



ST. LOUIS  
**HOUSING**  
AUTHORITY

# MONTHLY ACTIVITY REPORTS

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FEBRUARY 27

2025



## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: February 21, 2025

Subject: Monthly Activities Report

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

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

## MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Paul Werner, Director of Operations for Public Housing

DATE: February 12, 2025

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 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 January, forty-four (44) individuals were on SLHA’s Trespass and Ban List.

**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)	410
New Requests Submitted to HUD (# of units)	1
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>December</b>	91.02*
<b>HUD GOAL</b>	95%

**Prior Months:**

<b>December</b>	<b>November</b>	<b>October</b>
90.79%	91.61%	92.45%

\*Several sites had recent staffing changes, which has slowed progress in completing late reexaminations. Asset Management staff has been providing training and technical assistance to staff to assist them in completing late reexaminations and is working with management on a plan to address all outstanding recertifications.

**CDA Offline Unit Repairs:** The City of St. Louis Community Development Administration (CDA) awarded SLHA \$2 million to assist with repairs to vacant and offline units. Below please find an update on the current CDA-funded activities.

- **Northside Scattered Sites** - Design work is underway for the first group of 17 vacant units located in Samuel Shepard and Page Manor that will be funded by CDA. These units will also receive upgrades through a HUD Housing-Related Hazards grant of \$520,300 to improve indoor air quality and reduce carbon monoxide hazards. In November, SLHA's Modernization and Development department conducted unit inspections with St. Louis Design Alliance to develop scopes of work and finalize the unit list for the solicitation. Bid documents are being prepared and it is anticipated that a solicitation will be issued in February.
- **1411 N 9<sup>th</sup> (Cochran Plaza)** - This 2-bedroom unit has been vacant since November 2022 as a result of a fire. Property Management issued a solicitation in October 2024 and a purchase order was awarded to Mosaic Associates to complete repairs. Construction started in December. Work in January was delayed due to inclement weather and construction is anticipated to be completed by the end March. CDA funds, along with insurance proceeds, will be used to fund repairs.

**Public Housing Occupancy**

AMP #	DEVELOPMENT	# UNITS	10/1/2024			11/1/2024			12/1/2024			1/1/2025		
			Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
MO001000002	Clinton-Peabody	352	218	119	89%	204	115	78%	204	115	78%	204	113	76%
MO001000010	James House	126		125	99%		125	99%	1	125	100%	1	123	98%
MO001000013	Euclid Plaza Elderly	108		105	97%		103	95%		103	95%		102	94%
MO001000017	West Pine	99		90	91%	0	93	94%		92	93%		93	94%
MO001000019	Parkview Elderly	295	34	246	94%	31	229	87%	33	229	87%	13	220	78%
MO001000028	Badenhaus/Badenfest	121	0	111	92%	4	111	95%	4	111	95%	4	109	93%
MO001000034	LaSalle Park	148		138	93%		139	94%		140	95%		139	94%
MO001000037	Cochran Plaza	78	18	56	93%	18	57	95%	16	57	92%	17	58	95%
MO001000038	Southside Scattered Sites	143	36	93	87%	36	91	85%	20	89	72%	20	94	76%
MO001000041	Northside Scattered Sites	128	52	69	91%	52	63	83%	43	68	80%	43	62	73%
MO001000044	Murphy Park I	93	25	58	85%	25	58	85%	25	58	85%	25	59	87%
MO001000045	Murphy Park II	64	10	47	87%	10	44	81%	10	43	80%	10	43	80%
MO001000046	Murphy Park III	65	8	56	98%	8	54	95%	8	54	95%	8	54	95%
MO001000047	King Louis Square	36		36	100%		36	100%	0	36	100%		36	100%
MO001000048	Les Chateaux	40		38	95%		37	93%		36	90%		36	90%
MO001000049	King Louis Square II	44		41	93%		41	93%		41	93%		41	93%
MO001000050	Renaissance PI @ Grand	62	2	58	97%	2	57	95%	1	56	92%	1	56	92%
MO001000052	King Louis III	24	1	20	87%	1	22	96%	2	22	100%	2	22	100%
MO001000054	Sr. Living at Renaissance PI	75	3	72	100%	3	68	94%	3	66	92%	3	64	89%
MO001000055	Gardens at Renaissance PI	22		20	91%		19	86%		19	86%		19	86%
MO001000056	Cahill House	80		78	98%		78	98%		79	99%		79	99%
MO001000057	Renaissance PI @ Grand II	36	3	32	97%	3	33	100%	3	33	100%	3	32	97%
MO001000058	Cambridge Heights	46	23	19	83%	23	18	78%	23	18	78%	23	18	78%
MO001000059	Renaissance Place @ Grand III	50	3	46	98%	3	46	98%	3	46	98%	3	46	98%
MO001000060	Cambridge Heights II	44	18	25	96%	18	22	85%	18	21	81%	18	21	81%
MO001000061	Kingsbury Terrace	120		110	92%	1	109	92%	1	109	92%		108	90%
MO001000062	Sr. Living at Cambridge Heights	75		72	96%		73	97%		71	95%		72	96%
MO001000063	Arlington Grove	70	5	61	94%		61	87%		60	86%		58	83%
MO001000064	North Sarah	59	6	50	94%	5	50	93%	5	50	93%	5	51	94%
MO001000065	North Sarah II	46	1	38	84%	6	39	98%	6	39	98%	6	38	95%
MO001000066	North Sarah III	35	1	31	91%	1	32	94%	1	32	94%	1	33	97%
MO001000067	Preservation Square I	19		18	95%		19	100%		19	100%		18	95%
<b>TOTAL</b>		<b>2,803</b>	<b>467</b>	<b>2,178</b>		<b>454</b>	<b>2,142</b>	92%	<b>430</b>	<b>2,137</b>	91%	<b>410</b>	<b>2,117</b>	<b>88%</b>

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

### Move-Out Analysis

January 1 - January 31, 2025

	January 2025		October 2024 - January 2025	
Abandonment of Unit	2	5.9%	11	3.8%
Deceased	2	5.9%	24	8.2%
Did Not Like Unit	0	0.0%	1	-
Evicted-Legal Action	11	32.4%	29	9.9%
Incarcerated	2	-	2	-
Moved-In Legal	0	0.0%	1	0
Moved to HCV Prog S8	3	8.8%	17	5.8%
Moved with Notice	10	29.4%	168	57.3%
Moved without Notice	2	5.9%	9	3.1%
One Strike	0	0.0%	3	-
Nursing Home Placement	1	-	4	1.4%
Purchased Home	-	-	-	-
Relocation Transfer	1	2.9%	6	2.0%
Transfer to Diff PH Unit	0	0.0%	10	3.4%
Zero - HAP	0		8	
<b>Total</b>	<b>34</b>	<b>91%</b>	<b>293</b>	<b>95%</b>



**Demographic Report**  
January 1 - January 31, 2025

	<b>Disabled</b>	<b>Non-Disabled</b>	<b>Total</b>
Number of Families	692	1,497	<b>2,189</b>
Average Family Size	1.3	2.3	<b>2.0</b>
Average Age of Head of Household	59.5	46.0	<b>20.2</b>
Number of Youth Family Members (<18)	-	-	<b>1,848</b>
Average Age of Youth Family Members	-	-	<b>10.8</b>
Number of Senior (62+) Head of Household	357	346	<b>703</b>
Average Household Income	\$12,927	\$12,131	<b>\$12,383</b>
Number of Head of Households Employed	648	966	<b>1,614</b>
Average Monthly Rent	\$264.99	\$224.40	<b>\$237.23</b>
Average Cost of Utilities Paid by SLHA	\$3.45	\$29.78	<b>\$21.46</b>
Average Length of Occupancy (Years)	10.3	6.5	<b>7.8</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	2	9	11
Asian Only	0	3	3
Black/African American Only	14	2,101	2,115
Native Hawaiian/Other Pacific Islander Only	0	0	0
White Only	2	42	44
White, Black/African American	0	14	14
<b>Total</b>	<b>18</b>	<b>2,171</b>	<b>2,189</b>

**St. Louis Metropolitan Police Department  
CompStat Comparison by Neighborhood  
CompStat Period Ending 1/26/2025**

Columbus Square	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
<b>MURDER</b>	0	0	*	0	0	*	0	0	*	*	*	-100%
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	0	0	*	*	*	*
<b>ROBBERY</b>	0	0	*	1	0	*	1	0	*	*	0%	0%
<b>AGGRAVATED ASSAULT</b>	1	1	0%	4	1	300%	3	1	200%	0%	200%	-70%
<b>BURGLARY</b>	1	0	*	2	0	*	2	0	*	100%	100%	*
<b>FELONY THEFT</b>	0	0	*	2	2	0%	2	2	0%	100%	0%	*
<b>AUTO THEFT</b>	0	1	-100%	0	2	-100%	0	2	-100%	-100%	-100%	-100%
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>0%</b>	<b>9</b>	<b>5</b>	<b>80%</b>	<b>8</b>	<b>5</b>	<b>60%</b>	<b>14%</b>	<b>14%</b>	<b>-38%</b>
<b>SHOOTING INCIDENTS</b>	0	1	-100%	0	1	-100%	0	1	-100%	*	*	-100%
<b>SHOOTING VICTIMS</b>	0	1	-100%	0	1	-100%	0	1	-100%	*	*	-100%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	*	*	*
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	*	*	*
<b>MISDEMEANOR THEFT</b>	2	0	*	3	1	200%	3	1	200%	50%	200%	0%
<b>GUN ARRESTS</b>	0	1	-100%	0	1	-100%	0	1	-100%	-100%	*	*
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	*	*	*

**St. Louis Metropolitan Police Department  
CompStat Comparison by Neighborhood  
CompStat Period Ending 1/26/2025**

Covenant Blu Grand Center	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
<b>MURDER</b>	0	0	*	0	0	*	0	0	*	*	*	*
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	0	0	*	-100%	*	*
<b>ROBBERY</b>	0	0	*	0	1	-100%	0	1	-100%	*	-100%	-100%
<b>AGGRAVATED ASSAULT</b>	1	2	-50%	1	4	-75%	1	3	-67%	-67%	-67%	*
<b>BURGLARY</b>	0	0	*	0	3	-100%	0	3	-100%	-100%	-100%	-100%
<b>FELONY THEFT</b>	1	1	0%	3	4	-25%	3	4	-25%	-25%	-57%	50%
<b>AUTO THEFT</b>	0	0	*	0	1	-100%	0	1	-100%	-100%	-100%	-100%
<b>TOTAL</b>	<b>2</b>	<b>3</b>	<b>-33%</b>	<b>4</b>	<b>13</b>	<b>-69%</b>	<b>4</b>	<b>12</b>	<b>-67%</b>	<b>-76%</b>	<b>-78%</b>	<b>-69%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	1	-100%	0	0	*	-100%	*	*
<b>SHOOTING VICTIMS</b>	0	0	*	0	1	-100%	0	0	*	-100%	*	*
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	*	*	*
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	*	*	*
<b>MISDEMEANOR THEFT</b>	3	0	*	6	6	0%	5	6	-17%	-64%	150%	-50%
<b>GUN ARRESTS</b>	0	1	-100%	1	2	-50%	1	2	-50%	*	*	*
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	*	*	*

## St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood CompStat Period Ending 1/26/2025

Lasalle Park	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
<b>MURDER</b>	0	0	*	0	1	-100%	0	1	-100%	*	*	*
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	0	0	*	*	*	*
<b>ROBBERY</b>	0	1	-100%	0	2	-100%	0	2	-100%	*	*	*
<b>AGGRAVATED ASSAULT</b>	1	0	*	3	0	*	3	0	*	-25%	*	-50%
<b>BURGLARY</b>	1	0	*	1	0	*	1	0	*	*	-50%	*
<b>FELONY THEFT</b>	1	0	*	2	0	*	2	0	*	-50%	0%	100%
<b>AUTO THEFT</b>	0	1	-100%	0	2	-100%	0	2	-100%	-100%	*	-100%
<b>TOTAL</b>	<b>3</b>	<b>2</b>	<b>50%</b>	<b>6</b>	<b>5</b>	<b>20%</b>	<b>6</b>	<b>5</b>	<b>20%</b>	<b>-33%</b>	<b>50%</b>	<b>-33%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	1	-100%	0	1	-100%	*	*	-100%
<b>SHOOTING VICTIMS</b>	0	0	*	0	2	-100%	0	2	-100%	*	*	-100%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	*	*	*
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	*	*	*
<b>MISDEMEANOR THEFT</b>	3	0	*	4	2	100%	4	2	100%	0%	*	300%
<b>GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	*	-100%	*
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	*	*	*

**St. Louis Metropolitan Police Department  
CompStat Comparison by Neighborhood  
CompStat Period Ending 1/26/2025**

Peabody Darst Webbe	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
<b>MURDER</b>	0	0	*	0	0	*	0	0	*	*	*	*
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	0	0	*	*	*	*
<b>ROBBERY</b>	0	0	*	0	0	*	0	0	*	-100%	-100%	*
<b>AGGRAVATED ASSAULT</b>	1	0	*	1	6	-83%	1	6	-83%	-50%	0%	-88%
<b>BURGLARY</b>	1	1	0%	2	2	0%	2	1	100%	100%	0%	100%
<b>FELONY THEFT</b>	0	0	*	0	0	*	0	0	*	-100%	-100%	-100%
<b>AUTO THEFT</b>	0	0	*	1	2	-50%	1	2	-50%	0%	0%	-67%
<b>TOTAL</b>	<b>2</b>	<b>1</b>	<b>100%</b>	<b>4</b>	<b>10</b>	<b>-60%</b>	<b>4</b>	<b>9</b>	<b>-56%</b>	<b>-43%</b>	<b>-50%</b>	<b>-71%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	*	*	*
<b>SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	*	*	*
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	*	*	*
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	*	*	*
<b>MISDEMEANOR THEFT</b>	4	0	*	5	2	150%	5	2	150%	150%	400%	0%
<b>GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	*	*	-100%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	*	*	-100%

## MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: February 12, 2025

SUBJECT: Property Management Board Report

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### **Property Management Department:**

In January 2025, the Property Management Department created a comprehensive training initiative to strengthen staff expertise in key operational areas. This program aims to ensure adherence to HUD and SLHA standards, while improving efficiency in occupancy management, rent collections and waiting list administration.

Three NSpire inspections were conducted during the month of January, leaving only one development left to be inspected. Of the three developments inspected, all three sites scored more than 90 points, which results in inspections being held every three years. West Pine led the sites with an impressive score of 98 points.

### **1. Occupancy and HUD Compliance**

- Property Management completed 11 move-ins in January. However, the department experienced a significant number of move-outs during the same month. Approximately 30% of these move-outs were due to evictions and legal actions, while another 33% moved with notice. Additionally, the re-development of Clinton-Peabody has left many units vacant, which is having an adverse effect on the occupancy rate of Property Management. The high volume of move-outs and the number of vacant units at Clinton- Peabody has resulted in a 3-point decrease in occupancy for January. Efforts are currently underway to raise occupancy levels in accordance with HUD guidelines to maintain funding and compliance.
- Trend Consistency: The occupancy rate at the end of January was 87.44%. This was an anticipated decrease due to the reasons listed above.

November 2024	October 2024	January 2025
92.30%	90.42%	87.44%

### **2. Training Program**

The training sessions are being rolled out over several months and consist of:

- Employee-led sessions to share best practices and reinforce policies.
- Online courses provided by HUD for standardized compliance training.

- Site-wide participation to ensure consistent application of knowledge.

### 3. Performance Monitoring

To gauge the impact of training programs, the department has implemented monthly performance monitoring focused on:

- Occupancy Rates: Tracking leasing trends and vacancy reductions.
- Rent Collections: Assessing improvements in timely payments and arrears management.
- Compliance Standards: Ensuring proper documentation and regulatory adherence.

### 4. NSpire Inspection Results

In January, three developments underwent NSpire inspections, all scoring above 90 points, leading to a three-year inspection cycle:

- West Pine: 98 points
- Euclid Plaza: 96 points
- Lasalle Park: 91 points

King Louis III is the only remaining development scheduled for future inspection. Property Management is fully prepared for the inspection.

### Waiting List (housing needs of families)

- 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.
- 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.

<b>Development(s):</b>	<b>Issue/Trend Identified:</b>	<b>Action:</b>
Southside Scattered	Outstanding work orders	Work orders created for make-ready units
Parkview Elderly	Outstanding work orders	Work orders created for make-ready units

**Recertifications:** The Property Management team successfully concluded the month of January with only 10 past due recertifications, achieving a reporting rate of **99.43%**. This reporting rate is consistent with last month’s rate.

