaza back-to-school fair. Several providers attended the event, including UMSL's Addiction Science Team and Family Care Health Centers. Food was served by the recently activated Euclid Tenant Association Board and 48 backpacks were distributed.



Pictured above: A young Euclid resident enjoying her new backpack and TAB members preparing to serve



Pictured left: ROSS Coordinators Kimberly Long and Keshia Post at the Euclid Back to School Fair

On September 12, 2024, the ROSS team launched the Incredible Years at Clinton-Peabody hosted by Places for People. The Incredible Years is a program for parents and caregivers with children up to age 12 living in St. Louis City. It is designed for parents, grandparents and other caregivers

to help them feel more confident and effective in coping with behavior issues. Group leaders conduct the program with empathy and compassion. The goal is to provide positive parenting education and support in an effort to help parents (and their families) realize their maximum potential. The Incredible Years program meets once a week for 10-14 weeks at the Al Chapelle Center. Participants receive free childcare and meals during meetings, as well as a gift card at the completion of the program.

Lastly, on September 24, 2024, the ROSS team hosted Keeping it Current at the Youth and Family Center for SLHA residents residing in the Columbus Square neighborhood. During this event, residents received information on how to pay down large Ameren balances and keep their bill current through budgeting. This is important, as it will help residents bring their utility bills current in preparation for the winter months.

**Seniors/Disabled**

The Elderly & 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 September, the Circle of Friends groups focused on supporting new members and are preparing for a fall celebration.

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, October 4<sup>th</sup>, at Forest Park.

**Family Self Sufficiency**

As of September 2024, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had thirty (30) participants, twenty-four (24) with established escrow accounts and ten (10) actively receiving a monthly escrow credit. In addition, there were twenty-five (25) participants in the Public Housing Family Self-Sufficiency program (PH-FSS), of which twenty-one (21) have established escrow accounts and thirteen (13) receive a monthly escrow credit. There was one (1) new participant enrolled in the PH-FSS program.

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	30	24	0	80%
PH	25	21	1	84%

Throughout September, the Coordinators attended meetings with partners to discuss resources for active FSS participants. On September 11, 2024, the FSS Coordinators hosted a Self-Sufficiency Roadshow at Cambridge Heights where they shared information about the FSS program and distributed packets for new enrollees.

On September 25, 2024, HCV-FSS Coordinator, Vera Wren, presented alongside SLHA Executive Director, Latasha Barnes, at FDIC’s meeting on Expanding Access to Homeownership Resources to the Underserved in St. Louis. During this presentation, Ms. Wren provided information about the FSS program and how organizations can support the program. One of the recent SLHA FSS graduates attended the meeting to learn more about homebuying resources.

The FSS Coordinators are in the process of planning their next round of quarterly check-ins with current participants and a debriefing for SLHA residents/participants interested in signing up for the FSS program.



Pictured left: FSS Coordinator, Vera Wren, and SLHA Executive Director, Latasha Barnes, presenting at the FDIC meeting on Expanding Access to Homeownership Resources to the Underserved in St. Louis.

## **TABs**

The St. Louis City-Wide TAB met on Wednesday, September 18, 2024. During this meeting, the City-Wide TAB president invited members to nominate themselves or others for officer positions. The City-Wide TAB will conduct elections during their October meeting. The Director of Resident and Community Engagement discussed the process for all TABs to develop and approve their 2025 budgets and she reviewed the Tenant Participation Funds agreement that will be signed by all TAB presidents during the October meeting.

## **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.

### 9/6/24 - LaSalle Park TAB Safety Meeting

The Director met with members of the LaSalle Park TAB to discuss safety concerns and resources. This meeting was also attended by the Executive Director, Director of Property Management and Director of Asset Management.

### 9/13/24 - Meeting w/BVTA, Urban Strategies and McCormack Baron Management

The Director and Resident Coordinator attended this meeting to support BVTA and strengthen their partnership with Urban Strategies and McCormack Baron Management staff.

