



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS

MARCH 27

2025



MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: March 21, 2025

Subject: Monthly Activities Report

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

- 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 January 2025
 - Public Housing AMP Budgets as of January 2025
 - Financial Condition Indicators as of January 2025
 - Management Operations Indicator as of January 2025

- II. Housing Choice Voucher (Section 8) Program Activities**
 - Section 8 Cash Activity as of January 2025
 - HCV Budget as of January 2025
 - Housing Choice Voucher Memo
 - Waitlist Breakdown Summary
 - Inspection Activity Summary Report

- III. Finance**
 - Income Statement as of January 2025

- IV. Development Activities**
 - Development and Modernization

- V. Resident Initiatives**

VI. Legal Activities

- Procurement

VII. Communications

VIII. Human Resources Activities

PUBLIC HOUSING PROGRAM



Asset Management Department

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MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Paul Werner, Director of Operations for Public Housing

DATE: March 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 February, forty-six (46) 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)	420
New Requests Submitted to HUD (# of units)	18
Extension Requests Submitted to HUD (# of units)	8

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:

February	89.6*
HUD GOAL	95%

Prior Months:

January	December	November
91.02%	90.79%	91.61%

*Several sites continue to have staffing challenges and additional MHDC compliance requirements, which have delayed their progress in addressing late reexaminations. Asset Management met with key staff in February to address progress and develop a plan of action to address all late reexaminations. Asset Management will continue to monitor and provide technical assistance to staff to assist in completing late reexaminations.

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. Design work is underway for the first group of 17 vacant units located in Samuel Shepard and Page Manor at Northside Scattered Sites 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. Bid documents are being prepared and it is anticipated that a solicitation will be issued in March.

Insurance Claims

- **1411 N 9th (Cochran Plaza)** - This 2-bedroom unit has been vacant since November 2022 as a result of a fire. A solicitation was issued in October 2024 and a purchase order was awarded to Mosaic Associates who started construction in December. Construction has been delayed due to supply issues and is anticipated to be completed by the end of March. As of February, construction was approximately 85% complete. Due to a change in funding source, Capital Funds (instead of CDA funding) will be used in addition to insurance proceeds to fund repairs.
- **James House #504** – This 1-bedroom unit has been vacant since October 2023 as a result of a fire. In addition to the damage to the unit, common areas on several floors also suffered water damage. A solicitation was issued in February to identify a contractor to complete the repairs. Bids will be due in March.

Public Housing Occupancy

AMP #	DEVELOPMENT	# UNITS	10/1/2024			11/1/2024			12/1/2024			1/1/2025			2/1/2025		
			Offline	Occupied	Occ. %	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%	204	109	74%
MO001000010	James House	126		125	99%		125	99%	1	125	100%	1	123	98%	1	123	98%
MO001000013	Euclid Plaza Elderly	108		105	97%		103	95%		103	95%		102	94%		105	97%
MO001000017	West Pine	99		90	91%	0	93	94%		92	93%		93	94%		92	93%
MO001000019	Parkview Elderly	295	34	246	94%	31	229	87%	33	229	87%	13	220	78%	11	211	74%
MO001000028	Badenhaus/Badenfest	121	0	111	92%	4	111	95%	4	111	95%	4	109	93%	4	106	91%
MO001000034	LaSalle Park	148		138	93%		139	94%		140	95%		139	94%		136	92%
MO001000037	Cochran Plaza	78	18	56	93%	18	57	95%	16	57	92%	17	58	95%	17	56	92%
MO001000038	Southside Scattered Sites	143	36	93	87%	36	91	85%	20	89	72%	20	94	76%	19	92	74%
MO001000041	Northside Scattered Sites	128	52	69	91%	52	63	83%	43	68	80%	43	62	73%	57	62	87%
MO001000044	Murphy Park I	93	25	58	85%	25	58	85%	25	58	85%	25	59	87%	25	59	87%
MO001000045	Murphy Park II	64	10	47	87%	10	44	81%	10	43	80%	10	43	80%	10	42	78%
MO001000046	Murphy Park III	65	8	56	98%	8	54	95%	8	54	95%	8	54	95%	8	54	95%
MO001000047	King Louis Square	36		36	100%		36	100%	0	36	100%		36	100%		36	100%
MO001000048	Les Chateaux	40		38	95%		37	93%		36	90%		36	90%		36	90%
MO001000049	King Louis Square II	44		41	93%		41	93%		41	93%		41	93%		41	93%
MO001000050	Renaissance Pl @ Grand	62	2	58	97%	2	57	95%	1	56	92%	1	56	92%	1	56	92%
MO001000052	King Louis III	24	1	20	87%	1	22	96%	2	22	100%	2	22	100%	2	22	100%
MO001000054	Sr. Living at Renaissance Pl	75	3	72	100%	3	68	94%	3	66	92%	3	64	89%	3	65	90%
MO001000055	Gardens at Renaissance Pl	22		20	91%		19	86%		19	86%		19	86%		19	86%
MO001000056	Cahill House	80		78	98%		78	98%		79	99%		79	99%		79	99%
MO001000057	Renaissance Pl @ Grand II	36	3	32	97%	3	33	100%	3	33	100%	3	32	97%	3	32	97%
MO001000058	Cambridge Heights	46	23	19	83%	23	18	78%	23	18	78%	23	18	78%	23	16	70%
MO001000059	Renaissance Place @ Grand III	50	3	46	98%	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%	17	21	78%
MO001000061	Kingsbury Terrace	120		110	92%	1	109	92%	1	109	92%		108	90%		109	91%
MO001000062	Sr. Living at Cambridge Heights	75		72	96%		73	97%		71	95%		72	96%		72	96%
MO001000063	Arlington Grove	70	5	61	94%		61	87%		60	86%		58	83%		64	91%
MO001000064	North Sarah	59	6	50	94%	5	50	93%	5	50	93%	5	51	94%	5	51	94%
MO001000065	North Sarah II	46	1	38	84%	6	39	98%	6	39	98%	6	38	95%	6	38	95%
MO001000066	North Sarah III	35	1	31	91%	1	32	94%	1	32	94%	1	33	97%	1	33	97%
MO001000067	Preservation Square I	19		18	95%		19	100%		19	100%		18	95%		19	100%
TOTAL		2,803	467	2,178		454	2,142	92%	430	2,137	91%	410	2,117	88%	420	2,102	88%

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

February 1 - February 28, 2025

	February 2025		October 2024 - February 2025	
Abandonment of Unit	1	3.8%	6	3.4%
Deceased	1	3.8%	20	11.2%
Did Not Like Unit	0	0.0%	1	-
Evicted-Legal Action	6	23.1%	33	18.5%
Incarcerated	0	-	2	-
Moved-In Legal	0	0.0%	1	0
Moved to HCV Prog S8	3	11.5%	16	9.0%
Moved with Notice	14	53.8%	68	38.2%
Moved without Notice	0	0.0%	6	3.4%
One Strike	0	0.0%	4	-
Nursing Home Placement	1	-	4	2.2%
Purchased Home	-	-	-	-
Relocation Transfer	0	0.0%	6	3.4%
Transfer to Diff PH Unit	0	0.0%	11	6.2%
Total	26	96%	178	96%

Demographic Report

February 1 - February 28, 2025

	Disabled	Non-Disabled	Total
Number of Families	686	1,481	2,167
Average Family Size	1.4	2.3	2.0
Average Age of Head of Household	59.5	46.0	52.8
Number of Youth Family Members (<18)	-	-	1,743
Average Age of Youth Family Members	-	-	10.7
Number of Senior (62+) Head of Household	353	344	697
Average Household Income	\$12,894	\$12,120	\$12,383
Number of Head of Households Employed	641	953	1,594
Average Monthly Rent	\$267.67	\$226.48	\$494.15
Average Cost of Utilities Paid by SLHA	\$3.35	\$30.35	\$33.70
Average Length of Occupancy (Years)	10.3	6.5	7.8

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	2	2
Any Other Combination	2	10	12
Asian Only	0	3	3
Black/African American Only	14	2,079	2,093
Native Hawaiian/Other Pacific Islander Only	0	0	0
White Only	2	41	43
White, Black/African American	0	13	13
Total	18	2,148	2,166

**St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 3/2/2025**

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
MURDER	0	0	*	0	0	*	0	0	*	-100%	*	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	1	0	*	*	*	*
ROBBERY	0	0	*	0	1	-100%	1	1	0%	0%	0%	0%
AGGRAVATED ASSAULT	0	1	-100%	1	2	-50%	4	4	0%	0%	-50%	-71%
BURGLARY	0	0	*	0	0	*	3	1	200%	-25%	50%	-40%
FELONY THEFT	1	0	*	1	1	0%	4	3	33%	300%	33%	33%
AUTO THEFT	0	0	*	0	3	-100%	0	5	-100%	-100%	-100%	-100%
TOTAL	1	1	0%	2	7	-71%	13	14	-7%	-13%	-24%	-52%
SHOOTING INCIDENTS	0	0	*	0	1	-100%	0	3	-100%	-100%	-100%	-100%
SHOOTING VICTIMS	0	0	*	0	1	-100%	0	3	-100%	-100%	-100%	-100%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	1	-100%	0	1	-100%	-100%	*	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	1	-100%	0	1	-100%	-100%	*	*
MISDEMEANOR THEFT	0	0	*	1	3	-67%	4	5	-20%	100%	0%	-20%
GUN ARRESTS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	-100%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	0	*	*	*	*

St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood CompStat Period Ending 3/2/2025

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
MURDER	0	0	*	0	0	*	0	0	*	*	*	*
SEXUAL ASSAULT	0	0	*	0	0	*	0	0	*	-100%	*	-100%
ROBBERY	0	0	*	0	2	-100%	1	3	-67%	*	-67%	-67%
AGGRAVATED ASSAULT	0	0	*	4	2	100%	5	5	0%	67%	25%	400%
BURGLARY	0	0	*	0	3	-100%	1	6	-83%	-75%	-80%	-75%
FELONY THEFT	0	0	*	4	4	0%	8	8	0%	-33%	-43%	33%
AUTO THEFT	1	1	0%	1	6	-83%	1	8	-88%	-93%	-86%	-83%
TOTAL	1	1	0%	9	17	-47%	16	30	-47%	-54%	-52%	-24%
SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	-100%	*	*
SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	-100%	*	*
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	*	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	*	*
MISDEMEANOR THEFT	6	1	500%	7	7	0%	14	17	-18%	-48%	75%	-26%
GUN ARRESTS	0	1	-100%	0	1	-100%	1	3	-67%	-67%	0%	-50%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	0	*	-100%	*	*

St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood CompStat Period Ending 3/2/2025

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
MURDER	0	0	*	0	0	*	0	2	-100%	*	*	*
SEXUAL ASSAULT	0	0	*	0	1	-100%	0	1	-100%	*	*	*
ROBBERY	0	0	*	0	0	*	0	2	-100%	-100%	*	*
AGGRAVATED ASSAULT	2	0	*	2	1	100%	6	1	500%	20%	500%	0%
BURGLARY	0	0	*	1	1	0%	2	1	100%	100%	0%	*
FELONY THEFT	1	0	*	1	1	0%	3	1	200%	-57%	-57%	0%
AUTO THEFT	0	0	*	0	2	-100%	1	4	-75%	-67%	-67%	-67%
TOTAL	3	0	*	4	6	-33%	12	12	0%	-29%	-8%	0%
SHOOTING INCIDENTS	0	0	*	0	0	*	0	2	-100%	*	*	-100%
SHOOTING VICTIMS	0	0	*	0	0	*	0	3	-100%	*	*	-100%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	*	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	*	*
MISDEMEANOR THEFT	2	1	100%	3	4	-25%	8	8	0%	33%	33%	167%
GUN ARRESTS	0	0	*	0	0	*	0	0	*	*	-100%	*
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	0	*	*	*	*

**St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 3/2/2025**

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
MURDER	0	0	*	0	0	*	0	0	*	*	*	*
SEXUAL ASSAULT	0	0	*	0	1	-100%	0	1	-100%	*	*	*
ROBBERY	0	0	*	0	0	*	0	1	-100%	-100%	-100%	-100%
AGGRAVATED ASSAULT	0	0	*	0	0	*	1	7	-86%	-86%	-83%	-93%
BURGLARY	0	1	-100%	1	1	0%	4	2	100%	-20%	0%	0%
FELONY THEFT	0	0	*	1	1	0%	1	1	0%	-80%	-75%	-67%
AUTO THEFT	0	0	*	0	0	*	1	2	-50%	-67%	-50%	-88%
TOTAL	0	1	-100%	2	3	-33%	7	14	-50%	-67%	-59%	-78%
SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	-100%	*
SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	-100%	*
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	-100%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	-100%	*
MISDEMEANOR THEFT	0	1	-100%	7	4	75%	15	7	114%	114%	1400%	7%
GUN ARRESTS	1	1	0%	1	1	0%	1	1	0%	0%	-67%	-83%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	0	*	*	-100%	-100%

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: March 12, 2025

SUBJECT: Property Management Board Report

Property Management Department:

In February 2025, the Property Management Department held its first comprehensive training initiative to strengthen staff expertise in key operational areas. This training focused on pest control by offering staff basic techniques to maintain pest free properties.

King Louis III is preparing for an upcoming NSpire inspection in the coming month. Units have been inspected and work orders have been created and closed out. The development is fully prepared for the upcoming inspection.

1. Occupancy and HUD Compliance

- Property Management completed 20 move-ins in February. Kingsbury led the portfolio with five move-ins. Lasalle Park, James House and Southside Scattered Sites had three move-ins each. Sixty-three percent of the 22 move-outs for the month were due to evictions and two residents transferred from the public housing program to the HCV program. 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 February 2025 was 88.07%.

December 2024	January 2025	February 2025
90.42%	87.44%	88.07%

2. Training Program

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.

Waiting List (housing needs of families)

- A. **Public Housing Waiting List.** The St. Louis Housing Authority’s public housing waiting list is currently closed. There are 26,788 applicants on the waiting list. Southside Scattered Sites mailed over 400 letters to applicants to fill vacant units at the development. The response was greater than anticipated, with close to 100 families responding to the waiting list letters.
- B. **Senior Public Housing Wait List.** Parkview Apartments waiting list is continuously open as a result of its recent senior designation status. In addition to receiving applications from SLHA’s online portal, applications are accepted in person at the leasing office to assist seniors with the challenges of using technology.

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

Development(s):	Issue/Trend Identified:	Action:
Southside Scattered Sites	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 February 2025 with only 10 past-due recertifications, achieving a reporting rate of **98.85%**. This reporting rate is consistent with last month’s rate.