<b>November 2024</b>	<b>October 2024</b>	<b>January 2025</b>
8	8	10

## Work Order Period Activity

Period Date From: 01/01/2025 - Period Date To: 01/31/2025

<b>Property</b>	<b>Opening Balance</b>	<b>Created</b>	<b>Closed</b>	<b>Closing Balance</b>
Southside Scattered	79	50	27	107
Badenfest Elderly	2	24	9	17
Clinton-Peabody	26	52	51	27
Cochran Plaza	2	21	17	6
Northside Scattered	8	21	18	11
Euclid Plaza Elderly	90	27	21	96
James House	54	36	61	29
King Louis III	29	9	16	22
Kingsbury Terrace	1	24	16	9
LaSalle Park	38	56	44	50
Parkview Elderly	73	85	41	117
West Pine	38	63	17	84
<b>Total</b>	<b>440</b>	<b>468</b>	<b>338</b>	<b>570</b>



PUBLIC HOUSING CASH ACTIVITY AS OF 12/1/2024

<u>CHECKING, MONEY MARKET ACCOUNTS &amp; ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME &amp; NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	12/1/24 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	12/1/24 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$15,628,777.37	FEDERAL HOME LOAN BANK	12/17/2024	0.30%	\$241,614.57
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$22,520.64	ENERBANK USA	2/14/2025		\$247,657.92
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$792,322.04	WALPOLE CO-OPERATIVE BK	5/29/2025	3.6	\$244,930.21
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$644,002.34	FEDERAL FARM CREDIT BANK	Various		736770.56
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$302,267.36	CIT BANK NA CD	12/17/2024	0.55%	\$94,712.13
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$105,487.40	CITY NATL BANK	11/25/2024		96841.96
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,611.73	VERITEX COMMUNITY BK	5/23/2025		\$171,000.00
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,534.60	ZIONS BANCORP NA CD	12/30/2024	5.30%	\$250,000.00
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$318,165.97	CALIFORNIA CREDIT UNION	12/27/2024		\$94,939.86
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$17,339.20	SOLVAY BANK CD	12/2/2024	2.60%	\$245,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$168,291.99	SIMMONS BANK/PINE BLUFF	1/16/2025		\$174,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$308,626.79	USALLIANCE FED CR UNION	12/30/2024	0.33%	\$103,160.53
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$689,405.79	EAGLEBANK CD	2/24/2025		\$187,622.31
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$3,039,151.14				
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$173,623.85				
<b>TOTAL CASH &amp; MIXED FINANCE (CASH &amp; INVESTMENTS)</b>	<b>\$22,223,128.21</b>	<b>TOTAL INVESTMENTS</b>			<b>\$2,888,250.05</b>

# Clinton Peabody Income Statement

Period = Oct 2024-Dec 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	35,095.00	32,499.00	2,596.00	130,000.00
Utility Reimb.-LIPH	-23,303.00	-21,000.00	-2,303.00	-84,000.00
Total Rental Income	<u>11,792.00</u>	<u>11,499.00</u>	<u>293.00</u>	<u>46,000.00</u>
Other Tenant Income				
Damages/Maintenance	0.00	375.00	-375.00	1,500.00
Late Charges	1,500.00	5,001.00	-3,501.00	20,000.00
Total Other Tenant Income	<u>1,500.00</u>	<u>5,376.00</u>	<u>-3,876.00</u>	<u>21,500.00</u>
NET TENANT INCOME	<u>13,292.00</u>	<u>16,875.00</u>	<u>-3,583.00</u>	<u>67,500.00</u>
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	505,751.00	633,477.24	-127,726.24	2,533,911.00
Allocated Interest Income	0.00	36.00	-36.00	140.00
Fraud Recovery PH	-1,897.00	0.00	-1,897.00	0.00
Non-Dwelling Rent	0.00	300.00	-300.00	1,200.00
Allocated Other Income	15,597.56	12,774.00	2,823.56	51,095.00
TOTAL GRANT AND OTHER INCOME	<u>519,451.56</u>	<u>646,587.24</u>	<u>-127,135.68</u>	<u>2,586,346.00</u>
TOTAL INCOME	<u>532,743.56</u>	<u>663,466.24</u>	<u>-130,718.68</u>	<u>2,653,846.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	109,555.96	163,209.00	53,653.04	652,825.00
TOTAL TENANT SERVICES EXPENSES	8,907.15	9,456.00	548.85	37,830.00
TOTAL UTILITY EXPENSES	28,548.56	136,995.00	108,446.44	547,985.00
Total Maint Salaries				
Total Maint Salaries	31,040.43	80,574.00	49,533.57	322,303.00
Total Materials				
Total Materials	12,169.33	15,879.00	3,709.67	63,500.00
Total Contract Costs				
Total Contract Costs	<u>57,950.60</u>	<u>97,203.00</u>	<u>39,252.40</u>	<u>388,803.37</u>
TOTAL MAINTENANCE EXPENSES	<u>101,160.36</u>	<u>193,656.00</u>	<u>92,495.64</u>	<u>774,606.37</u>
TOTAL PROTECTIVE SERVICES	300.00	86,904.24	86,604.24	347,617.00
TOTAL INSURANCE PREMIUMS	51,396.27	68,613.00	17,216.73	274,444.63
TOTAL GENERAL EXPENSES	3,899.14	4,635.00	735.86	18,538.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	<u>303,767.44</u>	<u>663,466.24</u>	<u>359,700.80</u>	<u>2,653,846.00</u>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	13,295.84	0.00	13,295.84	0.00
TOTAL OTHER FINANCING SOURCES	<u>13,295.84</u>	<u>0.00</u>	<u>13,295.84</u>	<u>0.00</u>
NET INCOME	242,271.96	0.00	242,271.96	0.00

**James House**  
**Income Statement**  
Period = Oct 2024-Dec 2024  
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	71,805.00	65,427.00	6,378.00	261,704.00
Total Rental Income	71,805.00	65,427.00	6,378.00	261,704.00
Other Tenant Income				
Damages/Maintenance	0.00	51.00	-51.00	200.00
Late Charges	5,114.00	5,001.00	113.00	20,000.00
Legal Fees - Tenant	0.00	501.00	-501.00	2,000.00
Misc. Tenant Income	10.00	0.00	10.00	
Total Other Tenant Income	5,124.00	5,553.00	-429.00	22,200.00
NET TENANT INCOME	76,929.00	70,980.00	5,949.00	283,904.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	125,753.00	176,361.00	-50,608.00	705,445.00
Allocated Interest Income	0.00	3.00	-3.00	21.00
Fraud Recovery PH	-4,287.00	0.00	-4,287.00	0.00
Other Miscellaneous Income-PMC	0.00	150.00	-150.00	600.00
Allocated Other Income	2,336.86	1,914.00	422.86	7,655.00
TOTAL GRANT AND OTHER INCOME	123,802.86	178,428.00	-54,625.14	713,721.00
TOTAL INCOME	200,731.86	249,408.00	-48,676.14	997,625.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	54,339.70	65,127.00	10,787.30	260,524.00
TOTAL TENANT SERVICES EXPENSES	3,142.68	3,291.00	148.32	13,157.00
TOTAL UTILITY EXPENSES	48,503.05	54,873.00	6,369.95	219,500.00
Total Maint Salaries				
Total Maint Salaries	21,933.93	38,673.00	16,739.07	154,689.00
Total Materials	5,459.86	13,002.00	7,542.14	52,000.00
Total Contract Costs	15,998.42	46,587.99	30,589.57	186,357.71
TOTAL MAINTENANCE EXPENSES	43,392.21	98,262.99	54,870.78	393,046.71
TOTAL PROTECTIVE SERVICES	44,548.18	51,021.00	6,472.82	204,084.00
TOTAL INSURANCE PREMIUMS	22,520.78	25,191.00	2,670.22	100,765.29
TOTAL GENERAL EXPENSES	326.66	1,398.00	1,071.34	5,595.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	216,773.26	299,169.75	82,390.73	1,196,672.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	49,761.75	-49,761.75	199,047.00
TOTAL OTHER FINANCING SOURCES	0.00	49,761.75	-49,761.75	199,047.00
NET INCOME	-16,041.40	0.00	-16,041.40	0.00

**Euclid Plaza Elderly**  
**Income Statement**  
**Period = Oct 2024-Dec 2024**  
Book = Accrual

	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	66,362.11	68,697.00	-2,334.89	274,788.00
Total Rental Income	66,362.11	68,697.00	-2,334.89	274,788.00
Other Tenant Income				
Damages/Maintenance	-50.00	36.00	-86.00	150.00
Late Charges	4,187.50	2,499.00	1,688.50	10,000.00
Legal Fees - Tenant	0.00	1,125.00	-1,125.00	4,500.00
Vacate Charges	39.00	999.00	-960.00	4,000.00
Total Other Tenant Income	4,176.50	4,659.00	-482.50	18,650.00
NET TENANT INCOME	70,538.61	73,356.00	-2,817.39	293,438.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	116,227.00	140,679.51	-24,452.51	562,712.00
Allocated Interest Income	0.00	3.00	-3.00	18.00
Fraud Recovery PH	4,261.39	0.00	4,261.39	0.00
Other Miscellaneous Income-PMC	0.00	174.00	-174.00	700.00
Allocated Other Income	2,077.21	1,701.00	376.21	6,805.00
TOTAL GRANT AND OTHER INCOME	122,565.60	142,557.51	-19,991.91	570,235.00
TOTAL INCOME	193,104.21	215,913.51	-22,809.30	863,673.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	62,258.35	64,209.00	1,950.65	256,851.00
TOTAL TENANT SERVICES EXPENSES	2,634.23	3,108.00	473.77	12,435.00
TOTAL UTILITY EXPENSES	17,775.68	64,212.00	46,436.32	256,850.00
Total Maint Salaries				
Total Maint Salaries	18,662.29	48,669.00	30,006.71	194,677.00
Total Materials				
Total Materials	1,991.59	10,299.00	8,307.41	41,200.00
Total Contract Costs				
Total Contract Costs	19,224.76	29,028.00	9,803.24	116,100.00
TOTAL MAINTENANCE EXPENSES	39,878.64	87,996.00	48,117.36	351,977.00
TOTAL PROTECTIVE SERVICES	13,531.91	17,979.00	4,447.09	71,915.00
TOTAL INSURANCE PREMIUMS	18,801.36	18,936.00	134.64	75,747.10
TOTAL GENERAL EXPENSE	134.79	1,251.00	1,116.21	5,000.00
TOTAL OPERATING EXPENSES	155,014.96	257,689.05	102,674.09	1,030,775.10
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	41,775.54	-41,775.54	167,102.10
TOTAL OTHER FINANCING SOURCES	0.00	41,775.54	-41,775.54	167,102.10
NET INCOME	38,089.25	0.00	38,089.25	0.00

**West Pine**  
**Income Statement**  
**Period = Oct 2024-Dec 2024**  
Book = Accrual

	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
TENANT INCOME				
Rental Income				
Tenant Rent	77,515.00	66,174.00	11,341.00	264,700.00
Total Rental Income	77,515.00	66,174.00	11,341.00	264,700.00
Other Tenant Income				
Damages/Maintenance	30.00	24.00	6.00	100.00
Late Charges	2,613.00	2,001.00	612.00	8,000.00
Vacate Charges	0.00	249.00	-249.00	1,000.00
Total Other Tenant Income	2,643.00	2,274.00	369.00	9,100.00
NET TENANT INCOME	80,158.00	68,448.00	11,710.00	273,800.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	95,757.00	120,132.75	-24,375.75	480,527.00
Allocated Interest Income	0.00	3.00	-3.00	21.00
Fraud Recovery PH	-1,371.00	0.00	-1,371.00	0.00
Other Miscellaneous Income-PMC	0.00	624.00	-624.00	2,500.00
Allocated Other Income	1,928.83	1,581.00	347.83	6,319.00
TOTAL GRANT AND OTHER INCOME	96,314.83	122,340.75	-26,025.92	489,367.00
TOTAL INCOME	176,472.83	190,788.75	-14,315.92	763,167.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	53,235.88	60,471.00	7,235.12	241,894.00
TOTAL TENANT SERVICES EXPENSES	2,184.68	2,412.00	227.32	9,642.00
TOTAL UTILITY EXPENSES	19,280.23	53,229.00	33,948.77	212,900.00
Total Maint Salaries	24,902.49	47,208.00	22,305.51	188,836.00
Total Materials	10,474.75	10,626.00	151.25	42,500.00
Total Contract Costs	55,946.06	44,313.00	-11,633.06	177,260.00
TOTAL MAINTENACE EXPENSES	91,323.30	102,147.00	10,823.70	408,596.00
TOTAL PROTECTIVE SERVICES	19,405.57	26,004.00	6,598.43	104,019.00
TOTAL INSURANCE PREMIUMS	18,067.39	20,685.00	2,617.61	82,733.95
TOTAL GENERAL EXPENSES	186.99	1,767.00	1,580.01	7,073.00
TOTAL OPERATING EXPENSES	203,684.04	266,711.49	63,027.45	1,066,857.95
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	75,922.74	-75,922.74	303,690.95
TOTAL OTHER FINANCING SOURCES	0.00	75,922.74	-75,922.74	303,690.95
NET INCOME	-27,211.21	0.00	-27,211.21	0.00

**Parkview Elderly**  
**Income Statement**  
**Period = Oct 2024-Dec 2024**  
**Book = Accrual**

	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	181,897.65	162,501.00	19,396.65	650,000.00
Utility Reimbursement Refund	2.00	0.00	2.00	0.00
Total Rental Income	181,899.65	162,501.00	19,398.65	650,000.00
Other Tenant Income				
Late Charges	8,580.00	9,999.00	-1,419.00	40,000.00
Misc. Tenant Income	495.00	0.00	495.00	0.00
Vacate Charges	-3,780.00	999.00	-4,779.00	4,000.00
Total Other Tenant Income	5,295.00	10,998.00	-5,703.00	44,000.00
NET TENANT INCOME	187,194.65	173,499.00	13,695.65	694,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	259,079.00	391,302.75	-132,223.75	1,565,201.00
Allocated Interest Income	0.00	12.00	-12.00	48.00
Fraud Recovery PH	-265.65	0.00	-265.65	0.00
Non-Dwelling Rent	3,531.00	3,300.00	231.00	13,200.00
Other Miscellaneous Income-PMC	0.00	249.00	-249.00	1,000.00
Allocated Other Income	5,471.21	4,482.00	989.21	17,923.00
TOTAL GRANT AND OTHER INCOME	267,815.56	399,345.75	-131,530.19	1,597,372.00
TOTAL INCOME	455,010.21	572,844.75	-117,834.54	2,291,372.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	126,685.85	118,884.00	-7,801.85	475,528.00
TOTAL TENANT SERVICES EXPENSES	4,814.05	4,689.00	-125.05	18,747.00
TOTAL UTILITY EXPENSES	51,040.07	125,874.00	74,833.93	503,500.00
Total Maint Salaries				
	62,010.04	106,092.00	44,081.96	424,368.00
Total Materials				
	14,622.38	20,154.00	5,531.62	80,600.00
Total Contract Costs				
	88,790.89	81,330.00	-7,460.89	325,310.00
TOTAL MAINTENACE EXPENSES	165,423.31	207,576.00	42,152.69	830,278.00
TOTAL PROTECTIVE SERVICES	82,101.25	111,726.00	29,624.75	446,907.00
TOTAL INSURANCE PREMIUMS	45,316.88	48,351.75	3,034.87	193,412.00
TOTAL GENERAL EXPENSES	688.88	5,001.00	4,312.12	20,000.00
TOTAL EXTRAORDINARY EXPENSES	27,064.00	0.00	-27,064.00	0.00
TOTAL OPERATING EXPENSES	503,134.29	622,101.75	118,960.47	2,488,372.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	49,250.01	-49,250.01	197,000.00
TOTAL OTHER FINANCING SOURCES	0.00	49,250.01	-49,250.01	197,000.00
Prior Period Adjustments Affecting RR				
	161,256.55	0.00	-161,256.55	0.00
TOTAL NON-OPERATING ITEMS	161,256.55	0.00	-161,256.55	0.00
NET INCOME	-209,380.63	0.00	-209,380.63	0.00

**Baden House Elderly/Badenfest**

**Income Statement**

Period = Oct 2024-Dec 2024

Book = Accrual

	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	60,693.00	62,250.00	-1,557.00	249,000.00
Utility Reimb.-LIPH	-369.00	-549.00	180.00	-2,196.00
Utility Reimbursement Refund	21.00	0.00	21.00	0.00
Total Rental Income	60,345.00	61,701.00	-1,356.00	246,804.00
Other Tenant Income				
Damages/Maintenance	0.00	249.00	-249.00	1,000.00
Late Charges	4,080.00	3,501.00	579.00	14,000.00
Tenant Screening	-200.00	0.00	-200.00	0.00
Vacate Charges	0.00	375.00	-375.00	1,500.00
Total Other Tenant Income	3,880.00	4,125.00	-245.00	16,500.00
NET TENANT INCOME	64,225.00	65,826.00	-1,601.00	263,304.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	110,161.00	135,453.75	-25,292.75	541,813.00
Allocated Interest Income	0.00	3.00	-3.00	20.00
Fraud Recovery PH	-306.00	0.00	-306.00	0.00
Other Miscellaneous Income-PMC	0.00	63.00	-63.00	250.00
Allocated Other Income	2,299.75	1,884.00	415.75	7,534.00
TOTAL GRANT AND OTHER INCOME	112,154.75	137,403.75	-25,249.00	549,617.00
TOTAL INCOME	176,379.75	203,229.75	-26,850.00	812,921.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	42,970.07	62,802.00	19,831.93	251,204.00
TOTAL TENANT SERVICES EXPENSES	969.56	2,655.00	1,685.44	10,617.00
TOTAL UTILITY EXPENSES	30,892.77	54,243.00	23,350.23	216,960.00
Total Maint Salaries				
Total Maint Salaries	34,259.41	48,348.00	14,088.59	193,383.00
Total Materials	10,519.69	8,721.00	-1,798.69	34,900.00
Total Contract Costs	37,299.37	30,954.00	-6,345.37	123,828.00
TOTAL MAINTENANCE EXPENSES	82,078.47	88,023.00	5,944.53	352,111.00
TOTAL PROTECTIVE SERVICES	15,393.17	20,466.00	5,072.83	81,867.00
TOTAL INSURANCE PREMIUMS	13,321.14	16,113.00	2,791.86	64,453.96
TOTAL GENERAL EXPENSES	146.81	798.00	651.19	3,193.00
TOTAL OPERATING EXPENSES	185,771.99	245,100.99	59,329.00	980,405.96
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	41,871.24	-41,871.24	167,484.96
TOTAL OTHER FINANCING SOURCES	0.00	41,871.24	-41,871.24	167,484.96
NET INCOME	-9,392.24	0.00	-9,392.24	0.00

**LaSalle Park**  
**Income Statement**  
Period = Oct 2024-Dec 2024  
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	52,177.00	50,910.00	1,267.00	203,640.00
Utility Reimb.-LIPH	-41,994.00	-18,750.00	-23,244.00	-75,000.00
Utility Reimbursement Refund	3,612.00	0.00	3,612.00	0.00
Total Rental Income	<u>13,795.00</u>	<u>32,160.00</u>	<u>-18,365.00</u>	<u>128,640.00</u>
Other Tenant Income				
Damages/Maintenance	75.00	39.00	36.00	160.00
Late Charges	795.00	3,501.00	-2,706.00	14,000.00
Legal Fees - Tenant	350.00	0.00	350.00	0.00
Tenant Owed Utilities	-84.00	0.00	-84.00	0.00
Misc.Tenant Income	666.00	0.00	666.00	0.00
Vacate Charges	0.00	951.00	-951.00	3,800.00
Total Other Tenant Income	<u>1,802.00</u>	<u>4,491.00</u>	<u>-2,689.00</u>	<u>17,960.00</u>
NET TENANT INCOME	<u>15,597.00</u>	<u>36,651.00</u>	<u>-21,054.00</u>	<u>146,600.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	205,767.00	288,868.50	-83,101.50	1,155,476.00
Allocated Interest Income	0.00	18.00	-18.00	74.00
Allocated Other Income	8,401.54	6,882.00	1,519.54	27,522.00
TOTAL GRANT AND OTHER INCOME	<u>214,168.54</u>	<u>295,768.50</u>	<u>-81,599.96</u>	<u>1,183,072.00</u>
TOTAL INCOME	<u>229,765.54</u>	<u>332,419.50</u>	<u>-102,653.96</u>	<u>1,329,672.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	71,298.82	89,700.00	18,401.18	358,811.74
TOTAL TENANT SERVICES EXPENSES	3,602.01	5,410.50	1,808.49	21,642.00
TOTAL UTILITY EXPENSES	16,910.19	68,850.00	51,939.81	275,399.00
Total Maint Salaries				
Total Maint Salaries	57,019.80	55,647.00	-1,372.80	222,581.00
Total Materials				
Total Materials	9,890.96	20,502.00	10,611.04	82,000.00
Total Contract Costs				
Total Contract Costs	36,179.36	45,798.00	9,618.64	183,200.00
TOTAL MAINTENACE EXPENSES	<u>103,090.12</u>	<u>121,947.00</u>	<u>18,856.88</u>	<u>487,781.00</u>
TOTAL PROTECTIVE SERVICES	0.00	35,926.50	35,926.50	143,706.00
TOTAL INSURANCE PREMIUMS	24,969.79	31,554.00	6,584.21	126,220.26
TOTAL GENERAL EXPENSES	-1,920.72	4,029.00	5,949.72	16,112.00
TOTAL OPERATING EXPENSES	<u>217,950.21</u>	<u>357,419.49</u>	<u>139,469.28</u>	<u>1,429,672.00</u>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	5,498.37	24,999.99	-19,501.62	100,000.00
TOTAL OTHER FINANCING SOURCES	<u>5,498.37</u>	<u>24,999.99</u>	<u>-19,501.62</u>	<u>100,000.00</u>
NET INCOME	17,313.70	0.00	17,313.70	0.00