### 9/27/24 - VPC Leadership Council Meeting

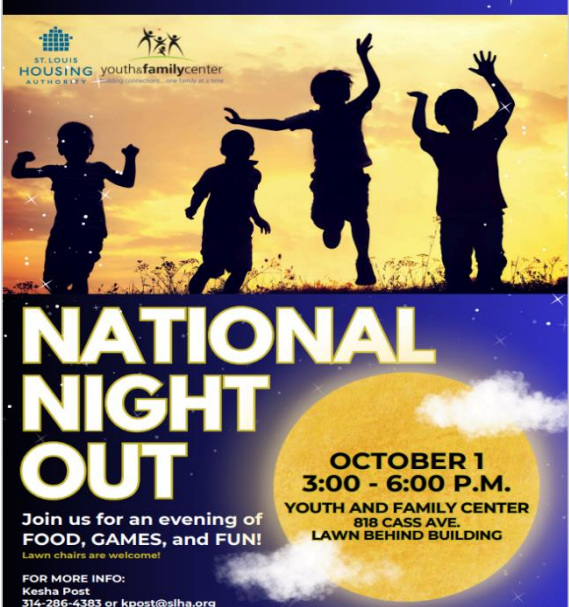
As a member of the Council, the Director attended the meeting to receive updates and brainstorm violence prevention strategies that can support SLHA families.

## **Other Business and Upcoming Events**

The Resident Coordinator assisted in organizing several voter registration events for SLHA families. On September 24, 2024, the Parkview Tenant Association Board held a voter registration at their site in collaboration with the League of Women Voters. On September 26, 2024, the National Association of Colored Women's Clubs came to SLHA's Central Office to conduct voter registration.



On October 1, 2024, the ROSS team will host a National Night Out event for SLHA families in the Columbus Square community.



**ST. LOUIS HOUSING AUTHORITY** youthfamilycenter  
*Building connections... one family at a time*

# NATIONAL NIGHT OUT

Join us for an evening of **FOOD, GAMES, and FUN!**  
Lawn chairs are welcome!

**OCTOBER 1  
3:00 - 6:00 P.M.**  
YOUTH AND FAMILY CENTER  
818 CASS AVE.  
LAWN BEHIND BUILDING

FOR MORE INFO:  
Kesha Post  
314-286-4383 or [kpost@slha.org](mailto:kpost@slha.org)

**LEGAL**

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Erika Sparks, Planning & Procurement Manager

CC: Sarah J. Hugg-Turner, General Counsel

Date: October 9, 2024

Subject: Procurement Board Report

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### Capital Fund

#### A. Contracts Awarded

RD24-08 Cochran Plaza Security Upgrades was 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 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. The notice of award was issued on August 15, 2024. The contract was approved by the Contracting Officer and sent to the contractor for execution on August 26, 2024. The contract was executed on September 6, 2024. The pre-construction meeting was held on September 17, 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 held 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 has evaluated the proposals for award recommendation and narrowed it down to three offerors. In-person presentation for all three companies are scheduled for October 16, 2024.

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 on held July 8, 2024. The

proposals were opened on July 30, 2024. Six offerors submitted proposals. HR is working with SLHA's broker to evaluate the proposals.

# COMMUNICATIONS



# Communications Department

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

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: October 9, 2024

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	1	Clinton-Peabody CDA Grant for Phase One
News coverage		
Outreach Events	1	Clinton-Peabody
Social Media Campaign		
Facebook Posts	18	Highest Performing (Facebook) <ul style="list-style-type: none"> <li>Lincoln University "Can You Dig It?" Professional Development 1,300 Reach; 4 Engagements</li> <li>Euclid Plaza Back to School Event 1,000 Reach; 8 Engagements</li> </ul>
Twitter Posts	18	Highest Performing (Twitter) <ul style="list-style-type: none"> <li>SLHA Presents at FDIC Homeownership Event 29 Impressions; 0 Engagement</li> <li>LU "Can You Dig It?" 28 Impressions; 0 Engagement</li> </ul>
LinkedIn Posts	17	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <li>Clinton-Peabody CDA Grant 302 Impressions; 9 Engagements</li> <li>N. Sarah Staycation Event 117 Impressions; 9 Engagements</li> </ul>

