



# BOARD OF COMMISSIONERS



**September 23, 2021**

REGULAR MEETING

TO THE COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY  
ST. LOUIS, MISSOURI



Tishaura Jones  
Mayor

Sal F. Martinez  
Chairman

Constantino Ochoa, Jr.  
Vice-Chairman

Regina D. Fowler  
Treasurer

Annetta Booth  
Commissioner

James Murphy  
Commissioner

Shelby Watson  
Commissioner

**PUBLIC NOTICE OF MEETING**

Take notice that the **regular meeting** of the commissioners of the St. Louis Housing Authority will be held via **Zoom\*** on Thursday, September 23, 2021, commencing at 4:30 p.m., to consider and act upon items shown on the attached agenda. An Executive Session may be convened to discuss legal actions, causes of actions, communications with attorneys, personnel matters, leasing, purchase or sale of real estate and bid specifications.

DATED: September 17, 2021

ST. LOUIS HOUSING AUTHORITY

Attachment

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**\*Instructions For Joining Zoom**

Meeting ID: 863 741 1301

**Via Smart Phone or Computer:**

<https://us02web.zoom.us/j/8637411301>

**Via Phone:**

(312) 626-6799, then 863 741 1301#

BOARD OF COMMISSIONERS, ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING, SEPTEMBER 23, 2021, 4:30 P.M.  
ST. LOUIS HOUSING AUTHORITY, 3520 PAGE BOULEVARD  
ST. LOUIS, MISSOURI 63106  
**AGENDA**

**ROLL CALL**

**CONSENT AGENDA**

1. Approval of Minutes, Regular Meeting, August 26, 2021

**RESIDENTS' COMMENTS ON AGENDA ITEMS**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

2. **Resolution No. 2935**  
Authorizing the Write-Off of Vacated Tenant Account Receivable Balances
3. **Resolution No. 2936**  
Authorizing and Approving the Operating Budget for Fiscal Year Ending September 30, 2022
4. **Resolution No. 2937**  
Authorizing and Approving Execution of the Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract

**CHAIRMAN'S REPORT**

**DIRECTOR'S REPORT**

**RESIDENTS' CONCERNS**

**COMMISSIONERS' CONCERNS**

**SPEAKERS TO ADDRESS THE BOARD**

**EXECUTIVE SESSION**

The Executive Session will be convened pursuant to Section 610.021 of the Missouri Revised Statutes, to discuss legal actions, causes of actions or litigation, personnel matters relating to the hiring, firing, disciplining and promoting of employees, negotiations with our employees, leasing, purchase or sale of real estate and specifications for competitive bidding.

**ADJOURNMENT**

Please note that this is not a public hearing or forum. Anyone wishing to address the Board must follow the St. Louis Housing Authority's Speaker's Policy. (Contact the Executive Division at Central Office for a copy of the policy.)

**APPROVAL OF MINUTES**  
**AUGUST 26, 2021**

BOARD OF COMMISSIONERS  
ST. LOUIS HOUSING AUTHORITY  
REGULAR MEETING  
AUGUST 26, 2021  
4:30 p.m.

**CALL TO ORDER**

The Board of Commissioners of the St. Louis Housing Authority held a Regular Meeting on Thursday, August 26, 2021, via Zoom. Chairman Sal Martinez called the meeting to order at approximately 4:32 p.m.

Present: Regina D. Fowler  
Sal F. Martinez  
James Murphy  
Constantino Ochoa, Jr.

Absent: Annetta Booth  
Shelby Watson

**CONSENT AGENDA**

**Approval of Minutes**

Commissioner Ochoa moved to approve the minutes of June 24, 2021. Commissioner Fowler seconded the motion. The motion passed with all commissioners voting aye.