**Cochran Plaza**  
**Income Statement**  
**Period = Oct 2024-Dec 2024**  
Book = Accrual

	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	23,081.00	25,413.00	-2,332.00	101,655.00
Utility Reimb.-LIPH	-13,576.00	-13,251.00	-325.00	-53,000.00
Total Rental Income	9,505.00	12,162.00	-2,657.00	48,655.00
Other Tenant Income				
Damages/Maintenance	35.00	0.00	35.00	0.00
Late Charges	1,499.00	1,500.00	-1.00	6,000.00
Legal Fees - Tenant	0.00	3,000.00	-3,000.00	12,000.00
Misc.Tenant Income	252.00	0.00	252.00	0.00
Vacate Charges	0.00	501.00	-501.00	2,000.00
Total Other Tenant Income	1,786.00	5,001.00	-3,215.00	20,000.00
NET TENANT INCOME	11,291.00	17,163.00	-5,872.00	68,655.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	149,119.00	167,986.74	-18,867.74	671,947.00
Allocated Interest Income	0.00	9.00	-9.00	43.00
Fraud Recovery PH	-824.00	0.00	-824.00	0.00
Other Miscellaneous Income	247.81	0.00	247.81	0.00
Insurance Proceeds	52,507.93	0.00	52,507.93	0.00
Allocated Other Income	4,877.72	3,996.00	881.72	15,979.00
TOTAL GRANT AND OTHER INCOME	205,928.46	171,991.74	33,936.72	687,969.00
TOTAL INCOME	217,219.46	189,154.74	28,064.72	756,624.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	38,851.90	59,706.00	20,854.10	238,816.00
TOTAL TENANT SERVICES EXPENSES	2,056.40	2,124.00	67.60	8,489.00
TOTAL UTILITY EXPENSES	5,075.78	61,149.00	56,073.22	244,600.00
Total Maint Salaries	23,869.78	49,365.00	25,495.22	197,457.00
Total Materials	1,875.40	5,700.00	3,824.60	22,800.00
Total Contract Costs	33,666.43	34,782.00	1,115.57	139,130.00
TOTAL MAINTENANCE EXPENSES	59,411.61	89,847.00	30,435.39	359,387.00
TOTAL PROTECTIVE SERVICES	0.00	18,934.74	18,934.74	75,739.00
TOTAL INSURANCE PREMIUMS	14,136.90	15,321.00	1,184.10	61,272.54
TOTAL GENERAL EXPENSES	14.88	882.00	867.12	3,529.00
TOTAL OPERATING EXPENSES	119,547.47	235,427.34	115,879.87	991,832.54
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	2,894.99	46,272.60	-43,377.61	277,635.54
TOTAL OTHER FINANCING SOURCES	2,894.99	46,272.60	-43,377.61	277,635.54
NET INCOME	100,566.98	0.00	100,566.98	42,427.00

**Southside Scattered Sites**  
**Income Statement**  
**Period = Oct 2024-Dec 2024**  
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	19,736.00	53,727.00	-33,991.00	214,908.00
Tenant Accounts - True Up	-400.00	0.00	-400.00	-29,800.00
Utility Reimb.-LIPH	-23,840.00	-7,449.00	-16,391.00	0.00
Utility Reimbursement Refund	496.00	0.00	496.00	0.00
Total Rental Income	-4,008.00	46,278.00	-50,286.00	185,108.00
Other Tenant Income				
Damages/Maintenance	50.00	0.00	50.00	0.00
Late Charges	-8,384.00	3,876.00	-12,260.00	15,500.00
Misc.Tenant Income	-75.00	0.00	-75.00	0.00
Vacate Charges	0.00	750.00	-750.00	3,000.00
Total Other Tenant Income	-8,409.00	4,626.00	-13,035.00	18,500.00
NET TENANT INCOME	-12,417.00	50,904.00	-63,321.00	203,608.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	159,405.00	212,512.41	-53,107.41	850,047.68
Allocated Interest Income	0.00	9.00	-9.00	37.00
Fraud Recovery PH	7,300.00	0.00	7,300.00	0.00
Other Miscellaneous Income	270.71	0.00	270.71	0.00
Other Miscellaneous Income-PMC	0.00	0.00	0.00	10.00
Allocated Other Income	4,210.04	3,447.00	763.04	13,791.00
TOTAL GRANT AND OTHER INCOME	171,185.75	215,968.41	-44,782.66	863,885.68
TOTAL INCOME	158,768.75	266,872.41	-108,103.66	1,067,493.68
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	36,465.67	71,025.00	34,559.33	284,106.00
TOTAL TENANT SERVICES EXPENSES	1,774.90	1,833.00	58.10	7,327.00
TOTAL UTILITY EXPENSES	23,788.88	55,251.00	31,462.12	221,000.00
Total Maint Salaries				
	52,107.53	78,564.00	26,456.47	314,265.00
Total Materials				
	11,992.51	17,625.00	5,632.49	70,500.00
Total Contract Costs				
	39,888.37	51,825.00	11,936.63	207,260.00
TOTAL MAINTENACE EXPENSES	103,988.41	148,014.00	44,025.59	592,025.00
TOTAL PROTECTIVE SERVICES	189.00	0.00	-189.00	0.00
TOTAL INSURANCE PREMIUMS	69,694.92	24,894.00	-44,800.92	99,575.68
TOTAL GENERAL EXPENSES	1,640.65	2,499.00	858.35	10,000.00
TOTAL OPERATING EXPENSES	237,542.43	303,507.42	65,964.99	1,214,033.68
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	36,635.01	-36,635.01	146,540.00
TOTAL OTHER FINANCING SOURCES	0.00	36,635.01	-36,635.01	146,540.00
NET INCOME	-78,773.68	0.00	-78,773.68	0.00

**Northside Scattered Sites**  
**Income Statement**  
Period = Oct 2024-Dec 2024  
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	30,903.00	32,676.00	-1,773.00	130,700.00
Utility Reimb.-LIPH	-15,200.00	-14,499.00	-701.00	-58,000.00
Utility Reimbursement Refund	-128.00	0.00	-128.00	0.00
Total Rental Income	15,575.00	18,177.00	-2,602.00	72,700.00
Other Tenant Income				
Late Charges	1,560.00	1,251.00	309.00	5,000.00
Legal Fees - Tenant	0.00	501.00	-501.00	2,000.00
Vacate Charges	-66.00	2,376.00	-2,442.00	9,500.00
Total Other Tenant Income	1,494.00	4,128.00	-2,634.00	16,500.00
NET TENANT INCOME	17,069.00	22,305.00	-5,236.00	89,200.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	240,881.00	257,961.00	-17,080.00	1,031,847.00
Allocated Interest Income	0.00	18.00	-18.00	73.00
Fraud Recovery PH	-984.00	0.00	-984.00	0.00
Allocated Other Income	8,234.62	6,744.00	1,490.62	26,975.00
TOTAL GRANT AND OTHER INCOME	248,131.62	264,723.00	-16,591.38	1,058,895.00
TOTAL INCOME	265,200.62	287,028.00	-21,827.38	1,148,095.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	61,454.03	74,190.99	12,736.96	296,768.00
TOTAL TENANT SERVICES EXPENSES	3,471.63	3,582.00	110.37	14,332.00
TOTAL UTILITY EXPENSES	30,590.80	60,150.00	29,559.20	240,600.00
Total Maint Salaries				
	12,338.71	47,439.00	35,100.29	189,759.00
Total Materials				
	10,356.59	21,687.00	11,330.41	86,740.00
Total Contract Costs				
	89,861.90	97,056.00	7,194.10	388,229.00
TOTAL MAINTENANCE EXPENSES	112,557.20	166,182.00	53,624.80	664,728.00
TOTAL PROTECTIVE SERVICES	0.00	624.00	624.00	2,500.00
TOTAL INSURANCE PREMIUMS	27,418.40	6,351.00	-21,067.40	25,410.00
TOTAL GENERAL EXPENSES	376.07	5,037.00	4,660.93	20,144.00
TOTAL OPERATING EXPENSES	235,868.13	316,124.76	80,256.63	1,264,482.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	29,096.76	-29,096.76	116,387.00
TOTAL OTHER FINANCING SOURCES	0.00	29,096.76	-29,096.76	116,387.00
NET INCOME	29,404.49	0.00	29,404.49	0.00

**King Louis Square III**  
**Income Statement**  
**Period = Oct 2024-Dec 2024**  
Book = Accrual

	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	13,299.00	12,567.00	732.00	50,268.00
Utility Reimb.-LIPH	-5,092.00	-1,959.00	-3,133.00	-7,836.00
Total Rental Income	8,207.00	10,608.00	-2,401.00	42,432.00
Other Tenant Income				
Late Charges	-175.00	624.00	-799.00	2,500.00
Total Other Tenant Income	-175.00	624.00	-799.00	2,500.00
NET TENANT INCOME	8,032.00	11,232.00	-3,200.00	44,932.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	32,089.00	37,035.00	-4,946.00	148,145.00
Allocated Interest Income	0.00	0.00	0.00	9.00
Fraud Recovery PH	405.00	0.00	405.00	0.00
Allocated Other Income	1,038.60	852.00	186.60	3,402.00
TOTAL GRANT AND OTHER INCOME	33,532.60	37,887.00	-4,354.40	151,556.00
TOTAL INCOME	41,564.60	49,119.00	-7,554.40	196,488.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	6,904.54	12,165.00	5,260.46	48,658.00
TOTAL TENANT SERVICES EXPENSES	437.86	453.00	15.14	1,808.00
TOTAL UTILITY EXPENSES	-100.09	12,825.00	12,925.09	51,300.00
Total General Maint Expense				
Total General Maint Expense	3,475.63	5,367.00	1,891.37	21,471.00
Total Materials				
Total Materials	28.98	2,937.00	2,908.02	11,740.00
Total Contract Costs				
Total Contract Costs	6,941.87	14,205.00	7,263.13	56,820.00
TOTAL MAINTENACE EXPENSES	10,446.48	22,509.00	12,062.52	90,031.00
TOTAL PROTECTIVE SERVICES	0.00	5,826.00	5,826.00	23,304.00
TOTAL INSURANCE PREMIUMS	4,049.58	4,440.00	390.42	17,752.00
TOTAL GENERAL EXPENSES	1,151.99	1,995.00	843.01	7,979.00
TOTAL OPERATING EXPENSES	22,890.36	60,046.49	37,156.13	238,915.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	891.74	10,127.49	-9,235.75	40,510.00
TOTAL OTHER FINANCING SOURCES	891.74	10,607.49	-9,715.75	40,510.00
NET INCOME	19,565.98	0.00	19,565.98	0.00

## Mixed Finance Properties

### Income Statement

Period = Oct 2024-Dec 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	123,443.00	126,138.24	-2,695.24	504,553.00
Investment Inc -Restricted Non-Allocated	86.49	0.00	86.49	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>123,529.49</b>	<b>126,138.24</b>	<b>-2,608.75</b>	<b>504,553.00</b>
<b>TOTAL INCOME</b>	<b>123,529.49</b>	<b>126,138.24</b>	<b>-2,608.75</b>	<b>504,553.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	15,636.70	19,004.25	3,367.55	76,017.00
TOTAL UTILITY EXPENSES	36,715.74	40,367.49	3,651.75	161,470.00
TOTAL INSURANCE PREMIUMS	2,045.01	1,736.49	-308.52	6,946.00
TOTAL GENERAL EXPENSES	87,882.00	86,861.76	-1,020.24	347,447.00
<b>TOTAL OPERATING EXPENSES</b>	<b>142,279.45</b>	<b>147,969.99</b>	<b>5,690.54</b>	<b>591,880.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	21,831.75	-21,831.75	87,327.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>21,831.75</b>	<b>-21,831.75</b>	<b>87,327.00</b>
<b>NET INCOME</b>	<b>-18,749.96</b>	<b>0.00</b>	<b>-18,749.96</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	77,903.00	86,927.76	-9,024.76	347,711.00
Investment Inc -Restricted Non-Allocated	4,052.33	0.00	4,052.33	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>81,955.33</b>	<b>86,927.76</b>	<b>-4,972.43</b>	<b>347,711.00</b>
<b>TOTAL INCOME</b>	<b>81,955.33</b>	<b>86,927.76</b>	<b>-4,972.43</b>	<b>347,711.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,464.87	12,761.76	2,296.89	51,047.00
TOTAL UTILITY EXPENSES	25,031.76	29,324.01	4,292.25	117,296.00
TOTAL INSURANCE PREMIUMS	1,401.24	1,724.49	323.25	6,898.00
TOTAL GENERAL EXPENSES	47,120.76	57,342.75	10,221.99	229,371.00
<b>TOTAL OPERATING EXPENSES</b>	<b>84,018.63</b>	<b>101,153.01</b>	<b>17,134.38</b>	<b>404,612.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	14,225.25	-14,225.25	56,901.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>14,225.25</b>	<b>-14,225.25</b>	<b>56,901.00</b>
<b>NET INCOME</b>	<b>-2,063.30</b>	<b>0.00</b>	<b>-2,063.30</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2024-Dec 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	89,821.00	88,572.00	1,249.00	354,288.00
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>89,821.00</b>	<b>88,572.00</b>	<b>1,249.00</b>	<b>354,288.00</b>
<b>TOTAL INCOME</b>	<b>89,821.00</b>	<b>88,572.00</b>	<b>1,249.00</b>	<b>354,288.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	11,316.29	13,789.98	2,473.69	55,160.00
TOTAL UTILITY EXPENSES	25,919.49	30,675.00	4,755.51	122,700.00
TOTAL INSURANCE PREMIUMS	1,410.51	1,736.49	325.98	6,946.00
TOTAL GENERAL EXPENSES	58,263.51	42,370.50	-15,893.01	169,482.00
<b>TOTAL OPERATING EXPENSES</b>	<b>96,909.80</b>	<b>88,571.99</b>	<b>-8,337.83</b>	<b>354,288.00</b>
<b>NET INCOME</b>	<b>-7,088.80</b>	<b>0.01</b>	<b>-7,088.73</b>	<b>0.00</b>

### 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	31,798.00	43,899.51	-12,101.51	175,598.00
Investment Inc -Restricted Non-Allocated	7.86	0.00	7.86	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>31,805.86</b>	<b>43,899.51</b>	<b>-12,093.65</b>	<b>175,598.00</b>
<b>TOTAL INCOME</b>	<b>31,805.86</b>	<b>43,899.51</b>	<b>-12,093.65</b>	<b>175,598.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	4,460.20	5,693.73	1,233.53	22,775.00
TOTAL UTILITY EXPENSES	3,399.99	3,712.50	312.51	14,850.00
TOTAL PROTECTIVE SERVICES	0.00	8,739.00	8,739.00	34,956.00
TOTAL INSURANCE PREMIUMS	822.99	1,012.26	189.27	4,049.00
TOTAL GENERAL EXPENSES	15,297.51	24,741.90	9,444.39	98,967.60
<b>TOTAL OPERATING EXPENSES</b>	<b>23,980.69</b>	<b>43,899.47</b>	<b>19,918.70</b>	<b>175,598.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	1,335.50	0.00	1,335.50	0.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>1,335.50</b>	<b>0.00</b>	<b>1,335.50</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>9,160.67</b>	<b>0.04</b>	<b>9,160.55</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2024-Dec 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	34,135.00	48,448.77	-14,313.77	193,795.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>34,135.00</b>	<b>48,448.77</b>	<b>-14,313.77</b>	<b>193,795.00</b>
<b>TOTAL INCOME</b>	<b>34,135.00</b>	<b>48,448.77</b>	<b>-14,313.77</b>	<b>193,795.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	3,231.48	4,015.02	783.54	16,060.00
TOTAL TENANT SERVICES EXPENSES	0.00	150.00	150.00	600.00
TOTAL UTILITY EXPENSES	13,963.50	14,382.51	419.01	57,530.00
TOTAL PROTECTIVE SERVICES	0.00	9,710.01	9,710.01	38,840.00
TOTAL INSURANCE PREMIUMS	732.24	885.51	153.27	3,542.00
TOTAL GENERAL EXPENSES	14,846.01	19,305.75	4,459.74	77,223.00
<b>TOTAL OPERATING EXPENSES</b>	<b>32,773.23</b>	<b>48,448.77</b>	<b>15,675.54</b>	<b>193,795.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	1,483.42	0.00	1,483.42	0.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>1,483.42</b>	<b>0.00</b>	<b>1,483.42</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>2,845.19</b>	<b>0.00</b>	<b>2,845.19</b>	<b>0.00</b>

### 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	40,414.00	55,330.98	-14,916.98	221,324.00
Investment Inc -Restricted Non-Allocated	4.87	0.00	4.87	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>40,418.87</b>	<b>55,330.98</b>	<b>-14,912.11</b>	<b>221,324.00</b>
<b>TOTAL INCOME</b>	<b>40,418.87</b>	<b>55,330.98</b>	<b>-14,912.11</b>	<b>221,324.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	5,635.57	7,127.76	1,492.19	28,511.00
TOTAL UTILITY EXPENSES	6,375.00	5,268.99	-1,106.01	21,075.96
TOTAL PROTECTIVE SERVICES	0.00	10,680.99	10,680.99	42,724.00
TOTAL INSURANCE PREMIUMS	982.50	1,208.76	226.26	4,835.00
TOTAL GENERAL EXPENSES	22,179.99	31,044.51	8,864.52	124,178.04
<b>TOTAL OPERATING EXPENSES</b>	<b>35,173.06</b>	<b>55,330.98</b>	<b>20,157.92</b>	<b>221,324.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	1,635.56	0.00	1,635.56	0.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>1,635.56</b>	<b>0.00</b>	<b>1,635.56</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>6,881.37</b>	<b>0.00</b>	<b>6,881.37</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2024-Dec 2024