December 2024	January 2025	February 2025
8	10	10

Work Order Period Activity

Period Date From: 02/01/2025 - Period Date To: 02/28/2025

Property	Opening Balance	Created	Closed	Closing Balance
Southside Scattered	103	33	9	127
Baden Elderly	17	26	14	29
Clinton-Peabody	29	38	55	12
Cochran Plaza	6	19	22	3
Cupples	1	4	4	1
Euclid Plaza Elderly	101	26	115	12
James House	29	16	0	45
King Louis III	23	5	5	23
Kingsbury Terrace	9	27	26	10
LaSalle Park	50	59	69	40
Parkview Elderly	117	78	99	96
Northside Scattered	10	15	22	3
West Pine	83	40	30	93
Total	578	386	470	494

PUBLIC HOUSING CASH ACTIVITY AS OF 01/01/2025

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	1/1/2025 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	1/1/2025 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$14,765,992.76	ENERBANK USA	2/14/2025	\$247,657.92
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$22,521.81	WALPOLE CO-OPERATIVE BK	5/29/2025	\$244,930.21
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$800,482.78	FEDERAL FARM CREDIT BANK	8/12/2025	\$242,741.44
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$650,635.40	OREGON COMMUNITY CR	1/15/2026	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$305,380.61	CIT BANK CD	6/17/2025	\$100,479.27
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$106,573.86	ENTERPRISE BANK & TRUST	11/20/2025	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,679.88	GREENSTATE CREDIT UNION	6/16/2025	235005.75
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,601.88	FEDERAL HOME LOAN BANK	10/22/025	241196.34
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$321,442.95	SIMMONS BANK/PINE BLUFF	1/16/2025	\$0.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$17,517.73	VERITEX COMMUNITY BK	5/23/2025	\$171,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$17,025.40	EAGLEBANK CD	2/24/2025	187622.31
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$311,805.55	FIRST FED BANK	4/29/2025	\$250,000.00
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$696,506.43	FEDERAL HOME LOAN MTG	7/23/2025	\$491,235.41
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,398,185.96	TREASURY BILL	Various	\$1,229,782.75
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$173,628.45			
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$19,600,981.45	TOTAL INVESTMENTS		\$4,141,651.40

Clinton Peabody Income Statement

Period = Oct 2024-Jan 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	46,519.00	43,332.00	3,187.00	130,000.00
Utility Reimb.-LIPH	-32,535.00	-28,000.00	-4,535.00	-84,000.00
Total Rental Income	<u>13,984.00</u>	<u>15,332.00</u>	<u>-1,348.00</u>	<u>46,000.00</u>
Other Tenant Income				
Damages/Maintenance	0.00	500.00	-500.00	1,500.00
Late Charges	1,680.00	6,668.00	-4,988.00	20,000.00
Total Other Tenant Income	<u>1,680.00</u>	<u>7,168.00</u>	<u>-5,488.00</u>	<u>21,500.00</u>
NET TENANT INCOME	<u>15,664.00</u>	<u>22,500.00</u>	<u>-6,836.00</u>	<u>67,500.00</u>
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	687,481.54	844,636.32	-157,154.78	2,533,911.00
Allocated Interest Income	0.00	48.00	-48.00	140.00
Fraud Recovery PH	-2,517.00	0.00	-2,517.00	0.00
Non-Dwelling Rent	0.00	400.00	-400.00	1,200.00
Allocated Other Income	16,397.20	17,032.00	-634.80	51,095.00
TOTAL GRANT AND OTHER INCOME	<u>701,361.74</u>	<u>862,116.32</u>	<u>-160,754.58</u>	<u>2,586,346.00</u>
TOTAL INCOME	<u>717,025.74</u>	<u>884,620.32</u>	<u>-167,590.58</u>	<u>2,653,846.00</u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	153,304.48	217,612.00	64,307.52	652,825.00
TOTAL TENANT SERVICES EXPENSES	11,075.66	12,608.00	1,532.34	37,830.00
TOTAL UTILITY EXPENSES	110,762.21	182,660.00	71,897.79	547,985.00
Total Maint Salaries	53,561.45	107,432.00	53,870.55	322,303.00
Total Materials	15,860.77	21,172.00	5,311.23	63,500.00
Total Contract Costs	<u>92,643.56</u>	<u>129,604.00</u>	<u>36,960.44</u>	<u>388,803.37</u>
TOTAL MAINTENANCE EXPENSES	<u>162,065.78</u>	<u>258,208.00</u>	<u>96,142.22</u>	<u>774,606.37</u>
TOTAL PROTECTIVE SERVICES	25,356.38	115,872.32	90,515.94	347,617.00
TOTAL INSURANCE PREMIUMS	67,611.56	91,484.00	23,872.44	274,444.63
TOTAL GENERAL EXPENSES	4,919.97	6,180.00	1,260.03	18,538.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	<u>535,096.04</u>	<u>884,620.32</u>	<u>349,528.28</u>	<u>2,653,846.00</u>
OTHER FINANCING SOURCES				
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>
Prior Period Adjustments Affecting RR	3,401.32	0.00	-3,401.32	0.00
TOTAL NON-OPERATING ITEMS	<u>3,401.32</u>	<u>0.00</u>	<u>-3,401.32</u>	<u>0.00</u>
NET INCOME	198,626.86	0.00	198,626.86	0.00

James House
Income Statement
Period = Oct 2024-Jan 2025
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	92,179.00	87,236.00	4,943.00	261,704.00
Total Rental Income	92,179.00	87,236.00	4,943.00	261,704.00
Other Tenant Income				
Damages/Maintenance	0.00	68.00	-68.00	200.00
Late Charges	6,921.00	6,668.00	253.00	20,000.00
Legal Fees - Tenant	0.00	668.00	-668.00	2,000.00
Misc. Tenant Income	10.00	0.00	10.00	
Total Other Tenant Income	6,931.00	7,404.00	-473.00	22,200.00
NET TENANT INCOME	99,110.00	94,640.00	4,470.00	283,904.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	166,776.37	235,148.00	-68,371.63	705,445.00
Allocated Interest Income	0.00	4.00	-4.00	21.00
Fraud Recovery PH	-2,473.00	0.00	-2,473.00	0.00
Other Miscellaneous Income-PMC	0.00	200.00	-200.00	600.00
Allocated Other Income	2,456.66	2,552.00	-95.34	7,655.00
TOTAL GRANT AND OTHER INCOME	166,760.03	237,904.00	-71,143.97	713,721.00
TOTAL INCOME	265,870.03	332,544.00	-66,673.97	997,625.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	82,387.30	86,836.00	4,448.70	260,524.00
TOTAL TENANT SERVICES EXPENSES	4,230.10	4,388.00	157.90	13,157.00
TOTAL UTILITY EXPENSES	88,415.87	73,164.00	-15,251.87	219,500.00
Total Maint Salaries				
Total Maint Salaries	37,146.51	51,564.00	14,417.49	154,689.00
Total Materials				
Total Materials	10,267.62	17,336.00	7,068.38	52,000.00
Total Contract Costs				
Total Contract Costs	45,555.23	62,117.32	16,562.09	186,357.71
TOTAL MAINTENANCE EXPENSES	92,969.36	131,017.32	38,047.96	393,046.71
TOTAL PROTECTIVE SERVICES	62,418.34	68,028.00	5,609.66	204,084.00
TOTAL INSURANCE PREMIUMS	29,975.42	33,588.00	3,612.58	100,765.29
TOTAL GENERAL EXPENSES	663.66	1,864.00	1,200.34	5,595.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	361,060.05	398,893.00	37,832.95	1,196,672.00
OTHER FINANCING SOURCES				
Operating Transfers IN	66,349.00	66,349.00	0.00	199,047.00
TOTAL OTHER FINANCING SOURCES	66,349.00	66,349.00	0.00	199,047.00
Prior Period Adjustments Affecting RR				
Prior Period Adjustments Affecting RR	21,955.26	0.00	-21,955.26	0.00
TOTAL NON-OPERATING ITEMS	21,955.26	0.00	-21,955.26	0.00
NET INCOME	-50,796.28	0.00	-50,796.28	0.00

Euclid Plaza Elderly
Income Statement
Period = Oct 2024-Jan 2025
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	88,256.11	91,596.00	-3,339.89	274,788.00
Total Rental Income	88,256.11	91,596.00	-3,339.89	274,788.00
Other Tenant Income				
Damages/Maintenance	-50.00	48.00	-98.00	150.00
Late Charges	5,840.50	3,332.00	2,508.50	10,000.00
Legal Fees - Tenant	0.00	1,500.00	-1,500.00	4,500.00
Vacate Charges	39.00	1,332.00	-1,293.00	4,000.00
Total Other Tenant Income	5,829.50	6,212.00	-382.50	18,650.00
NET TENANT INCOME	94,085.61	97,808.00	-3,722.39	293,438.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	155,751.67	187,572.68	-31,821.01	562,712.00
Allocated Interest Income	0.00	4.00	-4.00	18.00
Fraud Recovery PH	3,743.39	0.00	3,743.39	0.00
Other Miscellaneous Income-PMC	0.00	232.00	-232.00	700.00
Allocated Other Income	2,183.70	2,268.00	-84.30	6,805.00
TOTAL GRANT AND OTHER INCOME	161,678.76	190,076.68	-28,397.92	570,235.00
TOTAL INCOME	255,764.37	287,884.68	-32,120.31	863,673.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	85,604.00	85,612.00	8.00	256,851.00
TOTAL TENANT SERVICES EXPENSES	3,308.04	4,144.00	835.96	12,435.00
TOTAL UTILITY EXPENSES	55,107.18	85,616.00	30,508.82	256,850.00
Total Maint Salaries				
Total Materials	35,980.92	64,892.00	28,911.08	194,677.00
Total Contract Costs	2,014.95	13,732.00	11,717.05	41,200.00
TOTAL MAINTENANCE EXPENSES	42,910.23	38,704.00	-4,206.23	116,100.00
TOTAL PROTECTIVE SERVICES	80,906.10	117,328.00	36,421.90	351,977.00
TOTAL INSURANCE PREMIUMS	19,232.82	23,972.00	4,739.18	71,915.00
TOTAL GENERAL EXPENSE	25,068.48	25,248.00	179.52	75,747.10
TOTAL OPERATING EXPENSES	394.24	1,668.00	1,273.76	5,000.00
TOTAL OPERATING EXPENSES	269,620.86	343,585.40	73,964.54	1,030,775.10
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	55,700.72	-55,700.72	167,102.10
TOTAL OTHER FINANCING SOURCES	0.00	55,700.72	-55,700.72	167,102.10
NET INCOME	-13,856.49	0.00	-13,856.49	0.00

West Pine
Income Statement
Period = Oct 2024-Jan 2025
 Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	99,166.00	88,232.00	10,934.00	264,700.00
Total Rental Income	99,166.00	88,232.00	10,934.00	264,700.00
Other Tenant Income				
Damages/Maintenance	30.00	32.00	-2.00	100.00
Late Charges	3,813.00	2,668.00	1,145.00	8,000.00
Vacate Charges	0.00	332.00	-332.00	1,000.00
Total Other Tenant Income	3,843.00	3,032.00	811.00	9,100.00
NET TENANT INCOME	103,009.00	91,264.00	11,745.00	273,800.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	126,409.83	160,177.00	-33,767.17	480,527.00
Allocated Interest Income	0.00	4.00	-4.00	21.00
Fraud Recovery PH	-1,828.00	0.00	-1,828.00	0.00
Other Miscellaneous Income-PMC	0.00	832.00	-832.00	2,500.00
Allocated Other Income	2,027.72	2,108.00	-80.28	6,319.00
TOTAL GRANT AND OTHER INCOME	126,609.55	163,121.00	-36,511.45	489,367.00
TOTAL INCOME	229,618.55	254,385.00	-24,766.45	763,167.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	75,181.43	80,628.00	5,446.57	241,894.00
TOTAL TENANT SERVICES EXPENSES	2,775.55	3,216.00	440.45	9,642.00
TOTAL UTILITY EXPENSES	61,450.48	70,972.00	9,521.52	212,900.00
Total Maint Salaries	40,016.59	62,944.00	22,927.41	188,836.00
Total Materials	17,791.50	14,168.00	-3,623.50	42,500.00
Total Contract Costs	122,239.87	59,084.00	-63,155.87	177,260.00
TOTAL MAINTENACE EXPENSES	180,047.96	136,196.00	-43,851.96	408,596.00
TOTAL PROTECTIVE SERVICES	34,114.25	34,672.00	557.75	104,019.00
TOTAL INSURANCE PREMIUMS	23,851.57	27,580.00	3,728.43	82,733.95
TOTAL GENERAL EXPENSES	474.92	2,356.00	1,881.08	7,073.00
TOTAL OPERATING EXPENSES	377,896.16	355,615.32	-22,280.84	1,066,857.95
OTHER FINANCING SOURCES				
Operating Transfers IN	85,306.00	101,230.32	-15,924.32	303,690.95
TOTAL OTHER FINANCING SOURCES	85,306.00	101,230.32	-15,924.32	303,690.95
NET INCOME	-62,971.61	0.00	-62,971.61	0.00

Parkview Elderly
Income Statement
Period = Oct 2024-Jan 2025
 Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	237,127.65	216,668.00	20,459.65	650,000.00
Utility Reimbursement Refund	2.00	0.00	2.00	0.00
Total Rental Income	237,129.65	216,668.00	20,461.65	650,000.00
Other Tenant Income				
Late Charges	8,754.00	13,332.00	-4,578.00	40,000.00
Misc. Tenant Income	635.00	0.00	635.00	0.00
Vacate Charges	-3,780.00	1,332.00	-5,112.00	4,000.00
Total Other Tenant Income	5,609.00	14,664.00	-9,055.00	44,000.00
NET TENANT INCOME	242,738.65	231,332.00	11,406.65	694,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	502,057.89	521,737.00	-19,679.11	1,565,201.00
Allocated Interest Income	0.00	16.00	-16.00	48.00
Fraud Recovery PH	-303.65	0.00	-303.65	0.00
Non-Dwelling Rent	4,708.00	4,400.00	308.00	13,200.00
Other Miscellaneous Income-PMC	0.00	332.00	-332.00	1,000.00
Allocated Other Income	5,751.71	5,976.00	-224.29	17,923.00
TOTAL GRANT AND OTHER INCOME	512,213.95	532,461.00	-20,247.05	1,597,372.00
TOTAL INCOME	754,952.60	763,793.00	-8,840.40	2,291,372.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	169,378.04	158,512.00	-10,866.04	475,528.00
TOTAL TENANT SERVICES EXPENSES	6,015.26	6,252.00	236.74	18,747.00
TOTAL UTILITY EXPENSES	109,387.42	167,832.00	58,444.58	503,500.00
Total Maint Salaries				
Total Maint Salaries	106,105.51	141,456.00	35,350.49	424,368.00
Total Materials				
Total Materials	18,493.85	26,872.00	8,378.15	80,600.00
Total Contract Costs				
Total Contract Costs	114,278.98	108,440.00	-5,838.98	325,310.00
TOTAL MAINTENACE EXPENSES	238,878.34	276,768.00	37,889.66	830,278.00
TOTAL PROTECTIVE SERVICES	132,180.04	148,968.00	16,787.96	446,907.00
TOTAL INSURANCE PREMIUMS	59,441.04	64,469.00	5,027.96	193,412.00
TOTAL GENERAL EXPENSES	1,334.16	6,668.00	5,333.84	20,000.00
TOTAL EXTRAORDINARY EXPENSES	27,064.00	0.00	-27,064.00	0.00
TOTAL OPERATING EXPENSES	743,678.30	829,459.68	85,781.38	2,488,372.00
OTHER FINANCING SOURCES				
Operating Transfers IN	7,377.00	65,666.68	-58,289.68	197,000.00
TOTAL OTHER FINANCING SOURCES	7,377.00	65,666.68	-58,289.68	197,000.00
Prior Period Adjustments Affecting RR				
Prior Period Adjustments Affecting RR	22,798.45	0.00	-22,798.45	0.00
Prior Period Adjustments Affecting RR	161,256.55	0.00	-161,256.55	0.00
TOTAL NON-OPERATING ITEMS	184,055.00	0.00	-184,055.00	0.00
NET INCOME	-165,403.70	0.00	-165,403.70	0.00

Baden House Elderly/Badenfest**Income Statement**

Period = Oct 2024-Jan 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	80,598.00	83,000.00	-2,402.00	249,000.00
Utility Reimb.-LIPH	-492.00	-732.00	240.00	-2,196.00
Utility Reimbursement Refund	21.00	0.00	21.00	0.00
Total Rental Income	80,127.00	82,268.00	-2,141.00	246,804.00
Other Tenant Income				
Damages/Maintenance	0.00	332.00	-332.00	1,000.00
Late Charges	5,430.00	4,668.00	762.00	14,000.00
Tenant Screening	-200.00	0.00	-200.00	0.00
Misc.Tenant Income	25.00	0.00	25.00	0.00
Vacate Charges	0.00	500.00	-500.00	1,500.00
Total Other Tenant Income	5,255.00	5,500.00	-245.00	16,500.00
NET TENANT INCOME	85,382.00	87,768.00	-2,386.00	263,304.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	148,251.22	180,605.00	-32,353.78	541,813.00
Allocated Interest Income	0.00	4.00	-4.00	20.00
Fraud Recovery PH	93.00	0.00	93.00	0.00
Other Miscellaneous Income-PMC	0.00	84.00	-84.00	250.00
Allocated Other Income	2,417.65	2,512.00	-94.35	7,534.00
TOTAL GRANT AND OTHER INCOME	150,761.87	183,205.00	-32,443.13	549,617.00
TOTAL INCOME	236,143.87	270,973.00	-34,829.13	812,921.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	64,904.68	83,736.00	18,831.32	251,204.00
TOTAL TENANT SERVICES EXPENSES	1,267.18	3,540.00	2,272.82	10,617.00
TOTAL UTILITY EXPENSES	55,659.06	72,324.00	16,664.94	216,960.00
Total Maint Salaries	51,072.93	64,464.00	13,391.07	193,383.00
Total Materials	11,686.35	11,628.00	-58.35	34,900.00
Total Contract Costs	53,986.29	41,272.00	-12,714.29	123,828.00
TOTAL MAINTENACE EXPENSES	116,745.57	117,364.00	618.43	352,111.00
TOTAL PROTECTIVE SERVICES	25,097.74	27,288.00	2,190.26	81,867.00
TOTAL INSURANCE PREMIUMS	17,761.52	21,484.00	3,722.48	64,453.96
TOTAL GENERAL EXPENSES	187.69	1,064.00	876.31	3,193.00
TOTAL OPERATING EXPENSES	281,623.44	326,801.32	45,177.88	980,405.96
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	55,828.32	-55,828.32	167,484.96
TOTAL OTHER FINANCING SOURCES	0.00	55,828.32	-55,828.32	167,484.96
NET INCOME	-45,479.57	0.00	-45,479.57	0.00