**CHAIRMAN'S REPORT**

Commissioner Martinez reported that he had the pleasure to participate in staff interviews with the St. Louis Housing Authority's (SLHA) Senior Leadership Team over the past six weeks, which went extremely well. He noted that he was extremely pleased with the level of talent shown by the individuals interested in joining the agency, which is a great thing when looking to hire people for key positions within an organization. He commended the staff involved with advertising for the various positions, coordinating the interviews and making the subsequent offers. Commissioner Martinez stated that he was very pleased with the process.

**DIRECTOR'S REPORT**

Ms. Green introduced the two newest staff members to join the agency; Daniel Smith, Inspection Supervisor, and Jason Hensley, Director of Real Estate Development. Each staff member then provided their background and spoke on duties that they had been performing since joining the agency. Continuing, Ms. Green recognized Regina Stewart, former Resident Commissioner, who had served on SLHA's Board of Commission for five years advocating for the public housing residents. She thanked Commissioner Stewart for her support, noting that it was much appreciated, and she displayed a collage of pictures of Commissioner Stewart from different agency events. She noted that Commissioner Stewart would be missed.

Commissioner Stewart thanked Ms. Green and noted that she appreciated all of her kind words and well wishes. She said she was always treated kindly and fairly, as well as felt like she was part of a really good team while being a commissioner. She wished the commissioners and the staff all the best. She noted that she keeps up with the agency and offered her assistance if she could ever be of help. Commissioner Stewart displayed the plaque she received from SLHA and read the inscription. She noted that recognition goes a long way when people are volunteering and doing things for others.

Commissioner Martinez and others in attendance of the meeting expressed well wishes for Commissioner Stewart.

Presenting next, Lt. Middleton reported that an arrest was made in Cochran in July and a homicide occurred in Clinton-Peabody in the month of August, which was currently being investigated. He noted that he would provide an update at the next meeting. He reported that two shootings occurred in the Clinton-Peabody complex and he noted that a male was shot in the 1100 block of Dillon on July 10, 2021 and another male was shot in the 1465 Hickory block on July 30, 2021. He reported that the Housing Authority Unit (HAU) is working closely with the manager at Clinton-Peabody, Nicole Conrod, who has been ramping up evictions of nuisance tenants. Lt. Middleton reported that with school starting the HAU has been engaging with students that are residents of the complexes. He noted that the HAU will be doing some community engagements and that there will be some upcoming workshops and events. Lt. Middleton concluded his report and asked if there were any questions.

There were none.

#### **RESIDENTS' CONCERNS**

Benita Jones, President of the North Sarah Tenant Association, thanked Ms. Stewart for her service as a member of the City-Wide Tenant Affairs Board. She noted that Commissioner Stewart was a very good representative for the residents and that she considers her a friend. Ms. Jones stated that she had been working with Kellyn Holliday, Director of Resident and Community Engagement for the St. Louis Housing Authority, and the North Sarah Tenant Association now has a meeting space. She thanked Ms. Holliday and SLHA. Ms. Jones stated that she had also been working with Ms. Green and Ms. Holliday on their pursuit to help better their board. She noted that everything came back positive for North Sarah and they were approved. She said she appreciates SLHA.

#### **ADJOURNMENT**

Commissioner Fowler moved to adjourn the meeting into Executive Session. Commissioner Ochoa seconded the motion. The vote was in favor of passing the motion with all commissioners voting aye. The meeting thereupon adjourned at 4:57 p.m.

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Sal Martinez, Chairman  
Board of Commissioners  
St. Louis Housing Authority

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Alana C. Green, Secretary  
Board of Commissioners  
St. Louis Housing Authority


(SEAL)

# **RESOLUTION No. 2935**



## MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green, Executive Director 

From: Brenda Jackson, Director of Finance

Date: September 8, 2021

Subject: Resolution No. 2935  
Authorizing the Write-Off of Vacated Tenant Account Receivable Balances

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Board approval is requested for the write-off of vacated tenant accounts in the amount of \$173,564.15. The attached listing of vacated accounts by AMP has been deemed uncollectible and should be written off to reduce the vacated account balance. This write-off is for the period of September 1, 2020 through August 31, 2021.