**Social media analytics are as follows:**

<b>Facebook</b> <b>Total Followers: 2,822</b>	<b>SEPT</b> <b>2024</b>	<b>AUG</b> <b>2024</b>	<b>JULY</b> <b>2024</b>
Reach	3572	2,270 (-27%)	3,100 (+2%)
Post Engagement	87	107 (-81%)	568 (-5%)
Visits	6,800	1,300 (+8%)	1,200 (-14%)
New Followers	100	35 (+94%)	18 (-10%)

<b>LinkedIn</b> <b>Total Followers:</b> <b>333</b>	<b>SEPT</b> <b>2024</b>	<b>AUG</b> <b>2024</b>	<b>JULY</b> <b>2024</b>
Impressions	1,469	3,579 (+24%)	2,881 (+226%)
Page Views	122	170 (-2%)	173 (-60%)
Unique Visitors	55	2,137 (31%)	1,633 (+4848%)
Post Reactions	129	180 (41%)	128 (+433%)

**Monthly Highlights:**



**ABOVE & BEYOND**  
STAFF RECOGNITION

**DARLISHA COOPER**  
Account Manager

Darlisha exemplifies a commitment to going above and beyond in her role, always seeking solutions and providing clear, thoughtful answers. She is not only a supervisor but also a mentor, offering guidance and support in any situation that requires clarification.

Her collaborative nature, sharp wit, and strong leadership skills are truly admirable, making her an invaluable team member deserving of recognition.

SLHA proudly acknowledges Darlisha's contributions in advancing our mission.

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




**ABOVE & BEYOND**  
STAFF RECOGNITION

**TINA CANNON**  
Administrative Assistant/Print Specialist

Tina consistently gives her time and talent to ensure that our promotional materials not only reflect the best of SLHA but also build on our brand identity.

Her creativity, dependability, and kindness have made a lasting impact, and we are truly grateful for her efforts.

Thank you, Tina, for being an invaluable part of our team!

SLHA proudly acknowledges Tina's contributions in advancing our mission.

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

1. Above and Beyond Staff Recognition: Darlisha Cooper
2. SLHA presents at FDIC Access to Homeownership event
3. Above and Beyond Staff Recognition: Tina Cannon



# **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: October 9, 2024

Subject: Human Resources Board Report

### EMPLOYEE CENSUS AS OF SEPTEMBER 30, 2024

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
121	0	5	126

### STAFFING CHANGES

#### New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Christopher Conrod	Maintenance Technician
James Cox	Groundskeeper
Ronald MacAulay	HQS Inspector
Monique McAllister	Accounts Payable Clerk
Tamarah Mason	Contract & Compliance Specialist – HCV
Breon White	Janitor

#### 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>
James McRoberts	Front Desk Lobby Attendant

#### New Employees Temporary Part-Time:

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

#### Promotions:

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

**Status Change Acting Positions:**

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

**Title Change:**

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

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

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

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

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

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

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

**RECRUITMENT**

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

**Number of Position Vacancies Carried Over From Previous Month: 15**

**Applications**

**Received This  
Month**

**Position Vacancies Published this Month:**

Intake Specialist / Coordinator	67
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**Additional Applications Received this Month:**

Assistant Property Manager	9
Community Beautification Intern	0
Janitor	15
Facilities Specialist	2
Groundskeeper	3
HCV Supervisor	4
Housing Specialist	30
Inspections Specialist	8
Maintenance Technician	2
Property Manager	14
Senior Maintenance Technician	0
Leasing Agent	7

**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>
118 SLHA Employees	Anti-Harassment Training	1.50
James Cox	Cyber Awareness Challenge	1.75
Sredrick Robinson	FSS Online HUD Exchange Training	8.00

**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.					