Book = Accrual

### Renaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	64,614.00	84,089.25	-19,475.25	336,357.00
TOTAL GRANT AND OTHER INCOME	64,614.00	84,089.25	-19,475.25	336,357.00
TOTAL INCOME	64,614.00	84,089.25	-19,475.25	336,357.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	9,902.48	12,069.48	2,167.00	48,278.00
TOTAL TENANT SERVICES EXPENSES	0.00	555.00	555.00	2,220.00
TOTAL UTILITY EXPENSES	18,729.24	18,472.32	-256.92	73,889.25
TOTAL PROTECTIVE SERVICES	0.00	15,050.76	15,050.76	60,203.00
TOTAL INSURANCE PREMIUMS	1,370.25	1,686.24	315.99	6,745.00
TOTAL GENERAL EXPENSES	30,507.51	36,255.57	5,748.06	145,022.31
TOTAL OPERATING EXPENSES	60,509.48	84,089.25	23,579.77	336,357.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	2,303.31	0.00	2,303.31	0.00
TOTAL OTHER FINANCING SOURCES	2,303.31	0.00	2,303.31	0.00
NET INCOME	6,407.83	0.00	6,407.83	0.00

### 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	72,022.00	103,925.49	-31,903.49	415,702.00
Investment Inc -Restricted Non-Allocated	7,443.16	0.00	7,443.16	0.00
TOTAL GRANT AND OTHER INCOME	79,465.16	103,925.49	-24,460.33	415,702.00
TOTAL INCOME	79,465.16	103,925.49	-24,460.33	415,702.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	5,026.56	6,304.98	1,278.42	25,220.00
TOTAL TENANT SERVICES EXPENSES	-680.00	285.00	965.00	1,140.00
TOTAL UTILITY EXPENSES	26,360.25	34,119.00	7,758.75	136,476.00
TOTAL PROTECTIVE SERVICES	0.00	18,206.25	18,206.25	72,825.00
TOTAL INSURANCE PREMIUMS	1,378.50	1,648.50	270.00	6,594.00
TOTAL GENERAL EXPENSES	39,242.49	43,361.76	4,119.27	173,447.00
TOTAL OPERATING EXPENSES	71,327.80	103,925.49	32,597.69	415,702.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	2,785.11	0.00	2,785.11	0.00
TOTAL OTHER FINANCING SOURCES	2,785.11	0.00	2,785.11	0.00
NET INCOME	10,922.47	0.00	10,922.47	0.00



## Mixed Finance Properties Income Statement

Period = Oct 2024-Dec 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	27,373.00	32,674.26	-5,301.26	130,697.00
Investment Inc -Restricted Non-Allocated	994.20	0.00	994.20	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>28,367.20</b>	<b>32,674.26</b>	<b>-4,307.06</b>	<b>130,697.00</b>
<b>TOTAL INCOME</b>	<b>28,367.20</b>	<b>32,674.26</b>	<b>-4,307.06</b>	<b>130,697.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,489.64	1,892.76	403.12	7,571.00
TOTAL TENANT SERVICES EXPENSES	0.00	82.50	82.50	330.00
TOTAL UTILITY EXPENSES	9,911.01	10,474.50	563.49	41,898.00
TOTAL PROTECTIVE SERVICES	0.00	5,340.75	5,340.75	21,363.00
TOTAL INSURANCE PREMIUMS	563.76	626.49	62.73	2,506.00
TOTAL GENERAL EXPENSES	13,932.00	14,257.26	325.26	57,029.00
<b>TOTAL OPERATING EXPENSES</b>	<b>25,896.41</b>	<b>32,674.26</b>	<b>6,777.85</b>	<b>130,697.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	815.67	0.00	815.67	0.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>815.67</b>	<b>0.00</b>	<b>815.67</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>3,286.46</b>	<b>0.00</b>	<b>3,286.46</b>	<b>0.00</b>

### Vaughn Elderly -Cahill House (56)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	72,912.00	76,891.26	-3,979.26	307,565.10
Investment Inc -Restricted Non-Allocated	6,857.92	0.00	6,857.92	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>79,769.92</b>	<b>76,891.26</b>	<b>2,878.66</b>	<b>307,565.10</b>
<b>TOTAL INCOME</b>	<b>79,769.92</b>	<b>76,891.26</b>	<b>2,878.66</b>	<b>307,565.10</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	5,162.33	6,459.24	1,296.91	25,837.00
TOTAL TENANT SERVICES EXPENSES	0.00	300.00	300.00	1,200.00
TOTAL UTILITY EXPENSES	33,416.25	35,311.26	1,895.01	141,244.98
TOTAL INSURANCE PREMIUMS	1,918.74	2,120.01	201.27	8,480.00
TOTAL GENERAL EXPENSES	31,500.24	32,700.78	1,200.54	130,803.12
<b>TOTAL OPERATING EXPENSES</b>	<b>71,997.56</b>	<b>76,891.26</b>	<b>4,893.70</b>	<b>307,565.10</b>
<b>NET INCOME</b>	<b>7,772.36</b>	<b>0.00</b>	<b>7,772.36</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2024-Dec 2024

Book = Accrual

### Renaissance 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	66,336.00	73,519.26	-7,183.26	294,077.00
Investment Inc -Restricted Non-Allocated	1,322.75	0.00	1,322.75	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>67,658.75</b>	<b>73,519.26</b>	<b>-5,860.51</b>	<b>294,077.00</b>
<b>TOTAL INCOME</b>	<b>67,658.75</b>	<b>73,519.26</b>	<b>-5,860.51</b>	<b>294,077.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	5,059.65	6,247.26	1,187.61	24,989.00
TOTAL TENANT SERVICES EXPENSES	0.00	135.00	135.00	540.00
TOTAL UTILITY EXPENSES	15,207.99	18,111.99	2,904.00	72,448.00
TOTAL PROTECTIVE SERVICES	0.00	8,739.00	8,739.00	34,956.00
TOTAL INSURANCE PREMIUMS	798.75	983.01	184.26	3,932.00
TOTAL GENERAL EXPENSES	36,073.50	39,303.00	3,229.50	157,212.00
<b>TOTAL OPERATING EXPENSES</b>	<b>57,139.89</b>	<b>73,519.26</b>	<b>16,379.37</b>	<b>294,077.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	1,335.50	0.00	1,335.50	0.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>1,335.50</b>	<b>0.00</b>	<b>1,335.50</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>11,854.36</b>	<b>0.00</b>	<b>11,854.36</b>	<b>0.00</b>

### Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	59,594.00	75,056.01	-15,462.01	300,224.00
Investment Inc -Restricted Non-Allocated	3,218.77	0.00	3,218.77	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>62,812.77</b>	<b>75,056.01</b>	<b>-12,243.24</b>	<b>300,224.00</b>
<b>TOTAL INCOME</b>	<b>62,812.77</b>	<b>75,056.01</b>	<b>-12,243.24</b>	<b>300,224.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	6,607.92	8,137.74	1,529.82	32,551.00
TOTAL TENANT SERVICES EXPENSES	0.00	352.50	352.50	1,410.00
TOTAL UTILITY EXPENSES	19,402.50	19,402.26	-0.24	77,609.00
TOTAL PROTECTIVE SERVICES	0.00	11,166.75	11,166.75	44,667.00
TOTAL INSURANCE PREMIUMS	1,026.00	1,292.01	266.01	5,168.00
TOTAL GENERAL EXPENSES	34,704.78	34,704.75	-0.03	138,819.00
<b>TOTAL OPERATING EXPENSES</b>	<b>61,741.20</b>	<b>75,056.01</b>	<b>13,314.81</b>	<b>300,224.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	1,707.41	0.00	1,707.41	0.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>1,707.41</b>	<b>0.00</b>	<b>1,707.41</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>2,778.98</b>	<b>0.00</b>	<b>2,778.98</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2024-Dec 2024

Book = Accrual

### Renaissance Place @ Grand III (59)

Renaissance 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	73,018.00	94,943.76	-21,925.76	379,775.00
Investment Inc -Restricted Non-Allocated	2,065.29	0.00	2,065.29	0.00
TOTAL GRANT AND OTHER INCOME	75,083.29	94,943.76	-19,860.47	379,775.00
TOTAL INCOME	75,083.29	94,943.76	-19,860.47	379,775.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	8,597.01	10,521.99	1,924.98	42,088.00
TOTAL TENANT SERVICES EXPENSES	0.00	187.50	187.50	750.00
TOTAL UTILITY EXPENSES	20,544.24	21,017.25	473.01	84,069.00
TOTAL PROTECTIVE SERVICES	0.00	12,137.76	12,137.76	48,551.00
TOTAL INSURANCE PREMIUMS	1,087.74	1,339.50	251.76	5,358.00
TOTAL GENERAL EXPENSES	44,627.25	49,739.76	5,112.51	198,959.00
TOTAL OPERATING EXPENSES	74,856.24	94,943.76	20,087.52	379,775.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	1,855.33	0.00	1,855.33	0.00
TOTAL OTHER FINANCING SOURCES	1,855.33	0.00	1,855.33	0.00
NET INCOME	2,082.38	0.00	2,082.38	0.00

### Cambridge Heights II (60)

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	60,570.00	59,385.48	1,184.52	237,542.00
Investment Inc -Restricted Non-Allocated	1,123.28	0.00	1,123.28	0.00
TOTAL GRANT AND OTHER INCOME	61,693.28	59,385.48	2,307.80	237,542.00
TOTAL INCOME	61,693.28	59,385.48	2,307.80	237,542.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	7,830.91	9,620.76	1,789.85	38,483.00
TOTAL UTILITY EXPENSES	18,395.25	18,395.31	0.06	73,581.25
TOTAL INSURANCE PREMIUMS	970.50	1,224.24	253.74	4,897.00
TOTAL GENERAL EXPENSES	30,193.08	30,145.29	-47.79	120,581.13
TOTAL OPERATING EXPENSES	57,389.74	59,385.48	1,995.74	237,542.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	1,635.61	0.00	1,635.61	0.00
TOTAL OTHER FINANCING SOURCES	1,635.61	0.00	1,635.61	0.00
NET INCOME	5,939.15	0.00	5,939.15	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Dec 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	106,408.00	21,732.00	84,676.00	86,934.00
Investment Inc -Restricted Non-Allocated	7,341.37	0.00	7,341.37	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>113,749.37</b>	<b>21,732.00</b>	<b>92,017.37</b>	<b>86,934.00</b>
<b>TOTAL INCOME</b>	<b>113,749.37</b>	<b>21,732.00</b>	<b>92,017.37</b>	<b>86,934.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	7,882.00	9,489.00	1,607.00	37,961.00
TOTAL UTILITY EXPENSES	58,125.00	0.00	-58,125.00	0.00
TOTAL INSURANCE PREMIUMS	0.00	12,243.00	12,243.00	48,973.00
TOTAL GENERAL EXPENSES	34,657.74	0.00	-34,657.74	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>100,664.74</b>	<b>21,732.00</b>	<b>-78,932.74</b>	<b>86,934.00</b>
<b>NET INCOME</b>	<b>13,084.63</b>	<b>0.00</b>	<b>13,084.63</b>	<b>0.00</b>

### 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	51,441.00	64,406.49	-12,965.49	257,626.00
Investment Inc -Restricted Non-Allocated	70.43	0.00	70.43	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>51,511.43</b>	<b>64,406.49</b>	<b>-12,895.06</b>	<b>257,626.00</b>
<b>TOTAL INCOME</b>	<b>51,511.43</b>	<b>64,406.49</b>	<b>-12,895.06</b>	<b>257,626.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	4,859.17	6,194.22	1,335.05	24,777.00
TOTAL UTILITY EXPENSES	30,136.50	28,489.56	-1,646.94	113,958.24
TOTAL PROTECTIVE SERVICES	0.00	18,206.25	18,206.25	72,825.00
TOTAL INSURANCE PREMIUMS	1,350.24	1,633.50	283.26	6,534.00
TOTAL GENERAL EXPENSES	10,288.74	9,882.90	-405.84	39,531.60
<b>TOTAL OPERATING EXPENSES</b>	<b>46,634.65</b>	<b>64,406.49</b>	<b>17,771.84</b>	<b>257,626.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	2,785.11	0.00	2,785.11	0.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>2,785.11</b>	<b>0.00</b>	<b>2,785.11</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>7,661.89</b>	<b>0.00</b>	<b>7,661.89</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2024-Dec 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	104,419.00	113,943.00	-9,524.00	455,772.00
Investment Inc -Restricted Non-Allocated	69.55	0.00	69.55	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>104,488.55</b>	<b>113,943.00</b>	<b>-9,454.45</b>	<b>455,772.00</b>
<b>TOTAL INCOME</b>	<b>104,488.55</b>	<b>113,943.00</b>	<b>-9,454.45</b>	<b>455,772.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,012.75	12,399.24	2,386.49	49,597.00
TOTAL UTILITY EXPENSES	37,073.25	38,787.75	1,714.50	155,151.00
TOTAL INSURANCE PREMIUMS	1,506.51	1,854.51	348.00	7,418.00
TOTAL GENERAL EXPENSES	56,493.24	60,901.50	4,408.26	243,606.00
<b>TOTAL OPERATING EXPENSES</b>	<b>105,085.75</b>	<b>113,943.00</b>	<b>8,857.25</b>	<b>455,772.00</b>
<b>NET INCOME</b>	<b>-597.20</b>	<b>0.00</b>	<b>-597.20</b>	<b>0.00</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	72,399.00	80,011.50	-7,612.50	320,046.00
Investment Inc -Restricted Non-Allocated	184.59	0.00	184.59	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>72,583.59</b>	<b>80,011.50</b>	<b>-7,427.91</b>	<b>320,046.00</b>
<b>TOTAL INCOME</b>	<b>72,583.59</b>	<b>80,011.50</b>	<b>-7,427.91</b>	<b>320,046.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	8,729.20	10,791.75	2,062.55	43,167.00
TOTAL TENANT SERVICES EXPENSES	0.00	525.00	525.00	2,100.00
TOTAL UTILITY EXPENSES	16,670.01	23,158.26	6,488.25	92,633.00
TOTAL INSURANCE PREMIUMS	1,293.99	1,592.49	298.50	6,370.00
TOTAL GENERAL EXPENSES	47,949.00	43,944.00	-4,005.00	175,776.00
<b>TOTAL OPERATING EXPENSES</b>	<b>74,642.20</b>	<b>80,011.50</b>	<b>5,369.30</b>	<b>320,046.00</b>
<b>NET INCOME</b>	<b>-2,058.61</b>	<b>0.00</b>	<b>-2,058.61</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2024-Dec 2024

Book = Accrual

<b>North Sarah II (65)</b>				
	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	49,221.00	62,865.51	-13,644.51	251,462.00
Investment Inc -Restricted Non-Allocated	1,792.14	0.00	1,792.14	0.00
TOTAL GRANT AND OTHER INCOME	51,013.14	62,865.51	-11,852.37	251,462.00
TOTAL INCOME	51,013.14	62,865.51	-11,852.37	251,462.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	5,860.16	7,320.48	1,460.32	29,282.00
TOTAL UTILITY EXPENSES	10,899.99	10,661.25	-238.74	42,645.00
TOTAL INSURANCE PREMIUMS	1,014.00	1,242.24	228.24	4,969.00
TOTAL GENERAL EXPENSES	36,429.30	43,641.51	7,212.21	174,566.00
TOTAL OPERATING EXPENSES	54,203.45	62,865.51	8,662.06	251,462.00
NET INCOME	-3,190.31	0.00	-3,190.31	0.00

<b>North Sarah III (66)</b>				
	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	31,060.00	43,708.74	-12,648.74	174,835.00
Investment Inc -Restricted Non-Allocated	3,286.51	0.00	3,286.51	0.00
TOTAL GRANT AND OTHER INCOME	34,346.51	43,708.74	-9,362.23	174,835.00
TOTAL INCOME	34,346.51	43,708.74	-9,362.23	174,835.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	4,639.28	5,843.49	1,204.21	23,374.00
TOTAL UTILITY EXPENSES	8,120.01	8,137.74	17.73	32,551.00
TOTAL INSURANCE PREMIUMS	777.00	1,234.74	457.74	4,939.00
TOTAL GENERAL EXPENSES	21,099.24	28,492.74	7,393.50	113,971.00
TOTAL OPERATING EXPENSES	34,635.53	43,708.74	9,073.21	174,835.00
NET INCOME	-289.02	0.00	-289.02	0.00

## Mixed Finance Properties

### Income Statement

Period = Oct 2024-Dec 2024

Book = Accrual

#### Preservation Square (67)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	22,052.00	29,917.50	-7,865.50	119,670.00
Investment Inc -Restricted Non-Allocated	4.55	0.00	4.55	0.00
TOTAL GRANT AND OTHER INCOME	22,056.55	29,917.50	-7,860.95	119,670.00
TOTAL INCOME	22,056.55	29,917.50	-7,860.95	119,670.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,151.98	4,041.99	2,890.01	16,168.00
TOTAL UTILITY EXPENSES	4,068.75	4,368.75	300.00	17,474.97
TOTAL INSURANCE PREMIUMS	408.75	449.49	40.74	1,798.00
TOTAL GENERAL EXPENSES	16,740.00	21,057.27	4,317.27	84,229.03
TOTAL OPERATING EXPENSES	22,369.48	29,917.50	7,548.02	119,670.00
NET INCOME	-312.93	0.00	-312.93	0.00