LaSalle Park
Income Statement
Period = Oct 2024-Jan 2025
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	80,931.00	67,880.00	13,051.00	203,640.00
Utility Reimb.-LIPH	-50,226.00	-25,000.00	-25,226.00	-75,000.00
Utility Reimbursement Refund	3,490.00	0.00	3,490.00	0.00
Total Rental Income	<u>34,195.00</u>	<u>42,880.00</u>	<u>-8,685.00</u>	<u>128,640.00</u>
Other Tenant Income				
Damages/Maintenance	75.00	52.00	23.00	160.00
Late Charges	1,395.00	4,668.00	-3,273.00	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	676.00	0.00	676.00	0.00
Vacate Charges	0.00	1,268.00	-1,268.00	3,800.00
Total Other Tenant Income	<u>2,412.00</u>	<u>5,988.00</u>	<u>-3,576.00</u>	<u>17,960.00</u>
NET TENANT INCOME	<u>36,607.00</u>	<u>48,868.00</u>	<u>-12,261.00</u>	<u>146,600.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	285,315.91	385,158.00	-99,842.09	1,155,476.00
Allocated Interest Income	0.00	24.00	-24.00	74.00
Allocated Other Income	8,832.27	9,176.00	-343.73	27,522.00
TOTAL GRANT AND OTHER INCOME	<u>294,148.18</u>	<u>394,358.00</u>	<u>-100,209.82</u>	<u>1,183,072.00</u>
TOTAL INCOME	<u>330,755.18</u>	<u>443,226.00</u>	<u>-112,470.82</u>	<u>1,329,672.00</u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	104,739.62	119,600.00	14,860.38	358,811.74
TOTAL TENANT SERVICES EXPENSES	4,689.27	7,214.00	2,524.73	21,642.00
TOTAL UTILITY EXPENSES	92,496.56	91,800.00	-696.56	275,399.00
Total Maint Salaries				
	81,553.52	74,196.00	-7,357.52	222,581.00
Total Materials				
	11,381.19	27,336.00	15,954.81	82,000.00
Total Contract Costs				
	55,055.00	61,064.00	6,009.00	183,200.00
TOTAL MAINTENACE EXPENSES	<u>147,989.71</u>	<u>162,596.00</u>	<u>14,606.29</u>	<u>487,781.00</u>
TOTAL PROTECTIVE SERVICES	9,962.75	47,902.00	37,939.25	143,706.00
TOTAL INSURANCE PREMIUMS	32,920.47	42,072.00	9,151.53	126,220.26
TOTAL GENERAL EXPENSES	-1,575.70	5,372.00	6,947.70	16,112.00
TOTAL OPERATING EXPENSES	<u>391,222.68</u>	<u>476,559.32</u>	<u>85,336.64</u>	<u>1,429,672.00</u>
OTHER FINANCING SOURCES				
Operating Transfers IN	5,498.37	33,333.32	-27,834.95	100,000.00
TOTAL OTHER FINANCING SOURCES	<u>5,498.37</u>	<u>33,333.32</u>	<u>-27,834.95</u>	<u>100,000.00</u>
NET INCOME	-54,969.13	0.00	-54,969.13	0.00

Cochran Plaza
Income Statement
Period = Oct 2024-Jan 2025
 Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	28,448.00	33,884.00	-5,436.00	101,655.00
Utility Reimb.-LIPH	-18,003.00	-17,668.00	-335.00	-53,000.00
Total Rental Income	10,445.00	16,216.00	-5,771.00	48,655.00
Other Tenant Income				
Damages/Maintenance	35.00	0.00	35.00	0.00
Late Charges	1,859.00	2,000.00	-141.00	6,000.00
Legal Fees - Tenant	0.00	4,000.00	-4,000.00	12,000.00
Misc.Tenant Income	252.00	0.00	252.00	0.00
Vacate Charges	0.00	668.00	-668.00	2,000.00
Total Other Tenant Income	2,146.00	6,668.00	-4,522.00	20,000.00
NET TENANT INCOME	12,591.00	22,884.00	-10,293.00	68,655.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	197,948.89	223,982.32	-26,033.43	671,947.00
Allocated Interest Income	0.00	12.00	-12.00	43.00
Fraud Recovery PH	-985.00	0.00	-985.00	0.00
Other Miscellaneous Income	320.24	0.00	320.24	0.00
Insurance Proceeds	52,507.93	0.00	52,507.93	0.00
Allocated Other Income	5,127.79	5,328.00	-200.21	15,979.00
TOTAL GRANT AND OTHER INCOME	254,919.85	229,322.32	25,597.53	687,969.00
TOTAL INCOME	267,510.85	252,206.32	15,304.53	756,624.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	56,632.64	79,608.00	22,975.36	238,816.00
TOTAL TENANT SERVICES EXPENSES	2,687.64	2,832.00	144.36	8,489.00
TOTAL UTILITY EXPENSES	40,528.87	81,532.00	41,003.13	244,600.00
Total Maint Salaries	38,025.85	65,820.00	27,794.15	197,457.00
Total Materials	1,875.40	7,600.00	5,724.60	22,800.00
Total Contract Costs	45,523.91	46,376.00	852.09	139,130.00
TOTAL MAINTENANCE EXPENSES	85,425.16	119,796.00	34,370.84	359,387.00
TOTAL PROTECTIVE SERVICES	5,320.55	25,246.32	19,925.77	75,739.00
TOTAL INSURANCE PREMIUMS	18,849.20	20,428.00	1,578.80	61,272.54
TOTAL GENERAL EXPENSES	279.69	1,176.00	896.31	3,529.00
TOTAL OPERATING EXPENSES	209,723.75	330,618.32	120,894.57	991,832.54
OTHER FINANCING SOURCES				
Operating Transfers IN	2,894.99	92,545.20	-89,650.21	277,635.54
TOTAL OTHER FINANCING SOURCES	2,894.99	92,545.20	-89,650.21	277,635.54
NET INCOME	60,682.09	14,133.20	46,548.89	42,427.00

Southside Scattered Sites
Income Statement
Period = Oct 2024-Jan 2025
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	31,775.00	71,636.00	-39,861.00	214,908.00
Tenant Accounts - True Up	-400.00	0.00	-400.00	-29,800.00
Utility Reimb.-LIPH	-26,670.00	-9,932.00	-16,738.00	0.00
Utility Reimbursement Refund	496.00	0.00	496.00	0.00
Total Rental Income	5,201.00	61,704.00	-56,503.00	185,108.00
Other Tenant Income				
Damages/Maintenance	50.00	0.00	50.00	0.00
Late Charges	-7,994.00	5,168.00	-13,162.00	15,500.00
Misc.Tenant Income	-75.00	0.00	-75.00	0.00
Vacate Charges	0.00	1,000.00	-1,000.00	3,000.00
Total Other Tenant Income	-8,019.00	6,168.00	-14,187.00	18,500.00
NET TENANT INCOME	-2,818.00	67,872.00	-70,690.00	203,608.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	216,754.57	283,349.88	-66,595.31	850,047.68
Allocated Interest Income	0.00	12.00	-12.00	37.00
Fraud Recovery PH	10,868.00	0.00	10,868.00	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	4,425.88	4,596.00	-170.12	13,791.00
TOTAL GRANT AND OTHER INCOME	232,319.16	287,957.88	-55,638.72	863,885.68
TOTAL INCOME	229,501.16	355,829.88	-126,328.72	1,067,493.68
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	51,929.08	94,700.00	42,770.92	284,106.00
TOTAL TENANT SERVICES EXPENSES	2,319.73	2,444.00	124.27	7,327.00
TOTAL UTILITY EXPENSES	69,765.03	73,668.00	3,902.97	221,000.00
Total Maint Salaries				
Total Maint Salaries	87,126.44	104,752.00	17,625.56	314,265.00
Total Materials				
Total Materials	18,036.25	23,500.00	5,463.75	70,500.00
Total Contract Costs				
Total Contract Costs	79,256.79	69,100.00	-10,156.79	207,260.00
TOTAL MAINTENACE EXPENSES	184,419.48	197,352.00	12,932.52	592,025.00
TOTAL PROTECTIVE SERVICES	347.38	0.00	-347.38	0.00
TOTAL INSURANCE PREMIUMS	79,089.93	33,192.00	-45,897.93	99,575.68
TOTAL GENERAL EXPENSES	1,932.76	3,332.00	1,399.24	10,000.00
TOTAL OPERATING EXPENSES	389,803.39	404,676.56	14,873.17	1,214,033.68
OTHER FINANCING SOURCES				
Operating Transfers IN	45,949.00	48,846.68	-2,897.68	146,540.00
TOTAL OTHER FINANCING SOURCES	45,949.00	48,846.68	-2,897.68	146,540.00
NET INCOME	-114,353.23	0.00	-114,353.23	0.00

Northside Scattered Sites
Income Statement
Period = Oct 2024-Jan 2025
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	41,572.00	43,568.00	-1,996.00	130,700.00
Utility Reimb.-LIPH	-20,207.00	-19,332.00	-875.00	-58,000.00
Utility Reimbursement Refund	-128.00	0.00	-128.00	0.00
Total Rental Income	21,237.00	24,236.00	-2,999.00	72,700.00
Other Tenant Income				
Late Charges	1,920.00	1,668.00	252.00	5,000.00
Legal Fees - Tenant	0.00	668.00	-668.00	2,000.00
Tenant Owed Utilities	0.01	0.00	0.01	0.00
Vacate Charges	-66.00	3,168.00	-3,234.00	9,500.00
Total Other Tenant Income	1,854.01	5,504.00	-3,649.99	16,500.00
NET TENANT INCOME	23,091.01	29,740.00	-6,648.99	89,200.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	322,227.96	343,948.00	-21,720.04	1,031,847.00
Allocated Interest Income	0.00	24.00	-24.00	73.00
Fraud Recovery PH	-1,304.00	0.00	-1,304.00	0.00
Allocated Other Income	8,656.79	8,992.00	-335.21	26,975.00
TOTAL GRANT AND OTHER INCOME	329,580.75	352,964.00	-23,383.25	1,058,895.00
TOTAL INCOME	352,671.76	382,704.00	-30,032.24	1,148,095.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	84,223.58	98,921.32	14,697.74	296,768.00
TOTAL TENANT SERVICES EXPENSES	4,537.29	4,776.00	238.71	14,332.00
TOTAL UTILITY EXPENSES	76,207.57	80,200.00	3,992.43	240,600.00
Total Maint Salaries				
	23,233.81	63,252.00	40,018.19	189,759.00
Total Materials				
	15,917.70	28,916.00	12,998.30	86,740.00
Total Contract Costs				
	127,068.62	129,408.00	2,339.38	388,229.00
TOTAL MAINTENANCE EXPENSES	166,220.13	221,576.00	55,355.87	664,728.00
TOTAL PROTECTIVE SERVICES	290.85	832.00	541.15	2,500.00
TOTAL INSURANCE PREMIUMS	36,195.11	8,468.00	-27,727.11	25,410.00
TOTAL GENERAL EXPENSES	635.12	6,716.00	6,080.88	20,144.00
TOTAL OPERATING EXPENSES	368,309.65	421,499.68	53,190.03	1,264,482.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	38,795.68	-38,795.68	116,387.00
TOTAL OTHER FINANCING SOURCES	0.00	38,795.68	-38,795.68	116,387.00
NET INCOME	-15,565.89	0.00	-15,565.89	0.00

King Louis Square III
Income Statement
Period = Oct 2024-Jan 2025
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	18,007.00	16,756.00	1,251.00	50,268.00
Utility Reimb.-LIPH	-8,030.00	-2,612.00	-5,418.00	-7,836.00
Total Rental Income	9,977.00	14,144.00	-4,167.00	42,432.00
Other Tenant Income				
Late Charges	-115.00	832.00	-947.00	2,500.00
Total Other Tenant Income	-115.00	832.00	-947.00	2,500.00
NET TENANT INCOME	9,862.00	14,976.00	-5,114.00	44,932.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	42,229.98	49,380.00	-7,150.02	148,145.00
Allocated Interest Income	0.00	0.00	0.00	9.00
Fraud Recovery PH	371.00	0.00	371.00	0.00
Allocated Other Income	1,091.85	1,136.00	-44.15	3,402.00
TOTAL GRANT AND OTHER INCOME	43,692.83	50,516.00	-6,823.17	151,556.00
TOTAL INCOME	53,554.83	65,492.00	-11,937.17	196,488.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	10,341.34	16,220.00	5,878.66	48,658.00
TOTAL TENANT SERVICES EXPENSES	572.27	604.00	31.73	1,808.00
TOTAL UTILITY EXPENSES	7,660.32	17,100.00	9,439.68	51,300.00
Total General Maint Expense				
Total General Maint Expense	4,923.13	7,156.00	2,232.87	21,471.00
Total Materials				
Total Materials	28.98	3,916.00	3,887.02	11,740.00
Total Contract Costs				
Total Contract Costs	8,979.24	18,940.00	9,960.76	56,820.00
TOTAL MAINTENACE EXPENSES	13,931.35	30,012.00	16,080.65	90,031.00
TOTAL PROTECTIVE SERVICES	1,590.07	7,768.00	6,177.93	23,304.00
TOTAL INSURANCE PREMIUMS	5,399.44	5,920.00	520.56	17,752.00
TOTAL GENERAL EXPENSES	1,557.58	2,660.00	1,102.42	7,979.00
TOTAL OPERATING EXPENSES	41,052.37	80,284.00	39,231.63	238,915.00
OTHER FINANCING SOURCES				
Operating Transfers IN	891.74	14,142.32	-13,250.58	42,427.00
TOTAL OTHER FINANCING SOURCES	891.74	14,142.32	-13,250.58	42,427.00
NET INCOME	13,394.20	-649.68	14,043.88	1,917.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Jan 2025

Book = Accrual

Murphy Park I (44)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	164,897.46	168,184.32	-3,286.86	504,553.00
Investment Inc -Restricted Non-Allocated	113.69	0.00	113.69	0.00
TOTAL GRANT AND OTHER INCOME	165,011.15	168,184.32	-3,173.17	504,553.00
TOTAL INCOME	165,011.15	168,184.32	-3,173.17	504,553.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	21,139.12	25,339.00	4,199.88	76,017.00
TOTAL UTILITY EXPENSES	48,954.32	53,823.32	4,869.00	161,470.00
TOTAL INSURANCE PREMIUMS	2,726.68	2,315.32	-411.36	6,946.00
TOTAL GENERAL EXPENSES	117,176.00	115,815.68	-1,360.32	347,447.00
TOTAL OPERATING EXPENSES	189,996.12	197,293.32	7,297.20	591,880.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	29,109.00	-29,109.00	87,327.00
TOTAL OTHER FINANCING SOURCES	0.00	29,109.00	-29,109.00	87,327.00
NET INCOME	-24,984.97	0.00	-24,984.97	0.00

Murphy Park II (45)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	107,442.89	115,903.68	-8,460.79	347,711.00
Investment Inc -Restricted Non-Allocated	5,504.94	0.00	5,504.94	0.00
TOTAL GRANT AND OTHER INCOME	112,947.83	115,903.68	-2,955.85	347,711.00
TOTAL INCOME	112,947.83	115,903.68	-2,955.85	347,711.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	14,147.13	17,015.68	2,868.55	51,047.00
TOTAL UTILITY EXPENSES	33,375.68	39,098.68	5,723.00	117,296.00
TOTAL INSURANCE PREMIUMS	1,868.32	2,299.32	431.00	6,898.00
TOTAL GENERAL EXPENSES	62,827.68	76,457.00	13,629.32	229,371.00
TOTAL OPERATING EXPENSES	112,218.81	134,870.68	22,651.87	404,612.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	18,967.00	-18,967.00	56,901.00
TOTAL OTHER FINANCING SOURCES	0.00	18,967.00	-18,967.00	56,901.00
NET INCOME	729.02	0.00	729.02	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Jan 2025

Book = Accrual

Murphy Park III (46)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	124,614.15	118,096.00	6,518.15	354,288.00
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	124,614.15	118,096.00	6,518.15	354,288.00
TOTAL INCOME	124,614.15	118,096.00	6,518.15	354,288.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	15,297.52	18,386.64	3,089.12	55,160.00
TOTAL UTILITY EXPENSES	34,559.32	40,900.00	6,340.68	122,700.00
TOTAL INSURANCE PREMIUMS	1,880.68	2,315.32	434.64	6,946.00
TOTAL GENERAL EXPENSES	77,684.68	56,494.00	-21,190.68	169,482.00
TOTAL OPERATING EXPENSES	129,422.20	118,096.00	-11,326.24	354,288.00
NET INCOME	-4,808.05	0.00	-4,807.99	0.00