**AUTHORIZING THE WRITE-OFF OF VACATED TENANT ACCOUNT RECEIVABLE BALANCES**

WHEREAS, the St. Louis Housing Authority has accounts that are deemed uncollectible; and

WHEREAS, the St. Louis Housing Authority is desirous of writing off these accounts pursuant to the St. Louis Housing Authority's write-off policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSION OF THE ST. LOUIS HOUSING AUTHORITY THAT:

1. The request to write-off vacated tenant account balances in the amount of \$173,564.15 as presented is hereby approved.

Managed By	AMP		Property No	Unit Number	Resident Code	Resident Last Name	Total
East Pointe	58	Cambridge Heights	580	580014	t1002872	POWELL	\$ 8,107.00
East Pointe	60	Cambridge Heights II	600	600004	t0105483	BYRD	\$ 4,547.85
East Pointe	60	Cambridge Heights II	600	600025	t1043745	EDWARDS	\$ 174.00
East Pointe	60	Cambridge Heights II	600	600035	t0104809	GORDON	\$ 166.00
East Pointe	60	Cambridge Heights II	600	600074	t1043543	HARRIS	\$ 918.47
East Pointe	60	Cambridge Heights II	600	600085	t1003828	JOHNSON	\$ 3,881.90
East Pointe	60	Cambridge Heights II	600	600087	t0100905	TOPP	\$ 480.00
East Pointe	60	Cambridge Heights II	600	600094	t1004470	DICKSON	\$ 2,264.60
East Pointe	60	Cambridge Heights II	600	600098	b1002467	BRACKETT	\$ 5,183.00
East Pointe Mgmt Total							\$ 25,722.82