**St. Louis Housing Authority**  
**Financial Condition Indicators-AMPs**  
As of December 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	\$	2,634,247.06	\$	316,585.00	\$	192,990.64	\$	161,623.29	\$	243,521.63	\$	224,169.68
114 Cash - tenant security deposits	\$	21,072.43	\$	22,677.85	\$	35,198.27	\$	26,982.09	\$	48,733.33	\$	20,645.70
115 Cash - restriicted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	39,605.64	\$	107,109.40	\$	33,875.54	\$	34,966.99	\$	138,871.99	\$	13,203.27
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
135 Investments - restricted for pymt of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	511,108.10	\$	143,662.07	\$	113,693.21	\$	105,396.83	\$	277,803.45	\$	104,846.55
144 Inter-program due-from	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
<b>QR Numerator Total:</b>	\$	<b>3,206,033.23</b>	\$	<b>590,034.32</b>	\$	<b>375,757.66</b>	\$	<b>328,969.20</b>	\$	<b>708,930.40</b>	\$	<b>362,865.20</b>
310 Total Current Liabilities	\$	50,337.19	\$	184,257.36	\$	21,204.48	\$	25,794.73	\$	80,480.26	\$	24,406.17
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
<b>QR Denominator Total:</b>	\$	<b>50,337.19</b>	\$	<b>184,257.36</b>	\$	<b>21,204.48</b>	\$	<b>25,794.73</b>	\$	<b>80,480.26</b>	\$	<b>24,406.17</b>
<b>Quick Ratio:</b>		<b>63.69</b>		<b>3.20</b>		<b>17.72</b>		<b>12.75</b>		<b>8.81</b>		<b>14.87</b>
<b>Quick Ratio Score (max points 12):</b>		<b>12</b>		<b>12</b>		<b>12</b>		<b>12</b>		<b>12</b>		<b>12</b>
<b>Indicator #2 - Months Expendable Net Assets Ratio (MENAR)</b>												
<b>FDS #</b>												
111 Cash -unrestricted	\$	2,634,247.06	\$	316,585.00	\$	192,990.64	\$	161,623.29	\$	243,521.63	\$	224,169.68
114 Cash - tenant security deposits	\$	21,072.43	\$	22,677.85	\$	35,198.27	\$	26,982.09	\$	48,733.33	\$	20,645.70
115 Cash - restriicted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	39,605.64	\$	107,109.40	\$	33,875.54	\$	34,966.99	\$	138,871.99	\$	13,203.27
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	389,099.61	\$	143,662.07	\$	113,693.21	\$	105,396.83	\$	277,803.45	\$	104,846.55
310 (-) Total Current Liabilities	\$	56,096.08	\$	184,257.36	\$	21,204.48	\$	25,794.73	\$	80,480.26	\$	24,406.17
<b>MENAR Numerator Total:</b>	\$	<b>3,027,928.66</b>	\$	<b>405,776.96</b>	\$	<b>354,553.18</b>	\$	<b>303,174.47</b>	\$	<b>628,450.14</b>	\$	<b>338,459.03</b>
<b>Average Monthly Operating Expenses:</b>												
96900 Total Operating Expenses	\$	303,767.44	\$	216,773.26	\$	155,014.96	\$	203,684.04	\$	503,134.29	\$	185,771.99
97100 Extraordinary Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
97200 Causalty Losses Non-capitalized	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
<b>MENAR Denominator Total:</b>	\$	<b>101,255.81</b>	\$	<b>72,257.75</b>	\$	<b>51,671.65</b>	\$	<b>67,894.68</b>	\$	<b>167,711.43</b>	\$	<b>61,924.00</b>
<b>MENAR:</b>		<b>29.90</b>		<b>5.62</b>		<b>6.86</b>		<b>4.47</b>		<b>3.75</b>		<b>5.47</b>
<b>MENAR Score (max points 11):</b>		<b>11</b>		<b>11</b>		<b>11</b>		<b>11</b>		<b>10.61</b>		<b>11</b>



St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of December 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		\$ 242,271.96	\$ (16,041.40)	\$ 38,089.25	\$ (27,211.21)	\$ (209,380.63)	\$ (9,392.24)
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 242,271.96	\$ (16,041.40)	\$ 38,089.25	\$ (27,211.21)	\$ (209,380.63)	\$ (9,392.24)
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	11	11	11	10.61	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	25	25	25	24.61	25
Number of units in Project (FDS #11190 (UMA)/ 12)	1298	134	126	108	99	266	117
Weighted Value (Project FASS score times number of units)	32346.26	3350	3150	2700	2475	6546.26	2925
Total number of units in PHA's portfolio	1298	134	126	108	99	266	117
Overall AMPs Financial Condition Indicator Score	24.92	25.00	25.00	25.00	25.00	24.61	25.00

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

**St. Louis Housing Authority**  
**Financial Condition Indicators-AMPs**  
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	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Quick Ratio (QR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 965,032.88	\$ 991,058.23	\$ 590,965.75	\$ 783,501.66	\$ 313,602.29
114 Cash - tenant security deposits	\$ 35,992.00	\$ 16,542.00	\$ 28,419.50	\$ 30,043.21	\$ 5,206.00
115 Cash - restriicted for payment of current liability	\$ -	\$ 19,582.97	\$ -	\$ -	\$ -
120 Total Receivables	\$ 42,904.58	\$ 15,299.70	\$ 113,771.60	\$ 22,677.20	\$ 5,200.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 240,882.13	\$ 154,106.96	\$ 184,378.90	\$ 284,997.88	\$ 30,533.64
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,284,811.59</b>	<b>\$ 1,196,589.86</b>	<b>\$ 917,535.75</b>	<b>\$ 1,121,219.95</b>	<b>\$ 354,542.24</b>
310 Total Current Liabilities	\$ 84,691.72	\$ 616,020.15	\$ 80,290.51	\$ 51,717.55	\$ 5,537.28
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -	\$ -	\$ -
<b>QR Denominator Total:</b>	<b>\$ 84,691.72</b>	<b>\$ 36,020.15</b>	<b>\$ 80,290.51</b>	<b>\$ 51,717.55</b>	<b>\$ 5,537.28</b>
<b>Quick Ratio:</b>	<b>15.17</b>	<b>33.22</b>	<b>11.43</b>	<b>21.68</b>	<b>64.03</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	\$ 965,032.88	\$ 991,058.23	\$ 590,965.75	\$ 783,501.66	\$ 313,602.29
114 Cash - tenant security deposits	\$ 35,992.00	\$ 16,542.00	\$ 28,419.50	\$ 30,043.21	\$ 5,206.00
115 Cash - restriicted for payment of current liability	\$ -	\$ 19,582.97	\$ -	\$ -	\$ -
120 Total Receivables	\$ 42,904.58	\$ 15,299.70	\$ 113,771.60	\$ 22,677.20	\$ 5,200.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 240,882.13	\$ 154,106.96	\$ 184,378.90	\$ 284,997.88	\$ 30,533.64
310 (-) Total Current Liabilities	\$ 84,691.72	\$ 616,020.15	\$ 80,290.51	\$ 51,717.55	\$ 5,537.28
<b>MENAR Numerator Total:</b>	<b>\$ 1,200,119.87</b>	<b>\$ 580,569.71</b>	<b>\$ 837,245.24</b>	<b>\$ 1,069,502.40</b>	<b>\$ 349,004.96</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 217,950.21	\$ 119,547.47	\$ 237,542.43	\$ 235,868.13	\$ 22,890.36
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Casualty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 72,650.07</b>	<b>\$ 39,849.16</b>	<b>\$ 79,180.81</b>	<b>\$ 78,622.71</b>	<b>\$ 7,630.12</b>
<b>MENAR:</b>	<b>16.52</b>	<b>14.57</b>	<b>10.57</b>	<b>13.60</b>	<b>45.74</b>
<b>MENAR Score (max points 11):</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>

St. Louis Housing Authority  
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	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 17,313.70	\$ 100,566.98	\$ (78,773.68)	\$ 29,404.49	\$ 19,565.98
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 17,313.70	\$ 100,566.98	\$ (78,773.68)	\$ 29,404.49	\$ 19,565.98
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 December 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		349	375	311	275	704	333
OR Numerator Total:		349	375	311	275	704	333
11190 Unit Months Available		430	377	324	297	787	349
OR Denominator Total:		430	377	324	297	787	349
Occupancy Rate:		0.81163	0.99469	0.95988	0.92593	0.89454	0.95415
Occupancy Rate Score (max points 16):		0	16	8	4	0	8
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 47,972.27	\$ 117,071.90	\$ 33,180.17	\$ 36,148.66	\$ 159,684.97	\$ 12,802.00
TAR Numerator Total:		\$ 47,972.27	\$ 117,071.90	\$ 33,180.17	\$ 36,148.66	\$ 159,684.97	\$ 12,802.00
70500 Total Tenant Revenue		\$ 53,168.00	\$ 307,716.00	\$ 282,154.44	\$ 320,632.00	\$ 748,778.60	\$ 256,900.00
TAR Denominator Total:		\$ 53,168.00	\$ 307,716.00	\$ 282,154.44	\$ 320,632.00	\$ 748,778.60	\$ 256,900.00
TAR:		90.0%	38.0%	12.0%	11.0%	21.0%	5.0%
TAR Score (max points 5):		0	2	5	5	2	5
<b>Indicator #3 - Accounts Payable (AP)</b>							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 13,168.37	\$ -	\$ 494.00	\$ 1,177.00	\$ 19,798.01	\$ 598.15
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 13,168.37	\$ -	\$ 494.00	\$ 1,177.00	\$ 19,798.01	\$ 598.15
96900 Total Operating Expenses /12		\$ 101,255.81	\$ 72,257.75	\$ 51,671.65	\$ 67,894.68	\$ 167,711.43	\$ 61,924.00
AP Denominator Total:		\$ 101,255.81	\$ 72,257.75	\$ 51,671.65	\$ 67,894.68	\$ 167,711.43	\$ 61,924.00
AP:		0.13	0	0.01	0.02	0.12	0.01
AP Score (max points 4):		4	4	4	4	4	4
<b>Overall AMP Score</b>							
Indicator #1 - Occupancy Rate (OR)		0	16	8	4	0	8
Indicator #2 - Tenant Accounts Receivable (TAR)		0	2	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	23	19	14	7	18
Number of units in Project	1333	189	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	15696	1134	2898	2052	1386	1862	2106
Total number of units in PHA's portfolio	1333	189	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:		11.77	6.00	23.00	19.00	14.00	7.00
							18.00

St. Louis Housing Authority  
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		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Occupancy Rate (OR)</b>						
FDS #						
11210	Unit Months Leased	417	170	273	200	64
	<b>OR Numerator Total:</b>	<b>417</b>	<b>170</b>	<b>273</b>	<b>200</b>	<b>64</b>
11190	Unit Months Available	444	183	337	237	67
	<b>OR Denominator Total:</b>	<b>444</b>	<b>183</b>	<b>337</b>	<b>237</b>	<b>67</b>
	<b>Occupancy Rate:</b>	<b>0.93919</b>	<b>0.92896</b>	<b>0.81009</b>	<b>0.84388</b>	<b>0.95522</b>
	<b>Occupancy Rate Score (max points 16):</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>8</b>
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>						
FDS #	(Maximum points 5)					
126	Accounts Receivable - Tenants	\$ 46,106.92	\$ 15,634.60	\$ 119,574.74	\$ 23,944.26	\$ 5,265.00
	<b>TAR Numerator Total:</b>	<b>\$ 46,106.92</b>	<b>\$ 15,634.60</b>	<b>\$ 119,574.74</b>	<b>\$ 23,944.26</b>	<b>\$ 5,265.00</b>
70500	Total Tenant Revenue	\$ 62,388.00	\$ 45,164.00	\$ (49,668.00)	\$ 68,276.00	\$ 32,128.00
	<b>TAR Denominator Total:</b>	<b>\$ 62,388.00</b>	<b>\$ 45,164.00</b>	<b>\$ (49,668.00)</b>	<b>\$ 68,276.00</b>	<b>\$ 32,128.00</b>
	<b>TAR:</b>	<b>74.0%</b>	<b>35.0%</b>	<b>-241.0%</b>	<b>35.0%</b>	<b>16.0%</b>
	<b>TAR Score (max points 5):</b>	<b>0</b>	<b>2</b>	<b>5</b>	<b>2</b>	<b>5</b>
<b>Indicator #3 - Accounts Payable (AP)</b>						
FDS #	(Maximum points 4)					
312	Accounts Payable - Current	\$ 4,755.77	\$ 15,634.48	\$ 3,326.61	\$ 6,183.20	\$ 100.00
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>AP Numerator Total:</b>	<b>\$ 4,755.77</b>	<b>\$ 15,634.48</b>	<b>\$ 3,326.61</b>	<b>\$ 6,183.20</b>	<b>\$ 100.00</b>
96900	Total Operating Expenses /12	\$ 72,650.07	\$ 39,849.16	\$ 79,180.81	\$ 78,622.71	\$ 7,630.12
	<b>AP Denominator Total:</b>	<b>\$ 72,650.07</b>	<b>\$ 39,849.16</b>	<b>\$ 79,180.81</b>	<b>\$ 78,622.71</b>	<b>\$ 7,630.12</b>
	<b>AP:</b>	<b>0.07</b>	<b>0.39</b>	<b>0.04</b>	<b>0.08</b>	<b>0.01</b>
	<b>AP Score (max points 4):</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
<b>Overall AMP Score</b>						
<b>Indicator #1 - Occupancy Rate (OR)</b>		<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>8</b>
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>		<b>0</b>	<b>2</b>	<b>5</b>	<b>2</b>	<b>5</b>
<b>Indicator #3 - Accounts Payable (AP)</b>		<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
<b>Physical condition adjustment</b>		<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Neighborhood environment adjustment</b>		<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>
<b>Project MASS score (Maximum points 25)</b>		<b>10</b>	<b>12</b>	<b>10</b>	<b>8</b>	<b>18</b>
<b>Number of units in Project</b>		<b>148</b>	<b>69</b>	<b>116</b>	<b>92</b>	<b>3</b>
<b>Weighted Value (Project MASS score times number of units)</b>		<b>1480</b>	<b>828</b>	<b>1160</b>	<b>736</b>	<b>54</b>
<b>Total number of units in PHA's portfolio</b>		<b>148</b>	<b>69</b>	<b>116</b>	<b>92</b>	<b>3</b>
<b>Overall AMPs Management Operations Indicator Score:</b>		<b>10.00</b>	<b>12.00</b>	<b>10.00</b>	<b>8.00</b>	<b>18.00</b>

# **HOUSING CHOICE VOUCHER PROGRAM**

**SECTION 8 CASH ACTIVITY AS OF 12/31/2024**

**CHECKING ACCOUNTS**

VOUCHER PROGRAM

<b>BANK AND TYPE OF ACCOUNT</b>	<b>BALANCE</b>
BMO Harris Bank - CHECKING HAP	\$ 3,962,686.25

**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			\$ 231,409.77
	<b>TOTAL INVESTED</b>		<b>\$ 231,409.77</b>

## SLHA - Housing Choice Voucher Income Statement

Period = Oct 2024-Dec 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
<b>REVENUE</b>				
GRANT INCOME				
Section 8 HAP Earned	14,318,125.00	13,982,250.00	335,875.00	55,928,996.00
Section 8 Admin. Fee Income	1,232,869.00	1,244,802.00	-11,933.00	4,979,202.00
Section 8 HAP Service Fees	0.00	135,381.00	-135,381.00	541,530.00
Section 8 -Placement/Issuance Fees	400.00	0.00	400.00	0.00
<b>TOTAL GRANT INCOME</b>	<b>15,551,394.00</b>	<b>15,362,433.00</b>	<b>188,961.00</b>	<b>61,449,728.00</b>
OTHER INCOME				
Fraud Recovery Restricted	4,644.00	0.00	4,644.00	0.00
Operating Shortfall Revenue	0.00	125,573.01	-125,573.01	502,292.00
<b>TOTAL OTHER INCOME</b>	<b>4,644.00</b>	<b>125,573.01</b>	<b>-120,929.01</b>	<b>502,292.00</b>
<b>TOTAL INCOME</b>	<b>15,556,038.00</b>	<b>15,488,006.01</b>	<b>68,031.99</b>	<b>61,952,020.00</b>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	885,957.10	1,285,886.58	399,929.48	5,143,548.23
TOTAL TENANT SERVICES EXPENSES	34,821.79	58,379.01	23,557.22	233,517.00
TOTAL UTILITY EXPENSES	4,487.79	10,464.00	5,976.21	41,856.00
Total Materials	1,360.30	675.00	-685.30	2,700.00
Total Contract Costs	16,092.56	19,991.04	3,898.48	79,964.00
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>17,452.86</b>	<b>20,666.04</b>	<b>3,213.18</b>	<b>82,664.00</b>
TOTAL PROTECTIVE SERVICES	10,899.37	10,160.01	-739.36	40,640.00
TOTAL INSURANCE PREMIUMS	102,170.75	34,071.42	-68,099.33	136,285.77
TOTAL GENERAL EXPENSES	20,000.01	7,875.00	-12,125.01	31,500.00
<b>TOTAL OPERATING EXPENSES</b>	<b>1,075,789.67</b>	<b>1,427,504.04</b>	<b>351,712.39</b>	<b>5,710,011.00</b>
TOTAL HOUSING ASSISTANCE PAYMENTS	14,636,434.15	14,060,501.97	-575,932.18	56,242,009.00
<b>TOTAL EXPENSES</b>	<b>15,712,223.82</b>	<b>15,488,006.01</b>	<b>-224,219.79</b>	<b>61,952,020.00</b>
<b>NET INCOME</b>	<b>-156,185.82</b>	<b>0.00</b>	<b>-156,185.82</b>	<b>0.00</b>





## MEMORANDUM

To: Latasha Barnes, Executive Director  
From: Carla Matthews, Director of Operations for HCV  
Date: February 12, 2025  
Subject: Housing Choice Voucher Board Report

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The Housing Choice Voucher (HCV) program is the Saint Louis Housing Authority’s primary program for providing housing assistance to thousands of Saint 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 5,890 active participants in the Section 8 program and approximately 5,179 families are on the waitlist. During this reporting period, no new vouchers were issued and 181 families are currently searching for housing.

The HCV program is actively working to increase Section 8 utilization rates. HUD defines a program’s utilization rate as the higher of the number of unit months leased divided by unit months available (leased/available) or total Housing Assistance Payment (HAP) spent divided by budget authority (HAP/Budget). HCV’s current utilization rate based on budget authority during this reporting period is 99%. The current utilization rate is increasing within the most recent three-month trends.

November 2024	December 2024	January 2025
98%	98%	99%

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 January 7, 2025.

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 264 active participants. Four (4) referrals were received during the month of January.

## **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 (1) 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 224 active participants in the HUD-VASH program. During this reporting period, no referrals were received and eight (8) 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 19 active participants.

## **6) Mainstream Vouchers**

SLHA also administers a Mainstream Voucher program that targets vouchers directly to non-elderly persons with disabilities. The Mainstream Voucher program currently has a total of 87 Mainstream vouchers, with 25 active families under lease and no families are presently searching for housing. To promote maximum program utilization, HCV has taken the following steps: HCV department is partnering with the Department of Human Services (DHS) to utilize available vouchers via the Emergency Winter Housing Pilot Program.

## 7) Tenant Protection Vouchers

Tenant protection vouchers benefit the owner by helping preserve occupancy stability during the transition from one financing mechanism to another. The resulting rent security helps create and preserve a short-term reliable income stream. Tenant Protection Vouchers (TPVs) are meant to ensure there is no displacement of low-income residents because of various actions resulting in a loss of subsidy assistance. There are 149 active participants in the TPV program. Twenty families are currently searching for units.

## 8) Foster Youth to Independence Vouchers

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

### **Program Maintenance**

#### **Recertification**

Two hundred fifty-nine 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, 227 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 479 inspections: 137 biennial inspections, 199 reinspection, 112 initial inspections, 14 quality control, no 24-hour emergency and 17 special inspections. This represents a constant tread in the number of inspections over the past three months with a slight decrease in December due to inclement weather.