King Louis Square (47)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	40,990.07	58,532.68	-17,542.61	175,598.00
Investment Inc -Restricted Non-Allocated	10.51	0.00	10.51	0.00
TOTAL GRANT AND OTHER INCOME	41,000.58	58,532.68	-17,532.10	175,598.00
TOTAL INCOME	41,000.58	58,532.68	-17,532.10	175,598.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,145.71	7,591.64	1,445.93	22,775.00
TOTAL UTILITY EXPENSES	4,533.32	4,950.00	416.68	14,850.00
TOTAL PROTECTIVE SERVICES	2,381.36	11,652.00	9,270.64	34,956.00
TOTAL INSURANCE PREMIUMS	1,097.32	1,349.68	252.36	4,049.00
TOTAL GENERAL EXPENSES	20,396.68	32,989.20	12,592.52	98,967.60
TOTAL OPERATING EXPENSES	34,554.39	58,532.68	23,978.13	175,598.00
OTHER FINANCING SOURCES				
Operating Transfers IN	1,335.50	0.00	1,335.50	0.00
TOTAL OTHER FINANCING SOURCES	1,335.50	0.00	1,335.50	0.00
NET INCOME	7,781.69	0.00	7,781.53	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Jan 2025

Book = Accrual

Les Chateaux (48)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	43,967.17	64,598.36	-20,631.19	193,795.00
TOTAL GRANT AND OTHER INCOME	43,967.17	64,598.36	-20,631.19	193,795.00
TOTAL INCOME	43,967.17	64,598.36	-20,631.19	193,795.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,680.68	5,353.36	672.68	16,060.00
TOTAL TENANT SERVICES EXPENSES	0.00	200.00	200.00	600.00
TOTAL UTILITY EXPENSES	18,618.00	19,176.68	558.68	57,530.00
TOTAL PROTECTIVE SERVICES	2,645.12	12,946.68	10,301.56	38,840.00
TOTAL INSURANCE PREMIUMS	976.32	1,180.68	204.36	3,542.00
TOTAL GENERAL EXPENSES	19,794.68	25,741.00	5,946.32	77,223.00
TOTAL OPERATING EXPENSES	46,714.80	64,598.36	17,883.56	193,795.00
OTHER FINANCING SOURCES				
Operating Transfers IN	1,483.42	0.00	1,483.42	0.00
TOTAL OTHER FINANCING SOURCES	1,483.42	0.00	1,483.42	0.00
NET INCOME	-1,264.21	0.00	-1,264.21	0.00

King Louis Square II (49)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	54,351.28	73,774.64	-19,423.36	221,324.00
Investment Inc -Restricted Non-Allocated	6.52	0.00	6.52	0.00
TOTAL GRANT AND OTHER INCOME	54,357.80	73,774.64	-19,416.84	221,324.00
TOTAL INCOME	54,357.80	73,774.64	-19,416.84	221,324.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,766.59	9,503.68	1,737.09	28,511.00
TOTAL UTILITY EXPENSES	8,500.00	7,025.32	-1,474.68	21,075.96
TOTAL PROTECTIVE SERVICES	2,916.43	14,241.32	11,324.89	42,724.00
TOTAL INSURANCE PREMIUMS	1,310.00	1,611.68	301.68	4,835.00
TOTAL GENERAL EXPENSES	29,573.32	41,392.68	11,819.36	124,178.04
TOTAL OPERATING EXPENSES	50,066.34	73,774.64	23,708.30	221,324.00
OTHER FINANCING SOURCES				
Operating Transfers IN	1,635.56	0.00	1,635.56	0.00
TOTAL OTHER FINANCING SOURCES	1,635.56	0.00	1,635.56	0.00
NET INCOME	5,927.02	0.00	5,927.02	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Jan 2025

Book = Accrual

Renaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	89,324.22	112,119.00	-22,794.78	336,357.00
TOTAL GRANT AND OTHER INCOME	89,324.22	112,119.00	-22,794.78	336,357.00
TOTAL INCOME	89,324.22	112,119.00	-22,794.78	336,357.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	13,411.28	16,092.64	2,681.36	48,278.00
TOTAL TENANT SERVICES EXPENSES	3,584.92	740.00	-2,844.92	2,220.00
TOTAL UTILITY EXPENSES	24,972.32	24,629.76	-342.56	73,889.25
TOTAL PROTECTIVE SERVICES	4,107.12	20,067.68	15,960.56	60,203.00
TOTAL INSURANCE PREMIUMS	1,827.00	2,248.32	421.32	6,745.00
TOTAL GENERAL EXPENSES	40,676.68	48,340.76	7,664.08	145,022.31
TOTAL OPERATING EXPENSES	88,579.32	112,119.00	23,539.72	336,357.00
OTHER FINANCING SOURCES				
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	3,048.21	0.00	3,048.25	0.00

Senior Living @ Renaissance Place (54)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	97,580.70	138,567.32	-40,986.62	415,702.00
Investment Inc -Restricted Non-Allocated	9,782.24	0.00	9,782.24	0.00
TOTAL GRANT AND OTHER INCOME	107,362.94	138,567.32	-31,204.38	415,702.00
TOTAL INCOME	107,362.94	138,567.32	-31,204.38	415,702.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,957.31	8,406.64	1,449.33	25,220.00
TOTAL TENANT SERVICES EXPENSES	-680.00	380.00	1,060.00	1,140.00
TOTAL UTILITY EXPENSES	35,147.00	45,492.00	10,345.00	136,476.00
TOTAL PROTECTIVE SERVICES	4,966.24	24,275.00	19,308.76	72,825.00
TOTAL INSURANCE PREMIUMS	1,838.00	2,198.00	360.00	6,594.00
TOTAL GENERAL EXPENSES	52,323.32	57,815.68	5,492.36	173,447.00
TOTAL OPERATING EXPENSES	100,551.87	138,567.32	38,015.45	415,702.00
OTHER FINANCING SOURCES				
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	9,596.18	0.00	9,596.18	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Jan 2025

Book = Accrual

Gardens @ Reaissance Place (55)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	37,718.11	43,565.68	-5,847.57	130,697.00
Investment Inc -Restricted Non-Allocated	1,306.64	0.00	1,306.64	0.00
TOTAL GRANT AND OTHER INCOME	39,024.75	43,565.68	-4,540.93	130,697.00
TOTAL INCOME	39,024.75	43,565.68	-4,540.93	130,697.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,062.29	2,523.68	461.39	7,571.00
TOTAL TENANT SERVICES EXPENSES	0.00	110.00	110.00	330.00
TOTAL UTILITY EXPENSES	13,214.68	13,966.00	751.32	41,898.00
TOTAL PROTECTIVE SERVICES	1,454.44	7,121.00	5,666.56	21,363.00
TOTAL INSURANCE PREMIUMS	751.68	835.32	83.64	2,506.00
TOTAL GENERAL EXPENSES	18,576.00	19,009.68	433.68	57,029.00
TOTAL OPERATING EXPENSES	36,059.09	43,565.68	7,506.59	130,697.00
OTHER FINANCING SOURCES				
Operating Transfers IN	815.67	0.00	815.67	0.00
TOTAL OTHER FINANCING SOURCES	815.67	0.00	815.67	0.00
NET INCOME	3,781.33	0.00	3,781.33	0.00

Vaughn Elderly -Cahill House (56)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	97,190.15	102,521.68	-5,331.53	307,565.10
Investment Inc -Restricted Non-Allocated	9,013.08	0.00	9,013.08	0.00
TOTAL GRANT AND OTHER INCOME	106,203.23	102,521.68	3,681.55	307,565.10
TOTAL INCOME	106,203.23	102,521.68	3,681.55	307,565.10
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,164.06	8,612.32	1,448.26	25,837.00
TOTAL TENANT SERVICES EXPENSES	801.50	400.00	-401.50	1,200.00
TOTAL UTILITY EXPENSES	44,555.00	47,081.68	2,526.68	141,244.98
TOTAL INSURANCE PREMIUMS	2,558.32	2,826.68	268.36	8,480.00
TOTAL GENERAL EXPENSES	42,000.32	43,601.04	1,600.72	130,803.12
TOTAL OPERATING EXPENSES	97,079.20	102,521.68	5,442.48	307,565.10
NET INCOME	9,124.03	0.00	9,124.03	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Jan 2025

Book = Accrual

Renaissance Place @ Grand II (57)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	89,609.80	98,025.68	-8,415.88	294,077.00
Investment Inc -Restricted Non-Allocated	1,738.43	0.00	1,738.43	0.00
TOTAL GRANT AND OTHER INCOME	91,348.23	98,025.68	-6,677.45	294,077.00
TOTAL INCOME	91,348.23	98,025.68	-6,677.45	294,077.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,856.02	8,329.68	1,473.66	24,989.00
TOTAL TENANT SERVICES EXPENSES	0.00	180.00	180.00	540.00
TOTAL UTILITY EXPENSES	20,277.32	24,149.32	3,872.00	72,448.00
TOTAL PROTECTIVE SERVICES	2,381.36	11,652.00	9,270.64	34,956.00
TOTAL INSURANCE PREMIUMS	1,065.00	1,310.68	245.68	3,932.00
TOTAL GENERAL EXPENSES	48,098.00	52,404.00	4,306.00	157,212.00
TOTAL OPERATING EXPENSES	78,677.70	98,025.68	19,347.98	294,077.00
OTHER FINANCING SOURCES				
Operating Transfers IN	1,335.50	0.00	1,335.50	0.00
TOTAL OTHER FINANCING SOURCES	1,335.50	0.00	1,335.50	0.00
NET INCOME	14,006.03	0.00	14,006.03	0.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	74,922.70	100,074.68	-25,151.98	300,224.00
Investment Inc -Restricted Non-Allocated	4,230.32	0.00	4,230.32	0.00
TOTAL GRANT AND OTHER INCOME	79,153.02	100,074.68	-20,921.66	300,224.00
TOTAL INCOME	79,153.02	100,074.68	-20,921.66	300,224.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,993.90	10,850.32	1,856.42	32,551.00
TOTAL TENANT SERVICES EXPENSES	0.00	470.00	470.00	1,410.00
TOTAL UTILITY EXPENSES	25,870.00	25,869.68	-0.32	77,609.00
TOTAL PROTECTIVE SERVICES	3,044.54	14,889.00	11,844.46	44,667.00
TOTAL INSURANCE PREMIUMS	1,368.00	1,722.68	354.68	5,168.00
TOTAL GENERAL EXPENSES	46,273.04	46,273.00	-0.04	138,819.00
TOTAL OPERATING EXPENSES	85,549.48	100,074.68	14,525.20	300,224.00
OTHER FINANCING SOURCES				
Operating Transfers IN	1,707.41	0.00	1,707.41	0.00
TOTAL OTHER FINANCING SOURCES	1,707.41	0.00	1,707.41	0.00
NET INCOME	-4,689.05	0.00	-4,689.05	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Jan 2025

Book = Accrual

Renaissance Place @ Grand III (59)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	102,938.76	126,591.68	-23,652.92	379,775.00
Investment Inc -Restricted Non-Allocated	2,714.35	0.00	2,714.35	0.00
TOTAL GRANT AND OTHER INCOME	105,653.11	126,591.68	-20,938.57	379,775.00
TOTAL INCOME	105,653.11	126,591.68	-20,938.57	379,775.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	11,652.11	14,029.32	2,377.21	42,088.00
TOTAL TENANT SERVICES EXPENSES	0.00	250.00	250.00	750.00
TOTAL UTILITY EXPENSES	27,392.32	28,023.00	630.68	84,069.00
TOTAL PROTECTIVE SERVICES	3,308.29	16,183.68	12,875.39	48,551.00
TOTAL INSURANCE PREMIUMS	1,450.32	1,786.00	335.68	5,358.00
TOTAL GENERAL EXPENSES	59,503.00	66,319.68	6,816.68	198,959.00
TOTAL OPERATING EXPENSES	103,306.04	126,591.68	23,285.64	379,775.00
OTHER FINANCING SOURCES				
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	4,202.40	0.00	4,202.40	0.00

Cambridge Heights II (60)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	78,350.22	79,180.64	-830.42	237,542.00
Investment Inc -Restricted Non-Allocated	1,476.27	0.00	1,476.27	0.00
TOTAL GRANT AND OTHER INCOME	79,826.49	79,180.64	645.85	237,542.00
TOTAL INCOME	79,826.49	79,180.64	645.85	237,542.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	10,781.60	12,827.68	2,046.08	38,483.00
TOTAL UTILITY EXPENSES	24,535.28	24,527.08	-8.20	73,581.25
TOTAL PROTECTIVE SERVICES	2,916.86	0.00	-2,916.86	0.00
TOTAL INSURANCE PREMIUMS	1,294.00	1,632.32	338.32	4,897.00
TOTAL GENERAL EXPENSES	40,257.44	40,193.72	-63.72	120,581.13
TOTAL OPERATING EXPENSES	79,785.18	79,180.64	-604.54	237,542.00
OTHER FINANCING SOURCES				
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	1,676.92	0.00	1,676.92	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Jan 2025

Book = Accrual

Kingsbury Terrace (61)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	144,410.83	28,976.00	115,434.83	86,934.00
Investment Inc -Restricted Non-Allocated	9,648.47	0.00	9,648.47	0.00
TOTAL GRANT AND OTHER INCOME	154,059.30	28,976.00	125,083.30	86,934.00
TOTAL INCOME	154,059.30	28,976.00	125,083.30	86,934.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	10,610.08	12,652.00	2,041.92	37,961.00
TOTAL UTILITY EXPENSES	58,125.00	0.00	-58,125.00	0.00
TOTAL INSURANCE PREMIUMS	0.00	16,324.00	16,324.00	48,973.00
TOTAL GENERAL EXPENSES	34,657.74	0.00	-34,657.74	0.00
TOTAL OPERATING EXPENSES	103,392.82	28,976.00	-74,416.82	86,934.00
OTHER FINANCING SOURCES				
Operating Transfers IN	64,200.00	0.00	64,200.00	0.00
TOTAL OTHER FINANCING SOURCES	64,200.00	0.00	64,200.00	0.00
NET INCOME	114,866.48	0.00	114,866.48	0.00

Sr. Living @ Cambridge Heights (62)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	67,814.80	85,875.32	-18,060.52	257,626.00
Investment Inc -Restricted Non-Allocated	92.59	0.00	92.59	0.00
TOTAL GRANT AND OTHER INCOME	67,907.39	85,875.32	-17,967.93	257,626.00
TOTAL INCOME	67,907.39	85,875.32	-17,967.93	257,626.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,755.99	8,258.96	1,502.97	24,777.00
TOTAL UTILITY EXPENSES	40,182.00	37,986.08	-2,195.92	113,958.24
TOTAL PROTECTIVE SERVICES	4,966.24	24,275.00	19,308.76	72,825.00
TOTAL INSURANCE PREMIUMS	1,800.32	2,178.00	377.68	6,534.00
TOTAL GENERAL EXPENSES	13,718.32	13,177.20	-541.12	39,531.60
TOTAL OPERATING EXPENSES	67,422.87	85,875.32	18,452.45	257,626.00
OTHER FINANCING SOURCES				
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	3,269.63	0.00	3,269.63	0.00

**Mixed Finance Properties
Income Statement**

Period = Oct 2024-Jan 2025

Book = Accrual

Arlington Grove (63)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	140,115.09	151,924.00	-11,808.91	455,772.00
Investment Inc -Restricted Non-Allocated	91.42	0.00	91.42	0.00
TOTAL GRANT AND OTHER INCOME	140,206.51	151,924.00	-11,717.49	455,772.00
TOTAL INCOME	140,206.51	151,924.00	-11,717.49	455,772.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	13,693.31	16,532.32	2,839.01	49,597.00
TOTAL UTILITY EXPENSES	49,431.00	51,717.00	2,286.00	155,151.00
TOTAL INSURANCE PREMIUMS	2,008.68	2,472.68	464.00	7,418.00
TOTAL GENERAL EXPENSES	75,324.32	81,202.00	5,877.68	243,606.00
TOTAL OPERATING EXPENSES	140,457.31	151,924.00	11,466.69	455,772.00
NET INCOME	-250.80	0.00	-250.80	0.00

North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	97,390.63	106,682.00	-9,291.37	320,046.00
Investment Inc -Restricted Non-Allocated	242.59	0.00	242.59	0.00
TOTAL GRANT AND OTHER INCOME	97,633.22	106,682.00	-9,048.78	320,046.00
TOTAL INCOME	97,633.22	106,682.00	-9,048.78	320,046.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	11,848.12	14,389.00	2,540.88	43,167.00
TOTAL TENANT SERVICES EXPENSES	0.00	700.00	700.00	2,100.00
TOTAL UTILITY EXPENSES	22,226.68	30,877.68	8,651.00	92,633.00
TOTAL INSURANCE PREMIUMS	1,725.32	2,123.32	398.00	6,370.00
TOTAL GENERAL EXPENSES	63,932.00	58,592.00	-5,340.00	175,776.00
TOTAL OPERATING EXPENSES	99,732.12	106,682.00	6,949.88	320,046.00
NET INCOME	-2,098.90	0.00	-2,098.90	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Jan 2025

Book = Accrual

North Sarah II (65)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	69,142.30	83,820.68	-14,678.38	251,462.00
Investment Inc -Restricted Non-Allocated	2,355.36	0.00	2,355.36	0.00
TOTAL GRANT AND OTHER INCOME	71,497.66	83,820.68	-12,323.02	251,462.00
TOTAL INCOME	71,497.66	83,820.68	-12,323.02	251,462.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,954.00	9,760.64	1,806.64	29,282.00
TOTAL UTILITY EXPENSES	14,533.32	14,215.00	-318.32	42,645.00
TOTAL INSURANCE PREMIUMS	1,352.00	1,656.32	304.32	4,969.00
TOTAL GENERAL EXPENSES	48,572.40	58,188.68	9,616.28	174,566.00
TOTAL OPERATING EXPENSES	72,411.72	83,820.68	11,408.96	251,462.00
NET INCOME	-914.06	0.00	-914.06	0.00

North Sarah III (66)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	44,437.72	58,278.32	-13,840.60	174,835.00
Investment Inc -Restricted Non-Allocated	4,319.33	0.00	4,319.33	0.00
TOTAL GRANT AND OTHER INCOME	48,757.05	58,278.32	-9,521.27	174,835.00
TOTAL INCOME	48,757.05	58,278.32	-9,521.27	174,835.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,296.87	7,791.32	1,494.45	23,374.00
TOTAL UTILITY EXPENSES	10,826.68	10,850.32	23.64	32,551.00
TOTAL INSURANCE PREMIUMS	1,036.00	1,646.32	610.32	4,939.00
TOTAL GENERAL EXPENSES	28,132.32	37,990.32	9,858.00	113,971.00
TOTAL OPERATING EXPENSES	46,291.87	58,278.32	11,986.45	174,835.00
NET INCOME	2,465.18	0.00	2,465.18	0.00

**Mixed Finance Properties
Income Statement**

Period = Oct 2024-Jan 2025

Book = Accrual

Preservation Square (67)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	28,884.17	39,890.00	-11,005.83	119,670.00
Investment Inc -Restricted Non-Allocated	6.10	0.00	6.10	0.00
TOTAL GRANT AND OTHER INCOME	28,890.27	39,890.00	-10,999.73	119,670.00
TOTAL INCOME	28,890.27	39,890.00	-10,999.73	119,670.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,550.71	5,389.32	3,838.61	16,168.00
TOTAL UTILITY EXPENSES	5,425.00	5,825.00	400.00	17,474.97
TOTAL INSURANCE PREMIUMS	545.00	599.32	54.32	1,798.00
TOTAL GENERAL EXPENSES	22,320.00	28,076.36	5,756.36	84,229.03
TOTAL OPERATING EXPENSES	29,840.71	39,890.00	10,049.29	119,670.00
NET INCOME	-950.44	0.00	-950.44	0.00

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of January 31, 2025

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Quick Ratio (QR)							
FDS #							
111 Cash -unrestricted		\$ 2,639,568.15	\$ 229,723.48	\$ 148,295.35	\$ 143,853.41	\$ 329,140.39	\$ 203,900.30
114 Cash - tenant security deposits		\$ 21,072.43	\$ 22,677.85	\$ 35,198.27	\$ 2,702.09	\$ 48,733.33	\$ 20,645.70
115 Cash - restriicted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables		\$ 39,970.64	\$ 111,026.40	\$ 40,362.94	\$ 37,771.99	\$ 148,130.40	\$ 14,539.77
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets		\$ 494,892.81	\$ 136,207.43	\$ 107,426.09	\$ 99,612.65	\$ 263,679.29	\$ 100,406.17
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:		\$ 3,195,504.03	\$ 499,635.16	\$ 331,282.65	\$ 283,940.14	\$ 789,683.41	\$ 339,491.94
310 Total Current Liabilities		\$ 89,592.73	\$ 195,078.84	\$ 28,675.21	\$ 40,856.07	\$ 117,256.34	\$ 37,121.02
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds				\$ -	\$ -	\$ -	\$ -
QR Denominator Total:		\$ 89,592.73	\$ 195,078.84	\$ 28,675.21	\$ 40,856.07	\$ 117,256.34	\$ 37,121.02
Quick Ratio:		35.67	2.56	11.55	6.95	6.73	9.15
Quick Ratio Score (max points 12):		12	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)							
FDS #							
111 Cash -unrestricted		\$ 2,639,568.15	\$ 229,723.48	\$ 148,295.35	\$ 143,853.41	\$ 329,140.39	\$ 203,900.30
114 Cash - tenant security deposits		\$ 21,072.43	\$ 22,677.85	\$ 35,198.27	\$ 2,702.09	\$ 48,733.33	\$ 20,645.70
115 Cash - restriicted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables		\$ 39,970.64	\$ 111,026.40	\$ 40,362.94	\$ 37,771.99	\$ 148,130.40	\$ 14,539.77
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets		\$ 389,099.61	\$ 136,207.43	\$ 107,426.09	\$ 99,612.65	\$ 263,679.29	\$ 100,406.17
310 (-) Total Current Liabilities		\$ 56,096.08	\$ 195,078.84	\$ 28,675.21	\$ 40,856.07	\$ 117,256.34	\$ 37,121.02
MENAR Numerator Total:		\$ 3,033,614.75	\$ 304,556.32	\$ 302,607.44	\$ 243,084.07	\$ 672,427.07	\$ 302,370.92
Average Monthly Operating Expenses:							
96900 Total Operating Expenses		\$ 535,096.04	\$ 361,060.05	\$ 269,620.86	\$ 377,896.16	\$ 716,614.30	\$ 281,623.44
97100 Extraordinary Maintenance		\$ -	\$ -	\$ -	\$ -	\$ 27,064.00	\$ -
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:		\$ 133,774.01	\$ 90,265.01	\$ 67,405.22	\$ 94,474.04	\$ 185,919.58	\$ 70,405.86
MENAR:		22.68	3.37	4.49	2.57	3.62	4.30
MENAR Score (max points 11):		11	10.07	11	8.9	10.42	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of January 31, 2025

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #3 - Debt Service Coverage Ratio (DSCR)							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 198,626.86	\$ (50,796.28)	\$ (13,856.49)	\$ (62,971.61)	\$ (165,403.70)	\$ (45,479.57)
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 198,626.86	\$ (50,796.28)	\$ (13,856.49)	\$ (62,971.61)	\$ (165,403.70)	\$ (45,479.57)
Annual Debt Service excluding CFFP debt*							
96710 Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2
Overall AMP Score							
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	10.07	11	8.9	10.42	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2
Project FASS score		25	24.07	25	22.9	24.42	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)	31970.64	3350	3032.82	2700	2267.1	6495.72	2925
Total number of units in PHA's portfolio	1298	134	126	108	99	266	117
Overall AMPs Financial Condition Indicator Score	24.63	25.00	24.07	25.00	22.90	24.42	25.00

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

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of January 31, 2025

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 933,525.99	\$ 991,058.23	\$ 599,300.98	\$ 788,095.00	\$ 313,701.18
114 Cash - tenant security deposits	\$ 35,992.00	\$ 16,542.00	\$ 27,796.50	\$ 30,043.21	\$ 5,206.00
115 Cash - restriicted for payment of current liability	\$ -	\$ 19,582.97	\$ -	\$ -	\$ -
120 Total Receivables	\$ 45,049.58	\$ 15,299.70	\$ 115,029.60	\$ 23,311.71	\$ 4,466.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 232,931.45	\$ 154,106.96	\$ 175,670.04	\$ 276,221.17	\$ 29,183.78
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,247,499.02	\$ 1,196,589.86	\$ 917,797.12	\$ 1,117,671.09	\$ 352,557.27
310 Total Current Liabilities	\$ 119,661.98	\$ 595,863.32	\$ 116,586.43	\$ 93,192.14	\$ 11,634.83
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -	\$ -	\$ -
QR Denominator Total:	\$ 119,661.98	\$ 15,863.32	\$ 116,586.43	\$ 93,192.14	\$ 11,634.83
Quick Ratio:	10.43	75.43	7.87	11.99	30.30
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 933,525.99	\$ 991,058.23	\$ 599,300.98	\$ 788,095.00	\$ 313,701.18
114 Cash - tenant security deposits	\$ 35,992.00	\$ 16,542.00	\$ 27,796.50	\$ 30,043.21	\$ 5,206.00
115 Cash - restriicted for payment of current liability	\$ -	\$ 19,582.97	\$ -	\$ -	\$ -
120 Total Receivables	\$ 45,049.58	\$ 15,299.70	\$ 115,029.60	\$ 23,311.71	\$ 4,466.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 232,931.45	\$ 154,106.96	\$ 175,670.04	\$ 276,221.17	\$ 29,183.78
310 (-) Total Current Liabilities	\$ 119,661.98	\$ 595,863.32	\$ 116,586.43	\$ 93,192.14	\$ 11,634.83
MENAR Numerator Total:	\$ 1,127,837.04	\$ 600,726.54	\$ 801,210.69	\$ 1,024,478.95	\$ 340,922.44
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 391,222.68	\$ 209,723.75	\$ 389,803.39	\$ 368,309.65	\$ 41,052.37
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 97,805.67	\$ 52,430.94	\$ 97,450.85	\$ 92,077.41	\$ 10,263.09
MENAR:	11.53	11.46	8.22	11.13	33.22
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of January 31, 2025

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ (54,969.13)	\$ 60,682.09	\$ (114,353.23)	\$ (15,565.89)	\$ 13,394.20
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ (54,969.13)	\$ 60,682.09	\$ (114,353.23)	\$ (15,565.89)	\$ 13,394.20
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
Overall AMP Score					
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	148	69	116	92	23
Weighted Value (Project FASS score times number of units)	3700	1725	2900	2300	575
Total number of units in PHA's portfolio	148	69	116	92	23
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00

*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 January 31, 2025

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Occupancy Rate (OR)							
FDS #							
11210 Unit Months Leased		462	498	413	368	924	442
OR Numerator Total:		462	498	413	368	924	442
11190 Unit Months Available		578	502	432	396	1,069	466
OR Denominator Total:		578	502	432	396	1,069	466
Occupancy Rate:		0.79931	0.99203	0.95602	0.92929	0.86436	0.94850
Occupancy Rate Score (max points 16):		0	16	8	4	0	8
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 48,957.27	\$ 119,174.90	\$ 40,185.57	\$ 39,410.66	\$ 168,981.38	\$ 13,739.50
TAR Numerator Total:		\$ 48,957.27	\$ 119,174.90	\$ 40,185.57	\$ 39,410.66	\$ 168,981.38	\$ 13,739.50
70500 Total Tenant Revenue		\$ 45,132.00	\$ 302,772.00	\$ 280,702.83	\$ 307,656.00	\$ 728,101.95	\$ 256,146.00
TAR Denominator Total:		\$ 45,132.00	\$ 302,772.00	\$ 280,702.83	\$ 307,656.00	\$ 728,101.95	\$ 256,146.00
TAR:		108.0%	39.0%	14.0%	13.0%	23.0%	5.0%
TAR Score (max points 5):		0	2	5	5	2	5
Indicator #3 - Accounts Payable (AP)							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 52,464.91	\$ 10,303.48	\$ 7,799.73	\$ 17,158.34	\$ 59,237.44	\$ 13,903.00
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 52,464.91	\$ 10,303.48	\$ 7,799.73	\$ 17,158.34	\$ 59,237.44	\$ 13,903.00
96900 Total Operating Expenses /12		\$ 133,774.01	\$ 90,265.01	\$ 67,405.22	\$ 94,474.04	\$ 179,153.58	\$ 70,405.86
AP Denominator Total:		\$ 133,774.01	\$ 90,265.01	\$ 67,405.22	\$ 94,474.04	\$ 179,153.58	\$ 70,405.86
AP:		0.39	0.11	0.12	0.18	0.33	0.2
AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score							
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	1292	148	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	15462	888	2898	2052	1386	1862	2106
Total number of units in PHA's portfolio	1292	148	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:		11.97	6.00	23.00	19.00	14.00	7.00
							18.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of January 31, 2025

		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)						
FDS #						
11210	Unit Months Leased	556	228	367	262	86
	OR Numerator Total:	556	228	367	262	86
11190	Unit Months Available	592	244	460	322	89
	OR Denominator Total:	592	244	460	322	89
	Occupancy Rate:	0.93919	0.93443	0.79783	0.81366	0.96629
	Occupancy Rate Score (max points 16):	4	4	0	0	12
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126	Accounts Receivable - Tenants	\$ 48,251.92	\$ 14,276.60	\$ 117,264.74	\$ 24,898.77	\$ 4,565.00
	TAR Numerator Total:	\$ 48,251.92	\$ 14,276.60	\$ 117,264.74	\$ 24,898.77	\$ 4,565.00
70500	Total Tenant Revenue	\$ 109,821.00	\$ 37,290.00	\$ (8,454.00)	\$ 69,273.00	\$ 29,484.00
	TAR Denominator Total:	\$ 109,821.00	\$ 37,290.00	\$ (8,454.00)	\$ 69,273.00	\$ 29,484.00
	TAR:	44.0%	38.0%	-1387.0%	36.0%	15.0%
	TAR Score (max points 5):	0	2	5	2	5
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312	Accounts Payable - Current	\$ 40,755.58	\$ 26,049.65	\$ 39,527.03	\$ 47,971.29	\$ 6,100.55
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:	\$ 40,755.58	\$ 26,049.65	\$ 39,527.03	\$ 47,971.29	\$ 6,100.55
96900	Total Operating Expenses /12	\$ 97,805.67	\$ 52,430.94	\$ 97,450.85	\$ 92,077.41	\$ 10,263.09
	AP Denominator Total:	\$ 97,805.67	\$ 52,430.94	\$ 97,450.85	\$ 92,077.41	\$ 10,263.09
	AP:	0.42	0.5	0.41	0.52	0.59
	AP Score (max points 4):	4	4	4	4	4
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		4	4	0	0	12
Indicator #2 - Tenant Accounts Receivable (TAR)		0	2	5	2	5
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4
Physical condition adjustment		1	1	1	1	0
Neighborhood environment adjustment		1	1	0	1	1
Project MASS score (Maximum points 25)		10	12	10	8	22
Number of units in Project		148	69	116	92	3
Weighted Value (Project MASS score times number of units)		1480	828	1160	736	66
Total number of units in PHA's portfolio		148	69	116	92	3
Overall AMPs Management Operations Indicator Score:		10.00	12.00	10.00	8.00	22.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 01/31/2025

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 4,161,507.75

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 231,409.77
	TOTAL INVESTED		\$ 231,409.77

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2024-Jan 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	19,038,951.00	18,643,000.00	395,951.00	55,928,996.00
Section 8 Admin. Fee Income	1,640,247.00	1,659,736.00	-19,489.00	4,979,202.00
Section 8 HAP Service Fees	0.00	180,508.00	-180,508.00	541,530.00
Section 8 -Placement/Issuance Fees	400.00	0.00	400.00	0.00
TOTAL GRANT INCOME	20,679,598.00	20,483,244.00	196,354.00	61,449,728.00
OTHER INCOME				
Fraud Recovery Restricted	4,644.00	0.00	4,644.00	0.00
Operating Shortfall Revenue	0.00	167,430.68	-167,430.68	502,292.00
TOTAL OTHER INCOME	4,644.00	167,430.68	-162,786.68	502,292.00
TOTAL INCOME	20,684,242.00	20,650,674.68	33,567.32	61,952,020.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,344,416.51	1,714,515.44	370,098.93	5,143,548.23
TOTAL TENANT SERVICES EXPENSES	37,013.79	77,838.68	40,824.89	233,517.00
TOTAL UTILITY EXPENSES	12,819.93	13,952.00	1,132.07	41,856.00
Total Materials	1,781.02	900.00	-881.02	2,700.00
Total Contract Costs	21,713.24	26,654.72	4,941.48	79,964.00
TOTAL MAINTENANCE EXPENSES	23,494.26	27,554.72	4,060.46	82,664.00
TOTAL PROTECTIVE SERVICES	13,779.97	13,546.68	-233.29	40,640.00
TOTAL INSURANCE PREMIUMS	47,073.76	45,428.56	-1,645.20	136,285.77
TOTAL GENERAL EXPENSES	20,003.47	10,500.00	-9,503.47	31,500.00
TOTAL OPERATING EXPENSES	1,498,601.69	1,903,338.06	404,734.39	5,710,011.00
TOTAL HOUSING ASSISTANCE PAYMENTS	19,758,246.15	18,747,335.96	-1,010,910.19	56,242,009.00
TOTAL EXPENSES	21,256,847.84	20,650,674.02	-606,175.80	61,952,020.00
NET INCOME	-572,605.84	0.66	-572,606.50	0.00



MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: March 12, 2025

Subject: Housing Choice Voucher Board Report

The Housing Choice Voucher (HCV) program is the Saint Louis Housing Authority's primary program for providing housing assistance to thousands of 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 HCV 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 100%. The current utilization rate is stable within the most recent three-month trends.

December 2024	January 2025	February 2025
99%	100%	100%

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 February 4, 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 may 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 referrals were received during the month of February.

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. Currently, no families are searching for units.