	<b>November 2024</b>	<b>December 2024</b>	<b>January 2025</b>
Biennial Inspections	134	120	137
Reinspection	200	195	199
Initial Inspections	187	130	112
Quality Control	4	0	14
Special Inspections	21	10	17
24-hour emergency	5	1	0
Total	551	456	479

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

### SEMAP Indicators

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

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

### Rent Café

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

	<b>November 2024</b>	<b>December 2024</b>	<b>January 2025</b>
HCV Participants	3239	3239	3239
Landlords	1855	1861	1916
Total	5094	5100	5155

### 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, 38 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								Total
	0	1	2	3	4	5	6	Other	
Housing Choice Voucher Pgm	65	3121	1328	472	151	31	8	3	5179
	<b>65</b>	<b>3121</b>	<b>1328</b>	<b>472</b>	<b>151</b>	<b>31</b>	<b>8</b>	<b>3</b>	<b>5179</b>

## St. Louis Housing Authority

### January 2025 Housing Choice Voucher 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	18	17	1	2	0	13	1	0	0	1	94.44%
Biennials	143	137	6	71	0	30	30	0	0	6	95.80%
Initials	121	112	9	76	1	6	20	0	0	9	92.56%
Reinspections	210	199	11	109	0	48	29	0	0	11	94.76%
Quality Control	19	14	5	8	0	1	0	0	0	5	73.68%
<b>Total</b>	<b>511</b>	<b>479</b>	<b>32</b>	<b>266</b>	<b>1</b>	<b>98</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>90.25%</b>

Property: HCV

Inspected Date: 01/01/2025 - 01/31/2025

Primary Status: Fail

	<b>Total Observations</b>
All burners not working (all burners have to be operable)	<b>3</b>
Badly cracked outlet	<b>1</b>
Broken/missing steps or boards	<b>1</b>
Ceiling material is bulging and/or buckling and must be repaired	<b>2</b>
Ceiling surface is wet and has mold-like substances	<b>7</b>
Clogged	<b>3</b>
Damaged floor boards	<b>10</b>
Entry of significant ground water into unit (flooding of basement)	<b>3</b>
Evidence of sewer back-up	<b>1</b>
Exhaust fan does not work	<b>2</b>
Falling material	<b>6</b>
Falling surface materials (other than wall paper or paint)	<b>2</b>
Gutter in poor condition	<b>1</b>
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	<b>1</b>
Hall/stair lights do not function	<b>1</b>
Heating equipment not capable of providing adequate heat	<b>1</b>
Holes or cracks	<b>10</b>
Inadequate lighting	<b>1</b>
Internal water damage	<b>2</b>
Large holes (8 1/2 x 11")	<b>1</b>
Large sections of crumbling brick, stone or concrete	<b>1</b>
Leaking	<b>4</b>
Leaks	<b>1</b>
Loose sections of plaster which are in danger of falling	<b>2</b>
Major leak at main water drain and feed pipes	<b>1</b>
Missing cover plate	<b>2</b>
No cold water	<b>1</b>
No smoke detector	<b>9</b>
No water service (Annual only 24 hr)	<b>2</b>
Not weatherized	<b>2</b>
Other hazards-tripping	<b>1</b>
Oven does not work	<b>1</b>
Permanent floor covering or floor boards which present serious tripping hazards	<b>3</b>
Presence of large holes	<b>2</b>
Roof in poor condition	<b>1</b>
Severe buckling or movement under walking stress	<b>1</b>
Severe bulging	<b>3</b>
Sewer gas	<b>1</b>
Signs of rats, mice or vermin	<b>1</b>
Smoke detector not working	<b>4</b>
There is no covered refuse disposal (covered dumpster, trash chute, local pick-up)	<b>1</b>
Toilet does not work	<b>1</b>
Tripping hazard	<b>13</b>
Unit has evidence of roach infestation	<b>2</b>
Water damage to interior ceiling (indicating leaks)	<b>1</b>
Window does not have a tight seal, allowing serious drafts to enter unit	<b>1</b>
<b>Total</b>	<b>121</b>



**FINANCE**

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

Period = Dec 2024

Book = Accrual

	<b>Current Balance</b>
<b>ASSETS</b>	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	4,564,592.99
Cash Non-Fed Gala Fundraiser	2,289.42
Cash Private Management	865,053.07
Cash SLHA Property Management	1,617,386.89
Petty Cash	500.00
Cash General Disbursing	14,697,630.87
Cash Non-Fed Rent	329,550.54
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	210.21
Cash City Faces	24,679.97
Cash James House TAB	23,662.23
Cash Euclid TAB	46,537.86
Cash West Pine TAB	393.49
Cash Parkview TAB	46,139.46
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhous TAB	3,474.97
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	182,747.31
Total Unrestricted Cash	22,447,345.11
Restricted Cash	
Cash Restricted-Security Deposits	29,182.21
Cash Restricted-FSS Escrow	441,569.04
Cash Restricted-HAP	186,721.36
Cash Restricted-Trust/Escrow Reserves	4,070,860.76
Cash Restricted-SLHA Mgt Security Deposits	262,602.17
Cash Restricted-Endowment/Homeownership	1,398,067.23
Cash Restricted-Cochran Program Income	731,107.16
Cash Restricted-Rev Bonds Debt Service	33,652.77
Total Restricted Cash	7,153,762.70
TOTAL CASH	29,601,107.81

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

Period = Dec 2024

Book = Accrual

	<b>Current Balance</b>
<b>ACCOUNTS AND NOTES RECEIVABLE</b>	
A/R-Tenants	1,557,426.07
Allowance for Doubtful Accounts-Tenants	-92,822.37
A/R Repayment Agreement	39,091.10
A/R-HUD	482.44
A/R-Other	376,953.36
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	1,383,152.18
A/R Fraudulent	11,636.38
Accrued Interest Receivable	31,366.48
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>3,311,117.64</b>
 <b>OTHER CURRENT ASSETS</b>	
Investments-Unrestricted	2,344,699.21
Investments-Restricted	651,978.17
Investments Restricted -WC Self Insurance	369,065.30
Prepaid Insurance Auto	47,749.48
Prepaid Insurance Property	650,524.37
Prepaid Insurance Liability	183,667.53
Prepaid Insurance Fidelity Bond	2,930.85
Prepaid Insurance Workers Comp	0.10
Insurance Surplus Deposits	1,379,352.26
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>5,629,967.27</b>
<b>TOTAL CURRENT ASSETS</b>	<b>38,542,192.72</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	10,573,418.39
Accum Depreciation-Buildings	-189,394,312.62
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-442,461.82
Accum Depreciation-Vehicles	-348,414.17
Accum Depreciation-Leashold Improvements	-299,190.63

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

Period = Dec 2024

Book = Accrual

	<b>Current Balance</b>
Accum Depreciation-Site Improvements	-4,880,979.56
Operations	15,942,849.59
Administration & Other Costs	6,896,626.30
Project Coordinator	797,057.29
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	510,698.55
CFG-Fee & Cost-Soft	4,258,125.09
Soft Cost Contra	-31,674,597.44
CFG-Hard Cost Contra	-20,543,089.29
CFG-Site Improvement	826,295.76
CFG-Site Improvement-Soft	326,238.78
CFG-Dwelling Structure	18,773,801.65
CFG-Dwelling Structure-Soft	582,380.89
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	65,516.16
CFG-Bond Debt Obligation	5,304,974.00
CFG-Contra Bond Debt Obligation	-5,304,974.00
<b>TOTAL FIXED ASSETS (NET)</b>	<b>73,937,813.22</b>
<b>NOTES, LOANS &amp; MORTGAGES RECEIVABLE</b>	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	1,912,332.57
Discount Notes/Amortization	-44,182,292.42
Darst HO- Notes & Mortgage Rec	4,284,023.95
Darst HO- Discount Notes/Amortization	-4,284,023.95
Blumeyer HO- Notes & Mortgage Rec	1,428,908.37
Blumeyer HO- Discount Notes/Amortization	-1,428,908.37
Cochran HO- Notes & Mortgage Rec	795,651.67
Cochran HO- Discount Notes/Amortization	-563,976.20
Notes & Mortgages - SOLAR	5,608,174.00
<b>TOTAL NOTES, LOANS &amp; MORTGAGE RECEIVABLE</b>	<b>74,299,737.71</b>
<b>OTHER ASSETS</b>	
Right of Use Asset -Leases	271,141.06

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

Period = Dec 2024

Book = Accrual

	Current Balance
Right of Use- Accum/Amort-Leases	-201,598.23
TOTAL OTHER ASSETS	69,542.83
TOTAL NONCURRENT ASSETS	148,307,093.76
TOTAL ASSETS	186,849,286.48

**LIABILITIES & EQUITY**

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	195,966.38
Tenant Security Deposits	202,384.58
Security Deposit Interest	220.97
Security Deposit Clearing Account	-839.15
Security Deposit-Pet	997.00
Garnishment Clearing Account	-2,025.13
United Way	753.65
Dental Deduction	-4,944.00
Union Dues	198.50
United Negro College Fund	26.00
Arts & Education	77.40
Retirement Pension	2,437.02
Retirement Insurance	4,684.73
Section 125 Childcare Deduction	5,858.22
Section 125 Medical Deduction	7,197.39
Medical Insurance	-133,269.22
Long Term Disability	-2,540.15
Vision Insurance	431.38
Voluntary/Term Life Ins Deduction	166.50
Colonial Life Ins Deduction	6,271.66
Landlord Back-up Withholdings	4,612.30
A/P -Other	42,103.36
Current Portion of LT Debt - Bonds	910,000.00
Accrued Liabilities-Other	175,000.25
Accrued Compensated Absences-Current	129,450.14
Lease Liability-Short Term	24,825.00
Lease Liability-Short Term	37,965.68
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	42,788.46
Unearned Revenue -EHV	228,517.00
TOTAL CURRENT LIABILITIES	1,883,916.25

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

Period = Dec 2024

Book = Accrual

	<b>Current Balance</b>
<b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	342,580.79
FSS Escrow	346,189.71
Lease Liability -Long Term	6,800.00
Bonds Payable-Long Term	1,945,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>2,640,570.50</b>
<b>TOTAL LIABILITIES</b>	<b>4,524,486.75</b>
 <b>EQUITY</b>	
<b>RESERVED FUND BALANCE:</b>	
Restricted Net Position	84,792,661.41
Restricted Net Position	19,094.51
<b>TOTAL RESERVED FUND BALANCE</b>	<b>84,811,755.92</b>
 <b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	69,627,160.69
Unrestricted Net Assets-Retained Earnings	25,976,186.12
Unrestricted Net Assets -Retained Earnings	1,887,698.99
<b>TOTAL RETAINED EARNINGS:</b>	<b>97,491,045.80</b>
<b>TOTAL EQUITY</b>	<b>182,302,801.72</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>186,827,288.47</b>

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

Period = Dec 2024

Book = Accrual

	Period to Date	Year to Date
<b>REVENUE &amp; EXPENSES</b>		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	574,493.00	1,349,266.37
Tenant Accounts - True Up	-400.00	-400.00
Utility Reimb.-LIPH	-57,587.00	-181,995.00
Utility Reimbursement Refund	2,647.00	4,003.00
Total Rental Income	<u>519,153.00</u>	<u>1,170,874.37</u>
Other Tenant Income		
Damages/Maintenance	20.00	140.00
Late Charges	20,012.00	47,754.50
Legal Fees - Tenant	0.00	350.00
Tenant Owed Utilities	0.00	-84.00
Tenant Screening	0.00	-200.00
Misc.Tenant Income	95.00	2,814.06
Vacate Charges	-6.00	-6,443.00
Total Other Tenant Income	<u>20,121.00</u>	<u>44,331.56</u>
NET TENANT INCOME	539,274.00	1,215,205.93
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	1,219,763.24	3,162,439.80
HUD PHA Operating Grants/Subsidy	0.00	232,913.66
Section 8 HAP Earned	5,224,379.00	14,318,125.00
Section 8 Admin. Fee Income	408,172.00	1,232,869.00
Section 8 -Placement/Issuance Fees	200.00	400.00
Capital Fund Grants	239,138.82	1,757,168.21
Capital Fund Grants-Soft Costs	496,474.90	919,857.54
TOTAL GRANT INCOME	<u>7,588,127.96</u>	<u>21,623,773.21</u>
OTHER INCOME		
Investment Income - Unrestricted	32,029.32	64,281.44
Investment Inc -Restricted Non-Allocated	12,655.43	40,277.82
Fraud Recovery Restricted	0.00	4,644.00
Fraud Recovery PH	-2,732.00	2,031.74
Non-Dwelling Rent	1,177.00	3,531.00
Vending Income-James House TAB	905.69	905.69
Vending Income-Parkview	350.20	350.20
Vending Income-Badenhaus TAB	62.69	99.18
Other Miscellaneous Income	559.40	178,144.61
Other Income-Bank Rent	3,216.67	9,366.67
Pension Forfeitures	10.43	5,178.17
Insurance Proceeds	52,507.93	52,507.93
PH & HAP FSS Forfeitures	10,612.34	10,612.34
TOTAL OTHER INCOME	<u>111,355.10</u>	<u>371,930.79</u>
TOTAL INCOME	<u>8,238,757.06</u>	<u>23,210,909.93</u>

## St. Louis Housing Authority Income Statement

Period = Dec 2024

Book = Accrual

	Period to Date	Year to Date
<b>EXPENSES</b>		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	291,128.74	891,067.71
Administrative Salaries	91,104.56	292,241.95
Administrative Salaries-PT	7,321.78	22,336.55
Admin Salaries-Overtime	411.45	2,155.18
FICA	21,093.17	63,353.22
Health Benefits	40,284.10	108,208.47
Retirement Benefits	35,440.78	99,002.12
Unemployment Insurance	52.40	496.96
Long Term Disability	306.12	875.65
Dental	1,750.06	4,617.31
Cell Phones	1,040.14	2,769.12
Beneflex HSA	2,463.68	6,245.27
WC Self-Insurers Qtrly Taxes	0.00	189.00
FICA	6,710.52	45,247.42
Health Benefits	15,953.71	53,282.52
Retirement Benefits	10,760.06	30,304.02
Unemployment Insurance	11.49	6,439.70
Long Term Disability	91.39	1,704.61
Dental	695.04	8,503.75
Cell Phones	82.13	4,341.91
Total Administrative Salaries	526,701.32	1,643,382.44
Legal Expense		
Legal Services	5,428.19	17,117.10
Legal Services	10,411.50	17,856.00
Total Legal Expense	15,839.69	34,973.10
Other Admin Expenses		
Staff Training	451.80	630.00
Auditing Fees	5,755.00	5,755.00
Port Out Admin Fee Paid	2,958.45	10,350.24
Marketing-LaSalle Youth Festival	0.00	355.90
Total Other Admin Expenses	9,165.25	17,091.14
Miscellaneous Admin Expenses		
Office Supplies	3,610.10	8,211.51
Office Supplies	1,168.31	1,188.24
Temporary Admin Labor	10,563.30	34,206.59
Temporary Admin Labor	1,887.61	7,928.66
Postage	6,805.80	6,805.80
Postage	0.00	215.65
Advertising	2,416.07	5,464.46
Printing & Publications	161.79	161.79
Printing & Publications	-161.79	306.94
Membership Fees	1,068.00	1,068.00
Telephone	3,283.96	11,659.41
Telephone	2,377.66	18,156.42
Maint Agreement-Office Equipment	0.00	1,079.68
Maint Agreement-Office Equipment	0.00	6,200.00



**St. Louis Housing Authority  
Income Statement**

Period = Dec 2024

Book = Accrual

	<b>Period to Date</b>	<b>Year to Date</b>
Professional/Technical Services	66,824.36	335,078.51
Software License Fees	221.16	29,244.77
Software License Fees	0.00	447.98
Internet / Cable	0.00	5,434.66
Computer Supplies	0.00	10,990.06
Other Admin Expense	14,521.91	23,472.43
Other Admin-LaSalle Youth Festival	0.00	-122.09
Other Admin Expense	0.00	1,628.52
Bank Fees	962.50	2,900.45
D/A Testings/Results	0.00	586.15
Copying Expense	2,873.58	6,854.67
Allocated OH-Administrative Expense	3,151.52	7,239.32
Allocated OH-Legal Expense	467.10	1,014.58
Allocated OH-Tenant Services Expense	0.00	406.40
Allocated OH-Utilities Expense	0.00	1,121.95
Allocated OH-Materials Expense	0.00	187.45
Allocated OH-Maintenance Expense	1,171.85	2,933.15
Allocated OH-Protective Services Expense	429.27	1,255.05
Allocated OH-Insurance Expense	9,465.30	20,100.44
Total Miscellaneous Admin Expenses	<u>133,269.36</u>	<u>553,427.60</u>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>684,975.62</b>	<b>2,248,874.28</b>
<b>TENANT SERVICES</b>		
Tenant Services Salaries	5,295.36	17,951.27
FICA	399.78	1,705.16
Health Benefits	765.46	2,066.74
Retirement Benefits	704.54	1,918.26
Long Term Disability	7.68	20.74
Dental	33.02	89.15
Cell Phones	46.16	124.63
Relocation Costs	1,215.00	1,215.00
Tenant Srv Rec/Pub/Other	280.21	280.21
Tenant Srv Rec/Pub/Other-James House TAB	271.07	271.07
Tenant Srv Rec/Pub/Other-Euclid TAB	158.51	933.33
Tenant Srv Rec/Pub/Other-Parkview	1,804.66	4,265.79
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grar	0.00	482.91
Tenant Srv Rec/Pub/Other-North Sarah	-680.00	-680.00
Tenant Srv Rec/Pub/Other-KingsburyTAB	1,890.00	1,890.00
Resident Council	0.00	522.50
Landlord -Excess Damage Reimb	7,647.00	7,647.00
Landlord -Signing Bonus	0.00	500.00
Security Deposit Assistance	950.00	26,398.00
Tenant Services Screening	0.00	462.72
Tenant Participation Funds	294.11	1,280.14
Tenant Participation Fund-James House TAB	109.98	338.89
Tenant Srv Lobby Monitors	1,527.50	4,856.25
Tenant Services -Other	2,000.00	1,800.00
Tenant Services Other-Circle of Friends (SLU)	1,554.92	6,168.12
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>26,274.96</b>	<b>82,507.88</b>

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

Period = Dec 2024

Book = Accrual

	Period to Date	Year to Date
<b>UTILITIES</b>		
Mixed Finance Utilities	146,155.24	438,465.72
Water	0.00	20,606.30
Electricity	54,528.54	150,640.02
Gas	0.00	21,371.63
Sewer	0.00	86,045.69
<b>TOTAL UTILITY EXPENSES</b>	<b>200,683.78</b>	<b>717,129.36</b>
<b>MAINTENANCE AND OPERATIONS</b>		
General Maint Expense		
Maintenance Labor-Grounds	74,797.53	152,434.41
Maint Labor -Janitorial Cleaning	24,042.77	57,137.79
Maintenance Labor-Overtime	5,630.35	17,995.73
FICA	10,712.27	24,039.61
Health Benefits	15,479.08	42,894.88
Retirement Benefits	10,544.86	30,667.49
Unemployment Insurance	137.40	449.08
Long Term Disability	74.75	1,686.38
Dental	804.43	8,542.52
Cell Phones	130.32	5,772.15
<b>Total General Maint Expense</b>	<b>142,353.76</b>	<b>341,620.04</b>
Materials		
Materials COVID	0.00	-73.90
Materials-Custodial	0.00	1,927.11
Materials-Custodial	3,401.53	9,965.76
Materials-Electrical	386.38	386.38
Materials-Electrical	-188.66	7,681.33
Materials-Plumbing	2,873.94	11,695.71
Materials-Lawn/Grounds/Snow Removal	0.00	138.22
Materials-Tools/Equipment	238.91	3,105.93
Materials-Boiler	0.00	45.97
Materials-Other	672.48	4,418.98
Materials-HVAC	8,598.53	13,298.00
Materials-Gas/Oil Vehicles	-1,406.56	262.97
Materials-Appliances	3,457.68	25,904.83
Materials-Hardware	0.00	516.72
Materials-Paint	62.19	3,170.15
Materials-Flooring	0.00	667.77
Materials-Cabinets/Countertops Doors/Windows	2,004.14	8,197.22
<b>Total Materials</b>	<b>20,100.56</b>	<b>91,309.15</b>
Contract Costs		
Contract-Elevators	7,198.60	37,874.88
Contract-Trash Removal	266.12	3,241.70
Contract-Trash Removal	14,707.90	72,638.77
Contract-Custodian	2,847.50	8,542.50
Contract-Custodian	2,825.00	37,502.72
Contract-Plumbing	8,121.50	31,843.34
Contract-Uniform Cleaning	1,504.46	7,852.60
Contract-Grounds/Lawn	2,200.65	4,033.25
Contract-Grounds/Lawn	11,164.00	49,929.85

**St. Louis Housing Authority  
Income Statement**

Period = Dec 2024

Book = Accrual

	<b>Period to Date</b>	<b>Year to Date</b>
Contract-Auto Gas	1,378.16	2,701.60
Contract-Auto Gas	1,195.93	1,195.93
Contract-HVAC	1,476.63	26,279.61
Contract-Fire Protection	429.47	9,342.82
Contract-Vehicle Repairs	3,091.84	3,151.84
Contract-Vehicle Repairs	0.00	944.50
Contract-Other	0.00	64,814.05
Contract-Other	1,175.00	21,777.75
Contract-Exterior Building Repairs	0.00	6,850.00
Contract-Parking Lot Repairs	5,715.00	5,715.00
Contract-Parking Lot Repairs	0.00	8,040.00
Contract-Electrical	395.89	395.89
Contract-Electrical	175.00	687.65
Contract-Pest Control/Extermination	250.00	250.00
Contract-Pest Control/Extermination	4,575.82	13,757.12
Contract-Flooring Installation	4,763.12	46,307.01
Contract-Painting/Wall Repairs	7,855.00	54,491.20
Contr-Cabinet/Counters/Door/Windows	6,069.00	31,590.23
Contract-Lease Automobiles	3,106.00	11,638.00
Contract-Bed Bug Eradication	850.00	8,200.00
Total Contract Costs	<u>93,337.59</u>	<u>571,589.81</u>
<b>TOTAL MAINTENACE EXPENSES</b>	<b>255,791.91</b>	<b>1,004,519.00</b>
 <b>PROTECTIVE SERVICES</b>		
Security Alarm Service	0.00	2,352.65
Security Alarm Service	240.62	1,078.12
Security/Law Enforcement	36,015.64	174,390.96
Security Enforcement-Police	0.00	99,543.12
Security Enforcement/Sec Guards	3,863.45	11,086.42
<b>TOTAL PROTECTIVE SERVICES</b>	<u>40,119.71</u>	<u>288,451.27</u>
 <b>INSURANCE PREMIUMS</b>		
Workers Comp Claims	90,908.20	157,469.37
Auto Insurance	5,305.51	15,916.53
Property Insurance	72,280.47	216,841.41
Cyber Security Insurance	0.00	11,921.12
Fidelity Bond Insurance	325.65	976.95
Liability Insurance	20,407.49	63,547.47
Excess Workers Comp Insurance	0.00	15,550.20
<b>TOTAL INSURANCE PREMIUMS</b>	<u>189,227.32</u>	<u>482,223.05</u>
 <b>GENERAL EXPENSES</b>		
Bad Debt-Tenant Rents	0.00	1,706.00
Other General Expense	265,445.28	754,141.05
PH FSS Escrow Expense	-1,886.01	-1,054.01
<b>TOTAL GENERAL EXPENSES</b>	<u>263,559.27</u>	<u>754,793.04</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>1,660,632.57</u>	<u>5,578,497.88</u>
 <b>EXTRAORDINARY EXPENSES</b>		
Casualty Loss Expense	0.00	27,064.00
<b>TOTAL EXTRAORDINARY EXPENSES</b>	<u>0.00</u>	<u>27,064.00</u>

**St. Louis Housing Authority  
Income Statement**

Period = Dec 2024

Book = Accrual

	<b>Period to Date</b>	<b>Year to Date</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>		
Housing Assistance Payments	4,527,380.00	13,509,187.15
Tenant Utility Payments-Voucher	238,805.00	725,059.00
Portable Out HAP Payments	100,168.00	384,755.00
FSS Escrow Payments	6,057.00	17,433.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>4,872,410.00</b>	<b>14,636,434.15</b>
<b>OTHER FINANCING SOURCES</b>		
Equity Transfer Capital Assets IN	239,138.82	1,757,168.21
Equity Transfer Capital Assets OUT	239,138.82	1,757,168.21
Operating Transfers IN	0.00	42,258.47
Operating Transfers OUT	0.00	42,258.47
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>0.00</b>
Prior Period Adjustments Affecting RR	127,414.40	175,038.55
<b>TOTAL NON-OPERATING ITEMS</b>	<b>127,414.40</b>	<b>175,038.55</b>
<b>UTILITY CONSUMPTION</b>		
Water Consumption	0.00	7,043.65
Water Consumption Contra	0.00	7,043.65
Electric Consumption	460,893.93	1,082,569.23
Electric Consumption Contra	460,875.00	1,082,622.30
Gas Consumption	0.00	9,236.00
Gas Consumption Contra	0.00	9,236.00
Sewer Consumption	0.00	14,135.00
Sewer Consumption Contra	0.00	14,135.00
<b>TOTAL UTILITY CONSUMPTION</b>	<b>18.93</b>	<b>-53.07</b>
<b>TOTAL EXPENSES</b>	<b>6,660,475.90</b>	<b>20,416,981.51</b>
<b>NET INCOME</b>	<b>1,578,281.16</b>	<b>2,793,928.42</b>

# DEVELOPMENT

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: February 12, 2025

Subject: Development and Modernization Department Board Report

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

### General

*RD22-03 – Clinton-Peabody Apartments Redevelopment* – For January, the development team met with residents to talk about the coming year and expectations moving forward after receiving the MHDC LIHTC award in December.

The meeting was held on January 16, 2025. Residents were invited to celebrate the MLK holiday with the development team and several activities were planned to engage residents in the celebration. In addition, the interior designers for the new Clinton-Peabody were in attendance to show two options for the interior finishes being considered for the development. Residents were then asked to vote for their preferred option. The development team also brought a new version of the interior spaces through a virtual reality system for residents to use. This gave them an opportunity to see what the spaces may look like with each of the options.

The development team also continued the Choice Neighborhood Grant planning work and coordination in January.

The next resident engagement meeting will be held on February 20, 2025.

### 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 received their official Contract to enter into a Housing Assistant Payment (CHAP) contract on October 31, 2024. SLHA is still finalizing the closing terms.

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

RD 24-11A SSSC Lafayette Townhomes (4) units– This is part of the heavy make-ready turn work that was identified as necessary in February 2024. 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. The project was awarded to Raineri Construction in December 2024 and will begin construction in January 2025. Subcontractor submittals are being reviewed and put through for approval in February.

RD 24-07 Parkview Apartments First Floor Renovation – A contract for the project was signed in November 2024 and Development and Modernization staff are currently reviewing submittals. The Notice to Proceed was issued in January 2025 and subcontractor submittals are being reviewed.

RD24-08 Cochran Plaza Security Upgrades – A contract with Utilitra, the responsive low bidder for the project, was executed on September 6, 2024. Development and Modernization issued a Notice to Proceed in January 2025. The contractor has begun boring for cable replacement, but were delayed significantly due to January's weather. The equipment for the cameras has been ordered and is expected in February.

RD 24-08 Badenhau Sewer Repair – The contractor has moved work to the interior of units. Work is on schedule, despite the January weather. Development and Modernization staff have been working closely with Property Management on-site to coordinate the temporary moves for affected residents. The process has been very effective.

RD 23-03A Parkview Apartments Access Control System – This project is on hold pending interior work related to the Parkview Lobby project.

RD 23-12 West Pine Roof Replacement – The work on the roof was completed in December 2024. Final punchlist was expected for January 2025, but the weather delayed scheduling. This is now going to occur in February.

RD 22-10 The California Garden Fence Replacement and Security Upgrades – January's weather significantly impeded work on the project. The contractor was unable to perform a significant amount of work in January, but expects to continue in February as weather permits.

RD 22-04 Parkview Elevator Replacement – Work on the final elevator car replacement is beginning, with an anticipated completion of April 30, 2025. The new passenger car in the north elevator bay is in service, as well as the new freight elevator.

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 selected developer, Habitat for Humanity, to execute an Option Agreement for the remaining five parcels. The developer is seeking to apply for a Neighborhood Preservation Tax Credit from the state. SLHA staff will also extend the Master Developer Agreement in February 2025.

## **Section 18**

Hodiamont Board Up – Development and Modernization staff uploaded most of the application to the HUD PIC system in July. SLHA staff responded to the technical questions presented by HUD and have confirmed that they received the information. HUD has requested additional information, which has been provided.

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

SSSS – Tiffany Make-Ready RFQ (5 units) – This is part of the heavy make-ready turn work that was identified as necessary in February 2024. All of the units have been turned over to Property Management. Close-out activities will be complete in February 2025

SSSC Lafayette Townhomes Make-Ready (4) units – This is part of the heavy make-ready turn work that was identified as necessary in February. Units were turned over to Property Management on December 17, 2024. Close-Out of the project is expected to be complete in February 2025.

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

LaSalle Park Apartments Security Cameras – Development and Modernization staff will complete the close-out documents and final payment in February 2025.

## **Grant Applications**

None.

## **Solicitations**

RD 25-01 California Gardens Security Cameras (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 will issue the solicitation in February 2025.

RD 25-02 West Pine Elevator Replacement – Proposals for this solicitation were received in January 2025 and a review committee has been formed to evaluate them. The committee will meet in February to determine who should receive the contract recommendation.



RD 25-06 Parkview Apartments First Floor Furniture – Development and Modernization issued the request for quotes on January 15, 2025. These are due in February.

RD 25-04 Environmental Consultants – Development and Modernization issued a Request for Qualifications for Environmental Consultants on January 15, 2025. Quotes are due February 11, 2025.

## **Re-Solicitations**

RD 24-11B Folsom/Norfolk Make Ready (3) units – This is part of the heavy make-ready turn work that was identified as necessary in February 2024. 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.

Development and Modernization staff identified an additional unit that needed to be added to this solicitation in December. The addendum was approved and issued on January 7, 2025 and quotes were received January 21, 2025. The quotes will be evaluated and a purchase order issued in February or March.

The successful completion of these projects will return three (3) units of housing back to productive use and occupancy.

RD 24-11B Folsom/Norfolk Make Ready (3) units – This is part of the heavy make-ready turn work that was identified as necessary in February 2024. 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.

## **Pre-Solicitation**

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 first quarter of 2025. 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 were received by SLHA in October 2024. HUD approval has been received for the environmental review part of the quote. The Acquisition & Solicitation Plan was approved in January 2025 and the project will be put out to bid in February.

## **Planning**

Al Chappelle Roof Replacement – Development and Modernization issued a task order in December 2024 to the architects at Grice-Trivers Joint Venture to prepare documents for the

exterior and mechanical work to be funded by the CDA grant of \$750,000.00 awarded to SLHA in November 2024.

SLHA met with the architects in January 2025 to give them direction on how the roof replacement should proceed and the design need. A field visit is expected in February 2025.

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 has been reviewed and the solicitation should be made in the second quarter of 2025.

CDA Grant Make-Ready (heavy) – SLHA was awarded \$2 million from the City of St. Louis Community Development Administration (CDA) and has finalized the contract with CDA. The work will be solicited starting with Phase I in March. Development and Modernization staff have issued a task order to St. Louis Design Alliance, an architecture firm under contract with SLHA, who will complete the design process for the following projects:

Phase 1: This phase is more comprehensive than the later phases because it includes an additional grant funding source from HUD through the Housing-Related Hazards (HRH) grant. In total, 15 units will receive make-ready work funded through the CDA grant and additional electrical service and appliance upgrades through the HRH grant. These units will be at Page Manor (7 units) and Samuel Shepard (8 units).

In addition to this make-ready work, the solicitation will also include the Towne XV development, and the remaining units at Page Manor and Samuel Shepard to receive electrical appliance and service upgrades. This work will include new electric water heaters, ranges, exhaust fans, and upgraded electrical panels. These improvements will be paid for through the Housing-Related Hazards grant so that the work can be completed more efficiently and with greater value.

In all, 34 units will be improved through the CDA and HRH grants in the first phase.

Phase 2: McMillan (5 units), Lookaway (5 units), and McMillan 2 (5 units)

Phase 3: Cochran (21 units)

The phasing and units are subject to change based on cost and need.

Make-Ready (heavy) Portfolio-Wide – Development and Modernization issued a task order in February 2024 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**

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.

*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 JANUARY 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
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	Parking Lot 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	44096	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	Grice-Trivers Joint Venture	12/20/2024	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 1st Floor 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	N/A	N/A	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	N/A	N/A	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%	100%	100%	4/27/2020	5/11/2020	Part 50	9/21/2020	10/2/2020
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	1	5	0	N/A	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	4	6	6	(7/30/24)	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	10/2/2020	10/19/2020
MO001000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	1	(7/30/24)	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	10/2/2020



**DEVELOPMENT AND MODERNIZATION JANUARY 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
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	4/24/2024	4/29/2026	N/A	TBD	N/A	N/A	40%	69%	
MO001000019	Parkview Apartments	N/A	Parking Lot 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	62%	62%	
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%	56%	
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%	100%	
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	50%	83%	
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor 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	-	100%	-
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	1/7/2025	5/7/2025	TBD	TBD	N/A	N/A	31%	5%	
MO0010000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	1	5	6/4/2024	8/3/2024	11/15/2024	11/5/2024	11/13/2024	11/13/2024	100%	100%	-
MO0010000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	4	6	8/13/2024	10/12/2024	12/31/2024	11/25/2024	12/16/2024	12/17/2024	100%	100%	
MO0010000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	TBD	TBD	TBD	TBD	TBD	TBD	-	-	

**DEVELOPMENT AND MODERNIZATION JANUARY MONTHLY ACTIVITY REPORT**

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units	
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 passed inspection and was turned over to SLHA in October. The north passenger elevator is now being replaced.
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	Exterior Work was completed in December 2024. Work inside units started in January 2025.
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 and new lighting fixtures have been installed. The fence was installed in December; installation of the gates, security system, and installation of stairwell handrails are anticipated in February.
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	SLHA was awarded a \$750,000.00 grant from the city of St. Louis for envelope & MEP repairs. Design for this scope of work is anticipated to begin in January.
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 have been routed for approval.
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. Front doors were repaired and fence work was completed in December; the contractor anticipates to completing work in the east wing in January.
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. Project work was completed in December. Punchlist inspection was completed on January 30, 2025.
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	Submittal review and preconstruction activities are ongoing. Notice to Proceed was issued in January. The removal of existing floor tile ongoing.
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	Phase II moves were completed in December
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	Submittal review and preconstruction activities are ongoing. Notice to Proceed was issued in January and the work is scheduled to start the first week of February.
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 was completed in November; closeout activities will be completed in February.
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	TBD	TBD	The units were turned over to Property Management in December. Closeout activities will be completed in February.
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger/Hickory)	TBD	TBD	After dividing into (2) projects by development, this project was re-bid in November. The project was awarded to Raineri Construction mid-December. The Notice to Proceed was issued in January.

# DEVELOPMENT AND MODERNIZATION JANUARY MONTHLY ACTIVITY REPORT



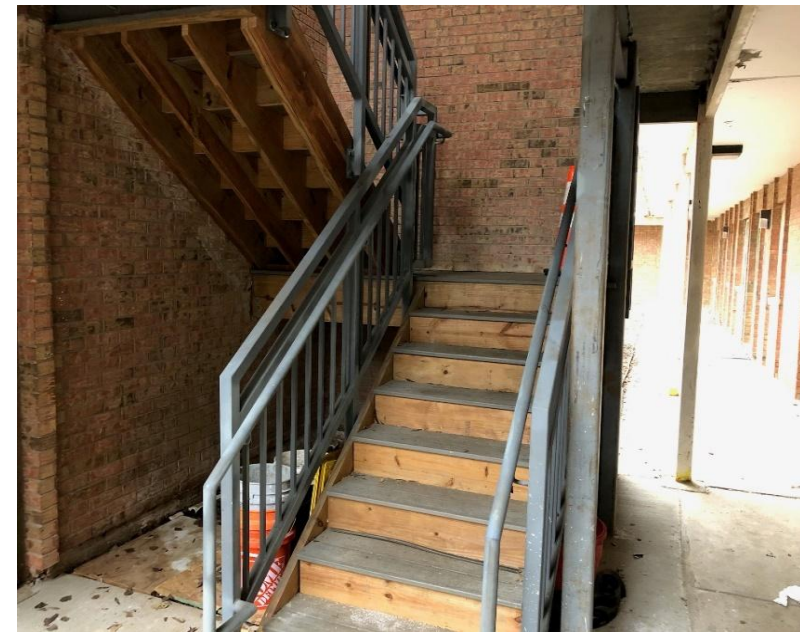
**Parkview First Floor Renovations**



**Parkview Elevator Replacment**



**Badenhaus Sewer Repairs**



**California Gardens Security Upgrades**



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

AT 1/31/2025

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150117	558	294,831.00	294,831.00	0.00	294,831.00	0.00	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	1,447,864.11	338,010.89	192,556.99	1,593,318.01	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,765,854.17	21,989.83	8,474,714.36	313,129.64	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	8,661,981.46	358,951.54	7,063,281.76	1,957,651.24	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,341,520.00	0.00	8,111,332.82	230,187.18	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	8,665,198.68	965,579.32	6,514,831.59	3,115,946.41	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	4,374,167.30	4,631,411.70	3,437,038.58	5,568,540.42	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
MO36P00150124	571	9,250,628.00	2,037,067.80	7,213,560.20	119,831.22	9,130,796.78	5-May-2026	5-May-2028
MO36E00150124	572	206,295.00	0.00	206,295.00	0.00	206,295.00	19-Jun-2025	19-Jun-2026
<b>Totals</b>		<b>\$58,379,916.00</b>	<b>\$42,563,344.72</b>	<b>\$13,529,503.48</b>	<b>\$36,220,346.32</b>	<b>\$22,159,569.68</b>		
			<b>72.9%</b>			<b>62.0%</b>		

# RESIDENT INITIATIVES

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: February 12, 2025

Subject: Resident Initiatives Board Report

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In January 2025, 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.