HCV will meet with collaborative partners to ensure accurate transfer of data and to fine tune program implementation and the 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 15 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 presently searching for housing. To promote maximum program utilization, HCV has taken the following steps: the HCV department is partnering with the Department of Human Services (DHS) to utilize available vouchers via the Emergency Winter Housing Pilot Program. As a result of the pilot, there are over 110 new applicants on the Mainstream voucher waitlist.

7) Tenant Protection Vouchers

Tenant Protection Vouchers (TPV) 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. TPV 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-four (24) 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

363 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, 156 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 516 inspections: 200 biennial inspections, 178 reinspection, 119 initial inspections, no quality control, one 24-hour emergency and 18 special inspections. This represents a constant tread in the number of inspections over the past three months with a slight increase.

	December 2024	January 2025	February 2025
Biennial Inspections	120	137	200
Reinspection	195	199	178
Initial Inspections	130	112	119
Quality Control	0	14	0
Special Inspections	10	17	18
24-hour emergency	1	0	1
Total	456	479	516

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.

	December 2024	January 2025	February 2025
HCV Participants	3239	3239	3239
Landlords	1861	1916	1916
Total	5100	5155	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

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
	65	3121	1328	472	151	31	8	3	5179

St. Louis Housing Authority
February 2025 Section 8 Inspections Activity Report

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	18	18	0	5	0	10	0	0	0	1	100%
Biennials	203	200	3	97	1	60	26	0	0	3	99%
Initials	127	119	8	81	2	3	3	0	0	31	94%
Reinspections	185	178	7	114	3	22	26	0	0	7	96%
24 hr Emergency	1	1	0	0	0	1	0	0	0	0	100%
Total	534	516	18	297	6	96	55	0	0	42	98%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 02/01/2025 - 02/28/2025

Primary Status: Fail

	Total Observations
All burners not working (all burners have to be operable)	1
Broken/missing steps or boards	2
Ceiling material is bulging and/or buckling and must be repaired	1
Ceiling surface is wet and has mold-like substances	2
Clogged	2
Cracked pane	1
Damaged floor boards	5
Does not shut	1
Entry of significant ground water into unit (flooding of basement)	4
Evidence of sewer back-up	4
Falling material	9
Gutter in poor condition	1
Gutters not securely attached	2
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	2
Heating equipment not capable of providing adequate heat	3
Heavy accumulation of large piles of trash and garbage in or around unit	1
Holes or cracks	20
Internal water damage	1
Large holes (8 1/2 x 11")	3
Large piles of garbage	1
Leaking	7
Leaks	2
Lock(s) striker plate not operable or fasten securely to frame (jamb)	1
Loose, broken or missing step(s)	2
Missing cover plate	5
Missing handrail	1
No cold water	3
No hot water	3
No smoke detector	4
Not connected to an acceptable drainage system	1
Other hazards-tripping	1
Oven does not work	1
Presence of large holes	1
Presence of sewer gas	1
Refrigerator not maintaining a low enough temperature to keep food from spoiling	2
Roof leaks	3
Severe bulging	2
Sewer gas	2
Smoke detector not working	7
Stove is missing oven door handle	1
Tripping hazard	5
Unit has evidence of roach infestation	3
Unit has mice or rats as evidenced by mice and rat holes and or droppings	2
Water damage to interior ceiling (indicating leaks)	1
Total	127

FINANCE

St. Louis Housing Authority Balance Sheet

Period = Jan 2025

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	4,968,749.16
Cash Non-Fed Gala Fundraiser	2,289.42
Cash Private Management	950,206.82
Cash SLHA Property Management	1,373,183.49
Petty Cash	500.00
Cash General Disbursing	12,378,136.33
Cash Non-Fed Rent	332,767.21
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	46,591.93
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	3,853.83
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	173,362.10
Total Unrestricted Cash	20,367,619.88
Restricted Cash	
Cash Restricted-Security Deposits	29,020.21
Cash Restricted-FSS Escrow	441,569.04
Cash Restricted-HAP	-197,274.07
Cash Restricted-Trust/Escrow Reserves	4,082,128.94
Cash Restricted-SLHA Mgt Security Deposits	262,229.17
Cash Restricted-Endowment/Homeownership	1,398,185.96
Cash Restricted-Cochran Program Income	731,107.16
Cash Restricted-Rev Bonds Debt Service	33,771.51
Total Restricted Cash	6,780,737.92
TOTAL CASH	27,148,357.80

ACCOUNTS AND NOTES RECEIVABLE

St. Louis Housing Authority
Balance Sheet

Period = Jan 2025

Book = Accrual

	Current Balance
A/R-Tenants	1,824,147.14
Allowance for Doubtful Accounts-Tenants	-92,822.37
A/R Repayment Agreement	42,724.10
A/R-HUD	482.44
A/R-Other	377,393.24
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	4,065.34
TOTAL ACCOUNTS AND NOTES RECEIVABLE	3,554,610.45
OTHER CURRENT ASSETS	
Investments-Unrestricted	4,141,651.40
Investments-Restricted	653,430.78
Investments Restricted -WC Self Insurance	373,783.24
Prepaid Insurance Auto	42,443.97
Prepaid Insurance Property	578,243.90
Prepaid Insurance Liability	163,260.04
Prepaid Insurance Fidelity Bond	2,605.20
Prepaid Insurance Workers Comp	78,088.82
Insurance Surplus Deposits	1,379,352.26
TOTAL OTHER CURRENT ASSETS	7,412,859.61
TOTAL CURRENT ASSETS	38,115,827.86
NONCURRENT ASSETS:	
FIXED ASSETS	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	232,355,521.31
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	502,680.60
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,595,141.17
Construction in Progress	11,128,777.54
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 = Jan 2025

Book = Accrual

	Current Balance
Accum Depreciation-Site Improvements	-4,880,979.56
Operations	16,089,779.58
Administration & Other Costs	6,987,879.53
Project Coordinator	813,385.56
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	510,815.31
CFG-Fee & Cost-Soft	4,324,046.39
Soft Cost Contra	-31,996,029.23
CFG-Hard Cost Contra	-21,098,448.44
CFG-Site Improvement	1,160,318.42
CFG-Site Improvement-Soft	326,238.78
CFG-Dwelling Structure	19,082,833.16
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	66,515.16
CFG-Bond Debt Obligation	5,304,974.00
CFG-Contra Bond Debt Obligation	-5,304,974.00
TOTAL FIXED ASSETS (NET)	74,580,984.15
NOTES, LOANS & MORTGAGES RECEIVABLE	
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
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	74,299,737.71
OTHER ASSETS	

St. Louis Housing Authority Balance Sheet

Period = Jan 2025

Book = Accrual

	Current Balance
Right of Use Asset -Leases	225,952.06
Right of Use- Accum/Amort-Leases	-158,173.23
TOTAL OTHER ASSETS	67,778.83
TOTAL NONCURRENT ASSETS	148,948,500.69
TOTAL ASSETS	187,064,328.55
 LIABILITIES & EQUITY	
LIABILITIES:	
CURRENT LIABILITIES:	
A/P Vendors and Contractors	-668,791.78
A/P Vendors -Non Control	1,383,152.18
A/P Vendors and Contractors	137,711.59
Tenant Security Deposits	199,616.58
Security Deposit Interest	220.97
Security Deposit Clearing Account	-4,700.55
Security Deposit-Pet	997.00
Garnishment Clearing Account	-2,025.13
United Way	1,024.30
Dental Deduction	-8,192.04
Union Dues	195.20
United Negro College Fund	26.00
Arts & Education	77.40
Retirement Pension	2,437.02
Retirement Insurance	3,769.31
Section 125 Childcare Deduction	6,116.67
Section 125 Medical Deduction	3,608.92
Medical Insurance	-108,908.54
Long Term Disability	-5,582.99
Vision Insurance	58.83
Voluntary/Term Life Ins Deduction	-388.61
Colonial Life Ins Deduction	766.38
Landlord Back-up Withholdings	4,868.38
A/P -Other	42,103.36
Current Portion of LT Debt - Bonds	910,000.00
Accrued Interest Payable-Bonds	0.25
Accrued Liabilities-Other	175,000.00
Accrued Compensated Absences-Current	129,450.14
Lease Liability-Short Term	24,893.00
Lease Liability-Short Term	37,058.68
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33

St. Louis Housing Authority
Balance Sheet

Period = Jan 2025

Book = Accrual

	Current Balance
Tenant Prepaid Rents	70,888.96
Unearned Revenue -EHV	228,517.00
TOTAL CURRENT LIABILITIES	2,568,568.81
 NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	342,580.79
FSS Escrow	356,513.71
Lease Liability -Long Term	6,731.00
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
TOTAL NONCURRENT LIABILITIES	2,650,825.50
TOTAL LIABILITIES	5,219,394.31
 EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	84,792,661.41
Restricted Net Position	19,094.51
TOTAL RESERVED FUND BALANCE	84,811,755.92
 RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	69,627,160.69
Unrestricted Net Assets-Retained Earnings	25,518,318.64
Unrestricted Net Assets -Retained Earnings	1,887,698.99
TOTAL RETAINED EARNINGS:	97,033,178.32
TOTAL EQUITY	181,844,934.24
TOTAL LIABILITIES AND EQUITY	187,064,328.55

St. Louis Housing Authority Income Statement

Period = Jan 2025

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	502,173.00	1,851,439.37
Tenant Accounts - True Up	0.00	-400.00
Utility Reimb.-LIPH	-54,142.00	-236,137.00
Utility Reimbursement Refund	-122.00	3,881.00
Total Rental Income	447,909.00	1,618,783.37
Other Tenant Income		
Damages/Maintenance	0.00	140.00
Late Charges	17,734.00	65,488.50
Legal Fees - Tenant	0.00	350.00
Tenant Owed Utilities	0.01	-83.99
Tenant Screening	0.00	-200.00
Misc.Tenant Income	175.00	2,989.06
Vacate Charges	0.00	-6,443.00
Total Other Tenant Income	17,909.01	62,240.57
NET TENANT INCOME	465,818.01	1,681,023.94
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	1,191,852.23	4,354,292.03
HUD PHA Operating Grants/Subsidy	0.00	232,913.66
Section 8 HAP Earned	4,720,826.00	19,038,951.00
Section 8 Admin. Fee Income	407,378.00	1,640,247.00
Section 8 -Placement/Issuance Fees	0.00	400.00
Capital Fund Grants	236,593.19	2,312,527.36
Capital Fund Grants-Soft Costs	272,086.98	873,178.56
TOTAL GRANT INCOME	6,828,736.40	28,452,509.61
OTHER INCOME		
Investment Income - Unrestricted	6,018.43	70,299.87
Investment Inc -Restricted Non-Allocated	12,845.52	53,123.34
Investment Income - WC Self Insurance	4,717.94	4,717.94
Fraud Recovery Restricted	0.00	4,644.00
Fraud Recovery PH	3,633.00	5,664.74
Non-Dwelling Rent	1,177.00	4,708.00
Vending Income-James House TAB	0.00	905.69
Vending Income-Parkview	452.47	802.67
Vending Income-Badenhaus TAB	378.86	478.04
Other Miscellaneous Income	5,243.41	183,388.02
Other Income-Bank Rent	3,216.67	12,583.34
Pension Forfeitures	0.00	5,178.17
Insurance Proceeds	0.00	52,507.93
PH & HAP FSS Forfeitures	0.00	10,612.34
TOTAL OTHER INCOME	37,683.30	409,614.09
TOTAL INCOME	7,332,237.71	30,543,147.64

St. Louis Housing Authority Income Statement

Period = Jan 2025
Book = Accrual

	Period to Date	Year to Date
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Rent Free Unit	13,302.78	13,302.78
Administrative Salaries	336,514.42	1,227,582.13
Administrative Salaries	139,414.50	431,656.45
Administrative Salaries-PT	12,058.89	34,395.44
Admin Salaries-Overtime	0.00	2,155.18
FICA	119,980.95	183,334.17
Health Benefits	61,758.77	169,967.24
Retirement Benefits	53,501.64	152,503.76
Unemployment Insurance	5,987.93	6,484.89
Long Term Disability	483.07	1,358.72
Dental	2,645.18	7,262.49
Cell Phones	1,601.47	4,370.59
Beneflex HSA	385.99	6,631.26
WC MO 2nd Injury Fund	412.16	412.16
WC Self-Insurers Qtrly Taxes	0.00	189.00
FICA	10,134.42	55,381.84
Health Benefits	22,441.01	75,723.53
Retirement Benefits	16,452.75	46,756.77
Unemployment Insurance	1,826.11	8,265.81
Long Term Disability	128.77	1,833.38
Dental	1,136.89	9,640.64
Cell Phones	336.02	4,677.93
Total Administrative Salaries	800,503.72	2,443,886.16
Legal Expense		
Legal Services	9,885.31	27,002.41
Legal Services	43.00	17,899.00
Total Legal Expense	9,928.31	44,901.41
Other Admin Expenses		
Staff Training	2,750.00	3,380.00
Auditing Fees	0.00	5,755.00
Port Out Admin Fee Paid	3,657.72	14,007.96
Marketing-LaSalle Youth Festival	0.00	355.90
Total Other Admin Expenses	6,407.72	23,498.86
Miscellaneous Admin Expenses		
Office Supplies	4,253.54	12,465.05
Office Supplies	2,249.78	3,438.02
Temporary Admin Labor	16,262.40	50,468.99
Temporary Admin Labor	0.00	7,928.66
Postage	7,454.72	14,260.52
Postage	591.00	806.65
Advertising	2,423.25	7,887.71
Printing & Publications	1,071.69	1,233.48
Printing & Publications	293.78	600.72
Membership Fees	13,663.17	14,731.17

St. Louis Housing Authority Income Statement

Period = Jan 2025

Book = Accrual

	Period to Date	Year to Date
Telephone	9,783.41	18,396.08
Telephone	12,429.00	30,585.42
Maint Agreement-Office Equipment	12,372.00	13,451.68
Maint Agreement-Office Equipment	1,050.00	7,250.00
Professional/Technical Services	65,441.80	400,520.31
Software License Fees	3,216.36	32,461.13
Software License Fees	0.00	447.98
Internet / Cable	3,113.03	11,917.37
Computer Supplies	19,112.15	30,102.21
Other Admin Expense	3,748.61	27,221.04
Other Admin-LaSalle Youth Festival	0.00	-122.09
Other Admin Expense	3.59	1,632.11
Bank Fees	1,635.83	4,536.28
Subscription-News/Magazines	1.00	1.00
D/A Testings/Results	281.20	867.35
Copying Expense	2,104.93	8,959.60
Allocated OH-Administrative Expense	7,856.42	14,772.80
Allocated OH-Legal Expense	99.24	1,113.82
Allocated OH-Tenant Services Expense	0.00	406.40
Allocated OH-Utilities Expense	2,221.72	3,343.67
Allocated OH-Materials Expense	110.89	298.34
Allocated OH-Maintenance Expense	1,301.83	4,234.98
Allocated OH-Protective Services Expense	384.08	1,639.13
Allocated OH-Insurance Expense	484.00	20,584.44
Total Miscellaneous Admin Expenses	195,014.42	748,442.02
TOTAL ADMINISTRATIVE EXPENSES	1,011,854.17	3,260,728.45
 TENANT SERVICES		
Tenant Services Salaries	7,943.04	25,894.31
FICA	603.03	2,308.19
Health Benefits	1,120.21	3,186.95
Retirement Benefits	1,056.81	2,975.07
Unemployment Insurance	111.14	111.14
Long Term Disability	3.84	24.58
Dental	49.73	138.88
Cell Phones	69.24	193.87
Relocation Costs	999.00	2,214.00
Tenant Srv Rec/Pub/Other	0.00	280.21
Tenant Srv Rec/Pub/Other-James House TAB	1,989.78	2,260.85
Tenant Srv Rec/Pub/Other-Euclid TAB	984.35	1,917.68
Tenant Srv Rec/Pub/Other-Parkview	148.06	4,413.85
Tenant Srv Rec/Pub/Other-LaSalle TAB	126.22	126.22
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	-2,784.92	-2,302.01
Tenant Srv Rec/Pub/Other-North Sarah	0.00	-680.00
Tenant Srv Rec/Pub/Other-KingsburyTAB	73.50	1,963.50
Resident Council	0.00	522.50
Landlord -Excess Damage Reimb	2,192.00	9,839.00
Landlord -Signing Bonus	0.00	500.00
Security Deposit Assistance	0.00	26,398.00

St. Louis Housing Authority Income Statement

Period = Jan 2025

Book = Accrual

	Period to Date	Year to Date
Tenant Services Screening	0.00	462.72
Tenant Participation Funds	1,407.00	2,687.14
Tenant Participation Fund-James House TAB	228.91	567.80
Tenant Srv Lobby Monitors	1,140.00	5,996.25
Tenant Services -Other	0.00	1,800.00
Tenant Services Other-Circle of Friends (SLU)	2,246.65	8,414.77
TOTAL TENANT SERVICES EXPENSES	19,707.59	102,215.47
UTILITIES		
Mixed Finance Utilities	126,780.24	565,245.96
Water	90,043.84	110,650.14
Electricity	86,353.19	236,940.14
Gas	67,814.92	89,186.55
Sewer	262,781.09	348,826.78
TOTAL UTILITY EXPENSES	633,773.28	1,350,849.57
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Labor-Grounds	112,207.81	264,642.22
Maint Labor -Janitorial Cleaning	44,162.93	101,300.72
Maintenance Labor-Overtime	4,990.73	22,986.46
FICA	12,309.76	36,349.37
Health Benefits	22,761.18	65,656.06
Retirement Benefits	16,128.09	46,795.58
Unemployment Insurance	2,126.67	2,575.75
Long Term Disability	153.85	1,840.23
Dental	1,286.26	9,828.78
Cell Phones	999.34	6,771.49
Total General Maint Expense	217,126.62	558,746.66
Materials		
Materials COVID	0.00	-73.90
Materials-Custodial	596.02	2,523.13
Materials-Custodial	1,887.71	11,853.47
Materials-Electrical	0.00	386.38
Materials-Electrical	6,254.01	13,935.34
Materials-Plumbing	4,792.49	15,403.20
Materials-Lawn/Grounds/Snow Removal	1,287.76	1,425.98
Materials-Tools/Equipment	66.96	66.96
Materials-Tools/Equipment	2,616.20	5,722.13
Materials-Boiler	0.00	45.97
Materials-Other	4,351.08	8,770.06
Materials-HVAC	3,130.12	16,428.12
Materials-Gas/Oil Vehicles	41.95	304.92
Materials-Appliances	7,032.58	32,937.41
Materials-Hardware	26.99	543.71
Materials-Paint	110.15	3,280.30
Materials-Flooring	0.00	667.77
Materials-Cabinets/Countertops Doors/Windows	930.33	9,127.55
Total Materials	33,124.35	123,348.50

St. Louis Housing Authority Income Statement

Period = Jan 2025

Book = Accrual

	Period to Date	Year to Date
Contract Costs		
Contracts Generic	6,150.50	6,150.50
Contract-Elevators	60,973.14	98,848.02
Contract-Trash Removal	20,056.85	23,298.55
Contract-Trash Removal	25,112.32	98,836.09
Contract-Custodian	0.00	8,542.50
Contract-Custodian	21,857.11	59,359.83
Contract-Plumbing	19,499.12	51,342.46
Contract-Uniform Cleaning	5,466.95	13,319.55
Contract-Snow Removal	6,532.25	6,532.25
Contract-Snow Removal	19,940.13	19,940.13
Contract-Grounds/Lawn	0.00	4,033.25
Contract-Grounds/Lawn	4,492.50	54,422.35
Contract-Auto Gas	74.52	2,776.12
Contract-Auto Gas	922.84	2,118.77
Contract-HVAC	18,275.94	44,555.55
Contract-Fire Protection	275.50	275.50
Contract-Fire Protection	3,220.32	12,260.67
Contract-Vehicle Repairs	0.00	3,151.84
Contract-Vehicle Repairs	0.00	944.50
Contract-Other	0.00	7,653.00
Contract-Other	1,450.20	23,227.95
Contract-Exterior Building Repairs	3,133.99	9,983.99
Contract-Parking Lot Repairs	0.00	5,715.00
Contract-Parking Lot Repairs	0.00	8,040.00
Contract-Electrical	0.00	395.89
Contract-Electrical	558.75	1,246.40
Contract-Pest Control/Extermination	557.60	807.60
Contract-Pest Control/Extermination	6,910.32	20,667.44
Contract-Flooring Installation	16,800.45	63,107.46
Contract-Painting/Wall Repairs	20,547.73	75,341.40
Contr-Cabinet/Counters/Door/Windows	19,881.38	51,471.61
Contract-Lease Automobiles	6,212.00	17,850.00
Contract-Occupancy Permits	5,412.00	5,412.00
Contract-Bed Bug Eradication	7,900.00	16,100.00
Total Contract Costs	302,214.41	817,728.17
TOTAL MAINTENACE EXPENSES	552,465.38	1,499,823.33
PROTECTIVE SERVICES		
Security Alarm Service	0.00	2,352.65
Security Alarm Service	3,077.19	4,155.31
Security/Law Enforcement	97,099.91	271,490.87
Security Enforcement-Police	75,352.99	174,896.11
Security Enforcement/Sec Guards	3,456.72	14,543.14
TOTAL PROTECTIVE SERVICES	178,986.81	467,438.08
INSURANCE PREMIUMS		
Workers Comp Claims	-71,834.92	85,634.45
Auto Insurance	5,305.51	21,222.04

St. Louis Housing Authority Income Statement

Period = Jan 2025

Book = Accrual

	Period to Date	Year to Date
Property Insurance	72,280.47	289,121.88
Cyber Security Insurance	0.00	11,921.12
Fidelity Bond Insurance	325.65	1,302.60
Liability Insurance	20,407.49	83,954.96
Excess Workers Comp Insurance	7,098.98	22,649.18
TOTAL INSURANCE PREMIUMS	33,583.18	515,806.23
GENERAL EXPENSES		
Bad Debt-Tenant Rents	0.00	1,706.00
Other General Expense	241,922.02	996,063.07
PH FSS Escrow Expense	4,150.00	3,095.99
TOTAL GENERAL EXPENSES	246,072.02	1,000,865.06
TOTAL OPERATING EXPENSES	2,676,442.43	8,197,726.19
EXTRAORDINARY EXPENSES		
Casualty Loss Expense	0.00	27,064.00
TOTAL EXTRAORDINARY EXPENSES	0.00	27,064.00
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	4,752,588.00	18,261,775.15
Tenant Utility Payments-Voucher	254,134.00	979,193.00
Portable Out HAP Payments	108,916.00	493,671.00
FSS Escrow Payments	6,174.00	23,607.00
TOTAL HOUSING ASSISTANCE PAYMENTS	5,121,812.00	19,758,246.15
OTHER FINANCING SOURCES		
Excess Cash Transfer IN	-0.78	-0.78
Equity Transfer Capital Assets IN	236,593.19	2,312,527.36
Equity Transfer Capital Assets OUT	236,593.19	2,312,527.36
Operating Transfers IN	71,577.00	113,835.47
Operating Transfers OUT	71,577.00	113,835.47
TOTAL OTHER FINANCING SOURCES	-0.78	-0.78
Prior Period Adjustments Affecting RR	26,199.77	26,199.77
Prior Period Adjustments Affecting RR	21,955.26	196,993.81
TOTAL NON-OPERATING ITEMS	48,155.03	223,193.58
UTILITY CONSUMPTION		
Water Consumption	37,690.61	44,734.26
Water Consumption Contra	37,690.61	44,734.26
Electric Consumption	715,036.00	1,797,658.30
Electric Consumption Contra	715,036.00	1,797,658.30
Gas Consumption	55,358.00	64,594.00
Gas Consumption Contra	55,358.00	64,594.00
Sewer Consumption	38,424.00	52,559.00
Sewer Consumption Contra	38,424.00	52,559.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	7,846,410.24	28,206,230.70
NET INCOME	-514,172.53	2,336,916.94

DEVELOPMENT



MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: March 12, 2025

Subject: Development and Modernization Department Board Report

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

General

RD 22-03 – Clinton-Peabody Apartments Redevelopment – In February, the development team met with residents to continue planning work related to the Choice Neighborhood grant. This work is necessary to apply for the grant should funding be made available.

The resident engagement meeting was held on February 20, 2025, with the residents participating in several activities to celebrate Black History Month, including a trivia event related to significant events and people in black history. The City of St. Louis Neighborhood Stabilization Officer came to give residents an update and offer his services in the event they needed assistance. POAH staff gave an update on the progress made for the month.

As part of the RAD/Section 18 Blend conversion of public housing units on the Clinton-Peabody site, the development team met with the RAD Resource team to discuss the next steps in converting units and preparing for the demolition of the first 71 units in six buildings. It is expected that HUD will approve the removal of 71 units from the public housing inventory in March. This will allow for demolition to occur when the environmental review is approved.

A community Choice Neighborhoods planning meeting was held with the broader community stakeholders on February 20, 2025 at Al Chappelle Community Center. The Executive Director of the St. Louis Community Development Administration presented a check for the Clinton-Peabody redevelopment in the amount of \$2.9 million.

The next resident engagement meeting will be on March 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 could be split and put out to bid as two projects. The project was awarded to Raineri Construction in December 2024 and construction began in January 2025. The rehabilitation of the units was about 60% complete in February and is expected to be ready for occupancy in April.

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 the contractor was able to complete about 80% of the west wing of the first floor in February 2025.

RD 24-08 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 was received in February 2025 and the site work began. The contractor was able to complete about 30% of the work and is expected to be finished in May 2025.

RD 24-04 Badenhau Sewer Repair – The contractor has moved work to the interior of units. Development and Modernization staff have been working closely with Property Management onsite to coordinate the temporary moves for affected residents. The process has been very effective and about 30% of the units were completed in February.

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

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

RD 22-10 The California Garden Fence Replacement and Security Upgrades – Weather continued to be an issue in February for the contractor and has delayed the concrete work necessary to complete the work. Development and Modernization staff expect a significant amount of work to occur in March.

RD 22-04 Parkview Elevator Replacement – The replacement of the final elevator car is still on schedule for April 30, 2025. Residents are now able to use both the new freight and passenger elevator cars that are now in service.

Parkview Parking Deck Evaluation – Development and Modernization staff received a new structural engineering report on the condition of the garage in February and are acting on the recommendations in the report. This is expected to be complete in March. Regular structural engineering inspections will continue to occur until the parking deck is replaced.

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 to execute an Option Agreement for the remaining five (5) parcels so that Habitat for Humanity can apply for additional grant funding through a city agency. SLHA staff will also extend the Master Developer Agreement (MDA) in March 2025.

Section 18

Hodiamont Board Up – Development and Modernization staff uploaded most of the application to the HUD PIC system in July 2024. 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. A meeting with HUD is scheduled for March 2025 to discuss the application.

Projects Ready for Close-Out

None.

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 issued the solicitation in February 2025.

RD 25-02 West Pine Elevator Replacement – The review committee for the West Pine Elevator Replacement met in February to discuss the proposals received. Committee members have until March to return their evaluations so that a recommendation can be made.

RD 25-06 Parkview Apartments First Floor Furniture – Development and Modernization received a quote for the furniture specifications in February and is in the process of finalizing the contract. A contract should be ready in March 2025.

RD 25-04 Environmental Consultants – Development and Modernization issued a Request for Qualifications for Environmental Consultants on January 15, 2025. The review committee met in February to discuss the four responses received. They have until March to make their evaluations and recommendations.

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. Quotes were received in February 2025 and LPI Construction Management was awarded the contract. The work is scheduled to begin in March.

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

Pre-Solicitation

CDA Grant Make-Ready (heavy) Phase I – This phase includes both CDA grant funding and an additional grant funding source from HUD through the Housing-Related Hazards (HRH) grant in which SLHA received \$520,300. 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 HRH grant so that the work can be completed more efficiently and with greater value.

This is expected to be out for bid in early April 2025.

PHA Wide Asphalt Shingle Roof Replacement – Asphalt shingle roofs at Lookaway, Badenhaus, Walnut Park and Cochran. Review sets were received in October. HUD approval has been received for the environmental review part of the quote. The Acquisition and Solicitation Plans were approved in January 2025 and the project will be put out to bid on March 3, 2025. Bids will be due in April 2025.

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 funded by the CDA grant of \$750,000.00 awarded to SLHA in November 2024.

A field visit occurred in February 2025 to determine the current condition of the roof and move forward with producing estimates for the bids. Another meeting with the design team will occur in March.

California Gardens Elevator Replacement – A task order for design of the elevator replacement at California Gardens was submitted to SCB, an architecture firm contracted to SLHA. Design work has been reviewed and the solicitation should be made available 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 issued a task order to St. Louis Design Alliance, an architecture firm under contract with SLHA, to complete the design process for the following projects:

Phase 1: Has been moved to pre-solicitation. The phase will go out for bid in April.

Phase 2: McMillan (5 units), Lookaway (5 units), and McMillan 2 (5 units). Planning for these additional units will occur in March.

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 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 9th and 11th Streets. SLHA has received approval from the fire department and preliminary approval from the City’s streets department and has produced a plan that will improve pedestrian safety, improve access for residents to the park south of Hickory and limit unauthorized access to 10th Street from Hickory.

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 FEBRUARY 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
MO00100041	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
MO0010000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	1	5	0	N/A	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO0010000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	4	6	6	(7/30/24)	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	10/2/2020	10/19/2020
MO0010000038	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 FEBRUARY MONTHLY ACTIVITY REPORT

Project Information						Acquisition Plan Info.					Contract Award & Performance Goals							
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	# of Construction/Contract Days	Estimate Value	Date to Advertise	Pre-Bid Mtg Date	Contract Date	ICE Completion Date (Required >\$250K)	Contract Award - General Contractor / Developer	Contract Amount	% Sec 3 Bus	MBE \$ (Value)	% MBE	WBE \$ (Value)	% WBE
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	730	\$ 1,000,000	6/26/2022	8/25/2022	4/3/2023	4/3/2023	Hankins Const.	\$ 2,030,000	0.0%	\$29,975	1.4%	\$ -	0.0%
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	270	\$ 1,834,000	12/17/2023	1/9/2024	7/29/2024	N/A	Davinroy Mechanical Contractor	\$ 1,834,000	0	\$85,348	5%	\$ 15,800	1%
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	90	\$ 250,000	11/6/2022	11/17/2022	9/24/2023	N/A	Roady Exteriors	\$ 514,400	0%	\$ -	0%	\$ -	0%
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	365	\$ 1,271,329					Habitat for Humanity Saint Louis	\$ 409,250					
MO001000002	Al Chappelle Building	N/A	Renovation	1	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	0	0	60	\$ 123,477	5/55/22	6/7/2022	7/29/2022	N/A	Utilitra	\$120,785.21	0%	\$25,482	21%	\$ -	0%
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	60	\$ 250,000	10/1/2023	10/12/2023	3/25/2024	TBD	LK Communications	\$ 218,112.00	0%	\$ -	0%	0	0%
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	TBD	\$ 500,000	10/8/2023	10/24/2023	2/15/2024	TBD	Roady Exteriors	\$ 774,239.00	0%	-	0%	-	0.00%
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	180	\$ 700,000	2/26/2024	3/12/2024	TBD	TBD	Raineri Construction	\$ 611,979.00	16%	\$ 115,818	19%	\$ 121,275	20%
MO001000002	Clinton-Peabody	I	Clinton Peabody Make Ready Unit	12	41	N/A	N/A	N/A	N/A	N/A	N/A	POAH/Roakoke Construction	N/A	N/A	N/A	N/A	N/A	N/A
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD	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	120	\$ 500,000	4/14/2024	4/30/2024	9/6/2024	TBD	Utilitra	\$552,450.21	0%	\$147,725	29%	\$459,243.01	91%
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	1	5	60	\$ 150,000	N/A	4/30/2024	6/3/2024	N/A	Raineri Construction	\$122,550.00	TBD	\$ 10,000	8%	\$ 53,730.00	43%
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	4	6	120	\$ 180,000	N/A	6/4/2024	8/12/2024	N/A	Raineri Construction	\$174,200.00	0%	\$ -	0%	\$152,700.00	88%
MO001000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	60	\$ 210,000	N/A	11/19/2024 1/9/2025	TBD	TBD	TBD	\$200,137.00	TBD	\$ 200,137	100%	TBD	TBD

DEVELOPMENT AND MODERNIZATION FEBRUARY 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	45%	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	75%	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	60%	5%	
MO001000038	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%	-
MO001000038	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%	
MO001000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	TBD	TBD	TBD	TBD	TBD	TBD	-	-	

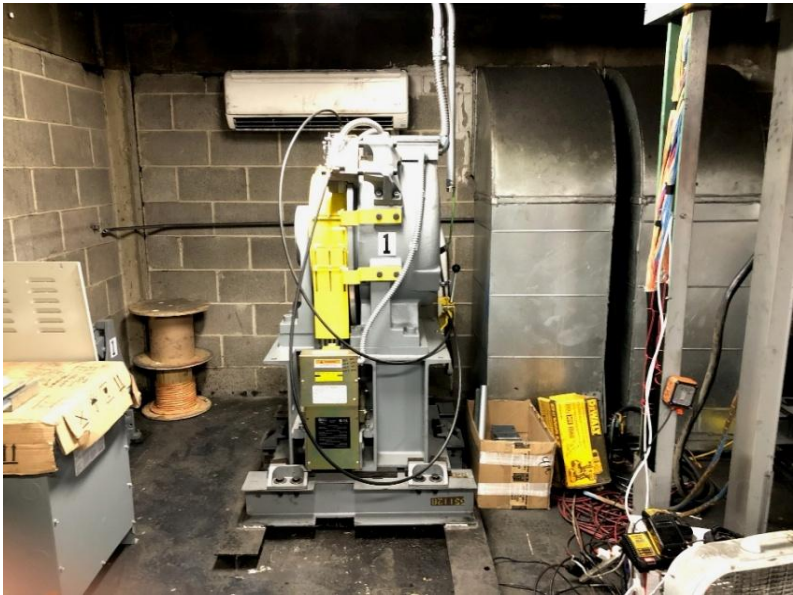
**DEVELOPMENT AND MODERNIZATION
FEBRUARY MONTHLY ACTIVITY REPORT**

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 was turned over in early February. Work continues on the south passenger elevator and the elevator lobbies.
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. At the end of February, approximately 30% of the interior work was completed.
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; weather delayed installation of the gates, security system, and concrete work in January and February. Significant progress is expected in March
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 ongoing.
MO001000384	Hodiamont - Section 18 Application	1	Emergency Unit Repairs	3	22	All residents have been relocated. In anticipation of a Section 18 Application. The Environmental Review is complete. Bureau Veritas is revising the Capital Needs Assessment based on comments from HUD.
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	N/A	N/A	The project was closed out in February.
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 is on hold pending repairs to the main door and completion of the west wing.
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. Closeout is anticipated in March or early April.
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	Construction activities are ongoing. The west wing was approximately 80% complete at the end of February.
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	Notice to Proceed was issued in January. Work was delayed by weather, but at the end of February approximately 30% had been completed.
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	TBD	TBD	The contract was closed out in February.
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger/Hickory)	TBD	TBD	The contract was closed out in February.
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger)	TBD	TBD	After dividing into (2) contract 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. At the end of February, work was approximately 40% complete.