New Enrollments (Dec)	Total Enrollment	Percent of Dept. Goal
0	147	74%

### Resident Engagement

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

- Employment (13)
- Utility Assistance (1)
- Health and Wellness (4)
- 5 Bus Cards were distributed

### Community Outreach

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

#### 1/16/25 - Clinton-Peabody Resident Meeting

The Coordinators provided a ROSS resource table, providing residents with information about Ready Readers' Neighborhood Reading Captains (NRC) program.

#### 1/30/25 - Senior Resiliency Fund Booster Session

The ROSS team attended the event, along with the Elderly and Disabled Coordinator, to provide information about resources provided to SLHA's seniors.

## Seniors/Disabled

The Elderly and Disabled Services program provided case management services to elderly and disabled residents across SLHA developments and facilitated several activities through the Circle of Friends program. In January, the Circle of Friends groups focused on hosting regularly scheduled meetings for their members. There are currently 62 Circle of Friends participants. In addition to their meetings, the Coordinator is working with partner Our Second Act to engage Circle of Friends members in a Black History outing for February.

## Family Self Sufficiency

As of January 2025, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had thirty-eight (38) participants, twenty-six (26) with established escrow accounts and nine (9) actively receiving a monthly escrow credit. In addition, there were thirty-four (34) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which thirty-one (31) have established escrow accounts and fifteen (15) received a monthly escrow credit. There was one (1) new participant enrolled in PH-FSS program

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	38	26	0	26/68%	9/24%
PH	34	31	1	31/91%	15/44%

## Resident Coordinator

The Resident Relations Coordinator continues to host several events to engage residents and property managers in the implementation of the CDA beautification grant. This month, the Coordinator continued with a series of successful meetings to gather insight on what beautification improvements residents would like to see in their communities.

### 1/15/25 - Renaissance Place at Grand Resident Outreach Meeting on Zoom

The Coordinator joined the resident meeting that BVTa hosted on Zoom to share information about the grant and started the process of community engagement to get resident feedback on the project for Renaissance Place.

### 1/21/25 - Euclid Plaza Resident Meeting

The Coordinator went to Euclid Plaza to share information about the grant and continued the process of community engagement to get resident feedback on the project for Euclid Plaza. They have identified their two events: a health and wellness fair in May and a block party in June. The Coordinator also shared information about additional department programs (ROSS, FSS and CoF).

### 1/23/25 - Parkview Elderly Apartments Resident Outreach Meeting

The Coordinator went to Parkview to share information about the grant and started the process of community engagement to get resident feedback on the project for Parkview. The Coordinator also shared information about additional department programs (ROSS, FSS and CoF).



Pictured right: Resident Relations Coordinator, Camille Shoals, facilitating resident engagement meeting at Parkview Apartments.



### 1/30/25 - North Side Scattered Sites Resident Outreach Meeting

The Coordinator and Director of Resident Initiatives went to North Side Scattered Sites to share information about the beautification grant and continued the process of community engagement to get resident feedback on the community beautification project. The residents engaged in Dot Choice Voting with renderings of possible projects, site locations, and outcomes of the grant process. Information was also shared about additional department programs (ROSS, FSS and CoF).

Pictured above: Resident Relations Coordinator, Camille Shoals, working with property manager, Prissilla Redd-Brown, to facilitate a resident engagement meeting for Northside Scattered Sites residents.

The Coordinator is working with the TABs to distribute a resident engagement survey at several sites. Additionally, the Coordinator will host eight additional meetings and work with Euclid Plaza to plan a resource fair and block party for their beautification project.

### **TABs**

In place of their monthly meeting, the St. Louis Tenant Affairs Board decided to hold a closed meeting for their officers. SLHA staff were not in attendance.

In January, the Director of Resident and Community Engagement launched an abbreviated training for newly appointed TAB members. During this training, board members received information on the purpose of the TAB, their roles/responsibilities and key operational processes. Additionally, the Director continues to meet with active TABs to facilitate important conversations and provide support as needed.



Pictured above left: Director of Resident & Community Engagement, Vontrice McDowell swearing in new Cambridge TAB member. Pictured above center: Newly appointed TAB members attending their first Day of Training. Pictured above right: Director of Resident & Community Engagement, Vontrice McDowell facilitating Day 1 of TAB training for newly appointed Board members.

### **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.

### 1/16/25 - Meeting w/ BioSTL

The Director attended a meeting with BioSTL that was organized by SLHA's FSS team. During this meeting, the team explored ways in which SLHA residents can participate in BioSTL's training cohorts that would prepare them for gainful employment opportunities.

### 1/16/25 - Meeting w/ Ready Readers

The Director attended a meeting with Ready Readers that was organized by SLHA's ROSS Team. This was a follow up to discuss the progress of the upcoming Neighborhood Reading Captains program that will launch in March 2025.

### 1/24/25 - Cambridge Heights Resident Meeting

The Director attended a meeting lead by the Executive Director to support Cambridge residents with ROSS services and to answer any questions regarding the activation of their new TAB.

### 1/29/25 - Cambridge Heights TAB Meeting

The Director attended a meeting with the Executive Director and Director of Operations for Public Housing to hear the concerns of the TAB and facilitate a conversation between the residents and management.

### **Other Business and Upcoming Events**

The Resident Relations Coordinator is continuing engagement meetings at designated sites to gather resident input on the beautification projects funded by the CDA grant. The Coordinator is also assisting the TABs with planning exciting events for their neighbors. Additionally, the FSS Coordinators are launching their Quarterly Informationals and Roadshows for 2025. During these events, the Coordinators will connect with current and interested FSS participants to provide them with resources and supports to assist them with obtaining their FSS goals. The speakers for the first Informational will be representatives from FDIC and BioSTL.



**RESIDENT-LED BEAUTIFICATION PROJECT**

The program is financed wholly through an allocation of Community Development Block Grant (CDBG) funds from the United States Department of the Treasury and the City of St. Louis Community Development Department.

The RLB Project offers residents a unique opportunity to transform their community through special updates and upgrades that improve both the physical appearance and the social well-being of the community.

Let's grow and create together! We need you to attend our next community planning meeting!

**DATE** Friday, Feb 7th  
**TIME** 11:30AM  
**LOCATION** West Pine Community Room

For questions, contact:  
Camille Shoos  
cshoos@slha.org  
314-286-4299

ST. LOUIS HOUSING AUTHORITY



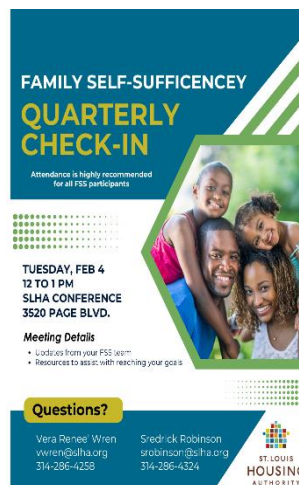
YOU ARE INVITED TO

*Valentine's Day*  
**BINGO**

FEBRUARY 22  
FROM 3-5PM

EUCLID PLAZA APARTMENTS  
COMMUNITY ROOM

BROUGHT TO YOU BY  
EUCLID PLAZA TENANT  
ASSOCIATION



**FAMILY SELF-SUFFICIENCY**  
**QUARTERLY CHECK-IN**

Attendance is highly recommended for all FSS participants!

TUESDAY, FEB 4  
12 TO 1 PM  
SLHA CONFERENCE  
3520 PAGE BLVD.

**Meeting Details**

- Updates from your FSS team
- Resources to assist with reaching your goals

**Questions?**

Vera Renee Wren  
vwren@slha.org  
314-286-4259

Sred'ek Robinson  
srobinson@slha.org  
314-286-4324

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**DO YOU NEED ASSISTANCE?**

- FINDING EMPLOYMENT?
- SAVING MONEY?
- PAYING UTILITY BILLS?
- SECURING CHILD CARE?

**HELP IS AVAILABLE!**  
JOIN US AT THE  
RESIDENT INITIATIVES

**ROADSHOW 2.0**

FOR MORE DETAILS ON THE  
FAMILY SELF-SUFFICIENCY & ROSS PROGRAMS

During Resident Meetings!

ST. LOUIS HOUSING AUTHORITY

**LEGAL**

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Erika Sparks, Planning & Procurement Manager

CC: Sarah J. Hugg-Turner, General Counsel

Date: February 12, 2025

Subject: Procurement Board Report

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### Capital Fund

A. Contracts Awarded

None.

B. Solicitations Pending

RD 25-02 Request for Proposals for West Pine Apartments Elevator Replacement. The general scope of work for this project will consist of removal and replacement of the current building elevator system with a new elevator system designed to meet all current code requirements. The replacement of two passenger elevators will include the replacement of all elevator switchgear, cables, structural supports and control systems. Elevator cabs will be rebuilt and upgraded to include new finishes. The solicitation was approved on November 25, 2024 and advanced notice was emailed to contractors on November 25, 2024. The solicitation was advertised in the St. Louis American on November 28, 2024 and the St. Louis Post Dispatch on December 1, 2024. The pre-bid meeting was held onsite on December 17, 2024. Two proposals were received on January 23, 2025. The Evaluation Committee was established on January 27, 2025. Proposal evaluation is in progress.

RD 24-11B Request for Quotes for Marie Fanger/Folsom was sent to contractors on November 11, 2024. This RFQ is a resolicitation of RD 24-11, where only one bid was received and was above the small project acquisition process limit of \$250,000.00. RD 24-11 was split into RD 24-11A and RD 24-11B to encourage smaller contractors and potentially increase the number of bids received. 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. The pre-bid conference was held onsite on November 19, 2024. A unit was added to the solicitation and as a result, the due date was extended to January 21, 2025. Three quotes were received on January 21, 2025. The award is in progress.

- RD 24-13 Invitation for Bids for Asphalt Shingle Roof Replacements: Lookaway, Walnut Park and Badenhau. The scope of work for this project will consist of removal and replacement of existing asphalt single roofs, drip edges and ridge vents at thirty (30) single family residences in the Walnut Park and Lookaway developments, and nine (9) multi-family structures at the Badenhau Apartments. Gutters and downspouts will also be replaced. The Acquisition and Solicitation plans were approved on January 28, 2025. The project is scheduled to go out for bids in February.
- RD 25-04 Request for Qualifications for Environmental Consultants was issued on January 15, 2025. The solicitation is seeking proposals from qualified consultants appropriately licensed in the State of Missouri to provide Environmental Consulting Services as required for projects to be performed in the years of 2025 through 2030. The scope of work for this project will consist of furnishing all labor and materials required to conduct Environmental Reviews (ERs) to meet relevant ASTM standards, National Environmental Policy Act (NEPA) requirements, 24 CFR Part 50 regulations, and Housing and Urban Development (HUD) Notice PIH 2016-22 requirements. Proposals are due February 4, 2025.
- RD 25-06 Request for Quotes for Parkview Apartments First Floor Furniture was issued on January 15, 2025. The scope of work for this project will consist of furnishing the first floor of Parkview Apartments in accordance with the furniture package prepared by SLHA's architect, St. Louis Design Alliance Architects. Work will be completed in phases after renovations of each area are complete. Areas to be furnished include offices, lounge and dining areas, conference/board rooms, activity rooms, and the security desk. Quotes are due February 11, 2025.

### **Other Contracting Activity**

A. Contracts Awarded

None.

B. Solicitations Pending

- LG 25-03 Request for Proposals for Legal Services for the St. Louis Housing Authority. The purpose of this solicitation is to develop a pool of attorneys from which SLHA may choose to do business with from time to time. Offerors are

invited to submit proposals to provide both litigation and transactional service(s) in one or more of the following practice areas: Employment/ Employee Benefits/Tax Law; Housing Law; Construction/ Procurement Law; Real Estate Law & Affordable Housing Development; Torts; Bond Counsel; and Bankruptcy & Creditor's Rights. The RFP was approved on December 18, 2024. The RFP was advertised in the St. Louis American on December 19, 2024, the Post-Dispatch on December 20, 2024 and ran in the St. Louis Law Journal in the January/February 2025 issue. An addendum was issued explaining that the pre-proposal meeting was scheduled for January 6, 2025, but was rescheduled to January 8, 2025 due to the closure of SLHA office from inclement weather. Four proposals were received January 15, 2025 and are currently being evaluated.

HR 24-02 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 presentations for all three companies were conducted on October 16, 2024. Resolution No. 3029 was submitted on January 8, 2025 to the Board for Authorization and Approval of a Service Provider and Plan Recordkeeping and Administration, and Investment Advisory Services. The resolution was tabled pending further review by the Board.

HR 24-03 Request for Proposals for Group Term Life (GTL) Insurance Program for the St. Louis Housing Authority. The general scope of work for this project will include providing a fully insured GTL plan consisting of Basic GTL and VGTL. The Acquisition and Solicitation Plans were approved on June 26, 2024. The RFP was advertised in the June 27, 2024 edition of the St. Louis American and the June 30, 2024 edition of the St. Louis Post-Dispatch. The RFP was issued on July 1, 2024. The pre-proposal conference was held on July 8, 2024. Proposals were opened on July 30, 2024. Six offerors submitted proposals. Currently in the process of obtaining refreshed quotes for Group Term Life Insurance and Voluntary Life Insurance because the quotes received last year have expired.

# 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: February 12, 2025

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	1	<a href="#">Clinton-Peabody Phase I Funding Award</a>
News coverage	4	<a href="#">Clinton-Peabody entering new phase of history</a> (St. Louis American) <a href="#">Redevelopment starts with \$6.5M fund</a> (Fox 2) <a href="#">Troubled housing complex awarded state funding</a> (KMOV) <a href="#">Building a better future</a> (KSDK)
Outreach Events	1	Clinton-Peabody Community Meeting
Social Media Campaign	3	<a href="#">On the Homefront</a> – highlights physical improvements to SLHA properties <a href="#">C.O.R.E. Focus</a> – highlights resident successes and community contributions <a href="#">Above &amp; Beyond</a> – staff recognition program
Facebook Posts	19	Highest Performing (Facebook) <ul style="list-style-type: none"> <li>• <a href="#">Ready Readers Neighborhood Reading Captains</a> 1,505 Reach; 36 Engagements</li> <li>• <a href="#">C.O.R.E. Focus – Zenobia</a> (Clinton-Peabody) 683 Reach; 35 Engagements</li> </ul>
Twitter Posts	16	Highest Performing (Twitter) <ul style="list-style-type: none"> <li>• <a href="#">Hiring IT Help Desk Technician</a> 32 Impressions; 0 Engagement</li> <li>• <a href="#">On the Homefront: Parkview</a> 24 Impressions; 1 Engagement</li> </ul>
LinkedIn Posts	15	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <li>• <a href="#">Above and Beyond: Shanda Hubbard</a> 164 Impressions; 5 Engagements</li> <li>• <a href="#">Clinton-Peabody Redevelopment</a> 144 Impressions; 7 Engagements</li> </ul>

## Social media analytics:

Facebook Total Followers: 2,975	JAN 2025	DEC 2024	NOV 2024
Reach	4,469 (+79%)	2,500	2,200
Post Engagement	472 (0%)	472	155
Visits	1,110 (+51%)	734	1,100
New Followers	57 (+217%)	18	35

LinkedIn Total Followers: 464	JAN 2025	DEC 2024	NOV 2024
Impressions	1,157 (+9%)	1,062	1,453
Page Views	175 (+97%)	89	146
Unique Visitors	62 (+44%)	43	54
Post Reactions	25 (-13%)	29	54

## Monthly Highlights:

**ABOVE & BEYOND**  
STAFF RECOGNITION

**LATONIA SWIFT**  
Property Manager,  
Euclid Plaza Apartments

We are proud to recognize Latonia for her outstanding dedication to our residents and her recent collaboration with the RQSS Program to organize a successful community festival at Euclid Plaza Apartments.

Latonia's resident-focused approach and her exceptional ability to foster meaningful connections have greatly contributed to creating a positive and thriving community atmosphere. Her hard work and unwavering commitment to enhancing the lives of those she serves are truly commendable. The festival's success reflects her passion, creativity, and leadership, which continue to make a lasting impact on our residents.

Thank you, Latonia, for your invaluable contributions and for going above and beyond to enrich our community. Your efforts do not go unnoticed and are deeply appreciated.

**SLHA proudly acknowledges Latonia's dedication and impact in advancing our mission.**

Scan the code or visit [slha.org/news](http://slha.org/news) for more great stories.

**On the Homefront**

**Lifting Parkview Living**

Parkview Elderly Apartments is enhancing resident life with new freight elevators! This upgrade will provide easier access for transporting items, boosting convenience and improving comfort and independence for all residents.

[slha.org](http://slha.org) [slha.org](http://slha.org) [@slha\\_housing](https://twitter.com/slha_housing) [SaintLouisHousingAuthority](https://www.facebook.com/saintLouisHousingAuthority)

**Zenobia S.**  
LOBBY MONITOR

"I love helping my community, so this is a perfect role for me."

[SLHACORERE](https://www.facebook.com/SLHACORERE)

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1. [Above and Beyond: Latonia Swift](#)
2. [On the Homefront: Parkview elevators](#)
3. [C.O.R.E. Focus: Zenobia S.](#)

# **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: February 12, 2025

Subject: Human Resources Board Report

### EMPLOYEE CENSUS AS OF JANUARY 31, 2025

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
122	0	4	126

### STAFFING CHANGES

#### New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Princess White	Administrative Assistant
Don Thornton	Maintenance Technician

#### New Employees Temporary Full-Time:

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

#### New Employees Regular Part-Time:

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

#### New Employees Temporary Part-Time:

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

#### Promotions:

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

#### Status Change Acting Positions:

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

**Title Change:**

<b><u>Name</u></b>	<b><u>Former Title</u></b>	<b><u>New Title</u></b>
Monica Marble	Network Administrator	Systems Administrator
Maimoona Cooper	Mainframe & Applications Support Specialist	Systems Analyst

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

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

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

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

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

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

**Recruitment**

**number of position vacancies published this month: 1**

**number of position vacancies carried over from previous month: 10**

**Applications**

**Received This  
Month**

**Position Vacancies Published this Month:**

IT Helpdesk Support Field Technician 99

**Additional Applications Received this Month:**

Communications Intern	39
Community Beautification Intern	14
Janitor	76
Groundskeeper	34
HCV Supervisor	28
Housing Specialist	101
Intake Specialist   Coordinator	89
Maintenance Technician	11
Property Manager	67
Leasing Agent	46

**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>
Kena Johnson	UHC Rewards Webinar	1.0
Althelia Thomas	UHC Rewards Webinar	1.0
Stacy Taylor	AAIM’s January Roundtable: HR’s Role in Empowering Managers and Driving Development	1.5
Kena Johnson	AAIM’s January Roundtable: HR’s Role in Empowering Managers and Driving Development	1.5

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

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