**DEVELOPMENT AND MODERNIZATION
FEBRUARY MONTHLY ACTIVITY REPORT**



Parkview First Floor Renovations



Parkview Elevator Replacment



Badenhaus Sewer Repairs



Cochran Plaza Security Upgrades

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

AT 2/28/2025

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	1,728,384.11	57,490.89	666,832.21	1,119,042.79	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,787,844.00	0.00	8,666,935.02	120,908.98	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	8,855,826.92	165,106.08	7,105,595.08	1,915,337.92	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,341,520.00	0.00	8,341,520.00	0.00	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	6,756,056.91	2,874,721.09	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	4,285,524.80	4,965,103.20	2,420,622.48	6,830,005.52	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
Totals		\$58,379,916.00	\$43,059,700.01	\$10,784,691.19	\$39,701,359.28	\$19,405,151.72		
			73.8%			68.0%		

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: March 12, 2025

Subject: Resident Initiatives Board Report

In February 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	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 February, the Coordinators made the following referrals:

- Digital Inclusion (1)
- Youth Referral (1)
- Employment (8)
- Food Assistance (1)
- 26 Bus Cards were distributed

Community Outreach

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

2/7/25 - CDA Presentation at West Pine

The Coordinators attended the meeting to provide a brief presentation on Ready Readers' Neighborhood Reading Captains (NRC) program and application process.

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 February, the Circle of Friends (CoF) groups focused on hosting regularly

scheduled meetings for their members and hosting events to celebrate Black History Month. In honor of Black History Month, the Coordinator partnered with Our Second Act to engage CoF members in a social outing. This event celebrated Motown’s contribution to the music enterprise and industry. The CoF members enjoyed a catered lunch and performances from local singers who did musical tributes to Smokey Robinson, Michael Jackson, Four Tops, Gladys Knight and more. February also marked a busy month for CoF birthdays. To honor these members, the Coordinator took them out for lunch and cake at Elicious Restaurant where they participated in trivia and selected a person to honor for Black History Month.



Pictured above: Elderly and Disabled Coordinator, Marvin Bostic, and other SLHA staff with Circle of Friends members at the Black History Event hosted by Our Second Act.

Family Self Sufficiency

As of February 2025, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had thirty-eight (38) participants, seventeen (17) with established escrow accounts and eight (8) actively receiving a monthly escrow credit. In addition, there were thirty-eight (38) 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. Six (6) new participants were enrolled in PH-FSS program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	38	17	0	17/45%	8/21%
PH	38	31	6	31/82%	15/39%

Throughout February, the Coordinators attended meetings with partners to discuss resources for active FSS participants and build awareness of the program.

2/4/25 - FSS Quarterly Check-In

The Coordinators held their first check-in of the year with current FSS participants. During this meeting, participants received valuable information via presentations from the FDIC and BioSTL.



Pictured right: BioSTL staff presenting to FSS participants at the Quarterly FSS Check-In

2/20/25 - Clinton-Peabody Resident Meeting

The Coordinators attended the monthly resident meetings to connect with current FSS participants at Clinton-Peabody and to build awareness of the program.

Resident Coordinator

The 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.

2/7/25 - West Pine Resident Outreach Meeting

The Coordinator met with West Pine residents to share information about the CDA beautification grant and to begin gathering their insight on their beautification project. The Resident Initiatives team supported by providing information on department programs (ROSS, FSS, and CoF). The residents decided on an indoor gardening workshop and a ribbon cutting as their two events.

2/13/25 - Parkview Resident Outreach Meeting

The Coordinator met with Parkview residents to share information about the CDA beautification grant and to begin gathering their insight on their beautification project. The Resident Initiatives team supported by providing information on department programs (ROSS, FSS, and CoF). The residents decided on a block party and a ribbon cutting as their two events.

The Coordinator is working with the TABs to distribute a resident engagement survey at several sites. Additionally, the Coordinator will host six additional meetings and work with West Pine to host a Grow-n-Go event for their beautification project.

TABs

The St. Louis Tenant Affairs Board held their monthly meeting on February 26, 2025 at Renaissance Place at Grand. The ROSS Coordinators attended the meeting to share updates on Resident Initiatives' resources and to get the TAB's feedback on a potential collaboration with Archwell, a PCC partner looking to host events for SLHA seniors.

In February, the Director of Resident and Community Engagement held the second session of 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 right: Newly appointed TAB members from Cambridge Heights, Euclid Plaza and Cahill Apartments received certificates for completing their mandatory TAB training.



Director's Activities

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

2/11/2025 - West Pine TAB Resident Meeting

The Director attended the resident meeting with the RI team and the Director of Property Management. During this meeting, SLHA staff were able to address concerns and answer questions elevated by residents.

2/20/25 - Meeting w/BVTA & MBM


The Director attended a meeting to listen as the BVTA board and McCormack Baron Management staff worked through resident concerns.

2/26/25 - Meeting w/St. Louis Senior Fund

The Director attended a meeting with SLHA's Elderly and Disabled Coordinator to discuss the progress of the Circle of Friends program.

Other Business and Upcoming Events

The Resident Coordinator is continuing engagement meetings at designated sites to gather resident input on the beautification projects funded by the CDA beautification grant. The Resident Coordinator is also assisting the TABs with planning exciting events for their neighbors. The ROSS Coordinators are launching several activities at LaSalle Park targeting youth and their families. They are also planning the annual Jamboree for April 29, 2025. Additionally, under the leadership of the Executive Director, SLHA is launching an FSS enrollment campaign. Our goal is 100 families in 60 days.



UTILITY ASSISTANCE
Less Stress. More Possibilities.

Electric Bill
Monthly Bills
Clock

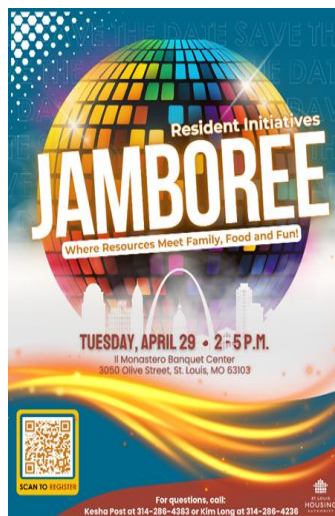
LaSalle Park
JOIN US: MARCH 11TH FROM 2:00 P.M. - 5:00 P.M. @ 001 Hickory Place
St. Louis, MO 63104

REQUIREMENTS:

- 1. Eligible residents may qualify for credits on select utility accounts based on household size, income guidelines, and other eligibility factors. A down payment may be required to enroll in the program.
- 2. Required documents: Photo ID, income verification, Social Security cards for all household members, and your latest utility bills.

For more information, contact ROSS Coordinators:
Kimberly Long, 314-286-4236, klong@slha.org
Kasha Post, 314-286-4383, kpost@slha.org

Hosted by
ST LOUIS HOUSING AUTHORITY



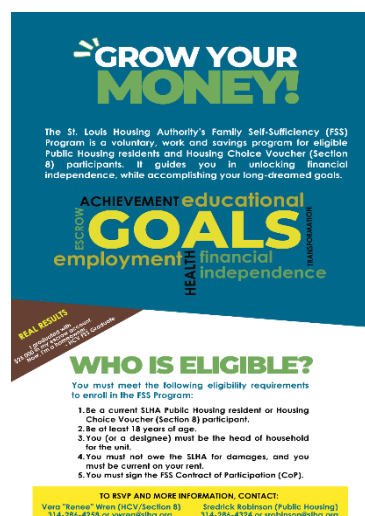
Resident Initiatives
JAMBOREE
Where Resources Meet Family, Food and Fun!

TUESDAY, APRIL 29 • 2-6 P.M.
Il Monastero Banquet Center
3050 Olive Street, St. Louis, MO 63103

SCAN TO REGISTER

For questions, call:
Kasha Post at 314-286-4383 or Kim Long at 314-286-4236

ST LOUIS HOUSING AUTHORITY



GROW YOUR MONEY!

The St. Louis Housing Authority's Family Self-Sufficiency (FSS) Program is a voluntary, work and savings program for eligible Public Housing residents and Housing Choice Voucher (Section 8) participants. It guides you in unlocking financial independence, while accomplishing your long-dreamed goals.

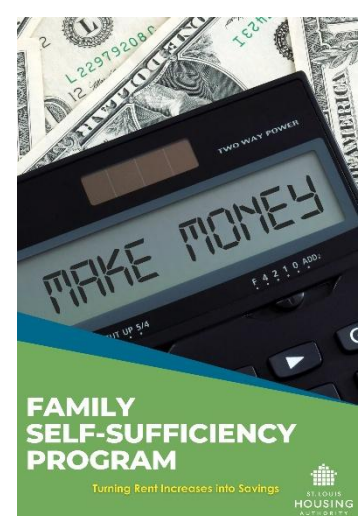
ACHIEVEMENT educational
RECOVER GOALS financial
employment independence
HEALTH financial independence

WHO IS ELIGIBLE?

You must meet the following eligibility requirements to enroll in the FSS Program:

1. Be a current SLHA Public Housing resident or Housing Choice Voucher (Section 8) participant.
2. Be at least 18 years of age.
3. You (or a designee) must be the head of household for the unit.
4. You must not owe the SLHA for damages, and you must be current on your rent.
5. You must sign the FSS Contract of Participation (CoP).

TO RSVP AND MORE INFORMATION, CONTACT:
Yara "Ranee" Wren (HCV/Section 8) 314-286-4238 or wren@slha.org
Sedrick Robinson (Public Housing) 314-286-4324 or sr@slha.org



MAKE MONEY

FAMILY SELF-SUFFICIENCY PROGRAM

Turning Rent Increases into Savings

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: March 12, 2025

Subject: Procurement Board Report – February 2025

Capital Fund

A. Contracts Awarded

RD 24-11B Contract awarded to LPI Construction Management on February 25, 2025. 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 to 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 in 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.

B. Solicitations Pending

RD 25-01 Request for Quotes for California Gardens Security Upgrades. The general scope of work for this project will consist of, but is not limited to, the procurement and installation of security upgrades at California Gardens prepared by the St. Louis Housing Authority's (SLHA) architect, Sherman Carter Barnhart Architects. The security upgrades include necessary network infrastructure, site security camera system, door access control system, card readers, etc. to be provided for the use of SLHA and its designated agents. Contractors will be responsible for configuring any software installed and

training SLHA on its use, coordinating with the St. Louis Metropolitan Police Department and SLHA's IT staff. The solicitation was issued on February 14, 2025. The pre-quotation meeting was held onsite on February 26, 2025. Quotes are due on March 11, 2025.

- RD 25-02 Request for Proposals for West Pine Apartments Elevator Replacement. The general scope of work for this project will consist of the 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 an 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 24-13 Invitation for Bids for Asphalt Shingle Roof Replacements: Lookaway, Walnut Park and Badenhau. The scope of work for this project will consist of the removal and replacement of the 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 on March 3, 2025.
- 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 were due February 4, 2025. Four proposals were received. A Review Committee has been formed and is currently evaluating the bids.
- 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. The 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 were due February 11, 2025. One quotation was received. The award is anticipated in March.

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 scheduled for January 6, 2025 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 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 plan was approved by the Board on

February 27, 2025. Negotiations have been initiated to further engage a full-service provider for SLHA's retirement plans.

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. SLHA is 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

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: March 12, 2025

Subject: Communications Board Report

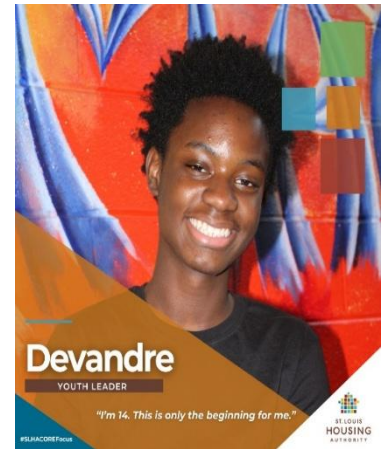
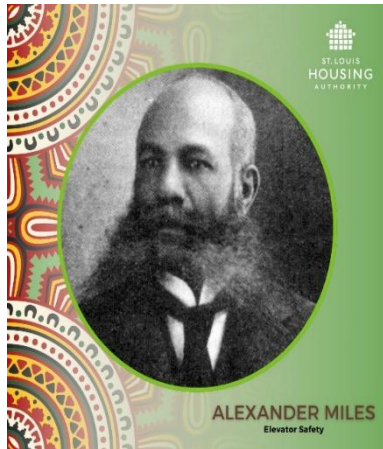
ACTIVITY	TOTAL	DETAILS
Releases and Announcements	1	CDA Awards Clinton-Peabody Phase I Funding
News coverage	1	Underhoused: The Front Line of Tenant Organizing in St. Louis (Mound City Messenger)
Outreach Events		
Social Media Campaigns	1	Housewarming Community Collection
Facebook Posts	20	Highest Performing (Facebook) <ul style="list-style-type: none"> • C.O.R.E. Focus – Eric 526 Reach; 11 Engagements • Housewarming Collection Drive 407 Reach; 14 Engagements
Twitter Posts	20	Highest Performing (Twitter) <ul style="list-style-type: none"> • Hiring IT Help Desk Technician 32 Impressions; 0 Engagement • On the Homefront: Parkview 24 Impressions; 1 Engagement
LinkedIn Posts	18	Highest Performing (LinkedIn) <ul style="list-style-type: none"> • Black History Month – Sarah Boone 164 Impressions; 5 Engagements • Above & Beyond – Kimberly Long 99 Impressions; 4 Engagements

Social media analytics:

Facebook	FEB 2025	JAN 2025	DEC 2024
Total Followers: 3,008			
Reach	2,997 (-33%)	4,469	2,500
Post Engagement	307 (-35%)	472	472
Visits	930 (-16%)	1,110	734
New Followers	33 (-42%)	57	18

LinkedIn Total Followers: 478	FEB 2025	JAN 2025	DEC 2024
Impressions	1,033 (-11%)	1,157	1,062
Page Views	62 (-65%)	175	89
Unique Visitors	32 (-48%)	62	43
Post Reactions	41 (+64%)	25	29

Monthly Highlights:



1. Black History Month: Alexander Miles
2. Elderly Only Waiting List
3. C.O.R.E. Focus: Devandre

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: March 12, 2025

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF FEBRUARY 28, 2025

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
123	0	4	127

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Erikah Mosby	Intake Specialist/Coordinator
Anjail Salik	HCV Supervisor

New Employees Temporary Full-Time:

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

New Employees Regular Part-Time:

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

New Employees Temporary Part-Time:

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

Promotions:

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

Status Change Acting Positions:

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

Title Change:

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

Status Change (Temporary to Regular Full-Time):

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

Status Change (Temporary to Regular Part-Time):

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

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

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

Recruitment

number of position vacancies published this month: 0

number of position vacancies carried over from previous month: 0

Applications

Received This Month

Position Vacancies Published this Month:

None this reporting period.

Additional Applications Received this Month:

None this reporting period.

Position Applied for by Residents:

None this reporting period.

EEO COMPLAINTS:

None this reporting period.

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Stacy Taylor	The Future of DEI: A Paradigm Shift	1.0
Kena Johnson	The Future of DEI: A Paradigm Shift	1.0
Kena Johnson	E-Verify Knowledge Test	1.5

EMPLOYEE TRAINING OUT- OF- STATE:

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