East Lake Management	2	Clinton Peabody	020	020088	t0094529	ROBINSON	\$ 124.00
East Lake Management	2	Clinton Peabody	020	020095	t1010102	BROWN	\$ 61.00
East Lake Management	2	Clinton Peabody	020	020104	t1002581	PASTER	\$ 25.00
East Lake Management	2	Clinton Peabody	020	020119	t1087880	RANDLE	\$ 427.00
East Lake Management	2	Clinton Peabody	020	020125	t1018731	LEWIS	\$ 7.00
East Lake Management	2	Clinton Peabody	020	020130	b1009962	PARKER	\$ 19.00
East Lake Management	2	Clinton Peabody	020	020176	t1010417	HAYES	\$ 796.00
East Lake Management	2	Clinton Peabody	020	020213	t1003808	CARPENTER	\$ 80.00
East Lake Management	2	Clinton Peabody	020	020232	t1040168	HENRY	\$ 266.00
East Lake Management	2	Clinton Peabody	020	020237	t1039793	YOUNG	\$ 612.00
East Lake Management	2	Clinton Peabody	020	020239	t0020131	ROBERTS	\$ 2,005.00
East Lake Management	2	Clinton Peabody	020	020287	t0060737	BROWN	\$ 922.00
East Lake Management	2	Clinton Peabody	020	020289	t1042646	DETHROW	\$ 417.00
East Lake Management	2	Clinton Peabody	020	020293	t1002237	THOMAS	\$ 3,542.00
East Lake Management	2	Clinton Peabody	020	020304	t1012707	FORREST	\$ 1,295.00
East Lake Management	2	Clinton Peabody	020	020312	t1024240	ORR	\$ 67.00
East Lake Management	2	Clinton Peabody	020	020356	b0095067	SPROAPS	\$ 7.00
East Lake Management	2	Clinton Peabody	020	020359	b1031076	BAKER	\$ 96.00
East Lake Management	2	Clinton Peabody	020	020372	t1045615	JEFFRIES	\$ 100.00
East Lake Management	2	Clinton Peabody	020	020374	t1013845	CHATMAN	\$ 1,221.00
East Lake Management	2	Clinton Peabody	020	020393	t1036913	HOLLIS	\$ 283.00
East Lake Management	2	Clinton Peabody	020	020404	t1002770	DANNER	\$ 649.00
East Lake Management	2	Clinton Peabody	020	020408	b0088258	WILLIAMS	\$ 503.50
East Lake Management	2	Clinton Peabody	020	020438	t1042813	SMITH	\$ 557.00
East Lake Management	2	Clinton Peabody	020	020470	b1013934	PAMPKIN	\$ 154.00
East Lake Management	2	Clinton Peabody	020	020499	t0089482	HARRIS	\$ 944.00
East Lake Management	2	Clinton Peabody	020	020536	b1009807	ROBINSON	\$ 97.00
East Lake Management	2	Clinton Peabody	020	020564	t1032790	WOODSON	\$ 106.00
East Lake Management	2	Clinton Peabody	020	020565	t0103158	STARKS	\$ 2,847.00
East Lake Management	2	Clinton Peabody	020	020567	t0106552	BERRY	\$ 5,794.00
East Lake Management	34	LaSalle Park	340	340004	t1045229	BROWN	\$ 580.00
East Lake Management	34	LaSalle Park	340	340031	t1030758	TAYLOR	\$ 6,879.00
East Lake Management	34	LaSalle Park	340	340052	t1044425	WATTS	\$ 20.00
East Lake Management	34	LaSalle Park	340	340082	t0095223	COLE	\$ 1,012.00
East Lake Management	37	Cochran Plaza	370	370008	t1001831	FISHER	\$ 517.00
East Lake Management	37	Cochran Plaza	370	370018	t0106477	SMITH	\$ 23.00
East Lake Management	37	Cochran Plaza	370	370018	t1045269	DAUGHERTY	\$ 549.50
East Lake Management	37	Cochran Plaza	370	370026	b1044817	ATWATER-SMITH	\$ 152.00
East Lake Management	37	Cochran Plaza	370	370058	t0074092	SCOTT	\$ 1,154.00
East Lake Management	37	Cochran Plaza	370	370072	t0106472	JACKSON	\$ 1,362.00
East Lake Management	37	Cochran Plaza	370	370075	t0024238	WILSON	\$ 657.00
East Lake Management	37	Cochran Plaza	370	370085	t0095808	MOORE	\$ 653.00
East Lake Management	37	Cochran Plaza	370	370089	t0104761	SMITH	\$ 3,499.00
East Lake Management	38	Lafayette Apartments	220	220208	t1045869	MOORE	\$ 8.00
East Lake Management	38	California Gardens	230	230202	t1010793	TABB	\$ 172.00
East Lake Management	38	Armand & Ohio	350	350007	t0075732	JOHNS	\$ 110.00
East Lake Management	38	Folsom	380	380008	t0096926	JOHNSON	\$ 2,743.00
East Lake Management	38	Marie Fanger	382	380001	t1015855	CAMPBELL	\$ 663.00
East Lake Management	38	Marie Fanger	382	380006	d0092701	HUBBARD	\$ 176.00
East Lake Management	38	Lafayette Townhomes	420	420010	t1005835	SMITH	\$ 430.00
East Lake Management	38	Lafayette Townhomes	420	420023	t1019288	DAVIS	\$ 5,056.00
East Lake Management	38	Tiffany Turnkey	421	420042	t1017083	JARVIS	\$ 3,124.00
East Lake Management	41	McMillian Manor	160	160005	t1000935	SUMMERS	\$ 800.00
East Lake Management	41	McMillian Manor	160	160011	b1007641	MCCASTON	\$ 180.00
East Lake Management	41	McMillian Manor	160	160013	t1031871	PETTY	\$ 741.00
East Lake Management	41	McMillian Manor	160	160027	b1016104	MILTON	\$ 188.00
East Lake Management	41	Page Manor	260	260008	t0084119	HOWARD	\$ 92.00
East Lake Management	41	Samuel Shepard	381	380018	t0092701	HUBBARD	\$ 2,899.50
East Lake Management	41	Samuel Shepard	381	380022	d0106149	FISHER	\$ 565.00
East Lake Management	41	Samuel Shepard	381	380026	t0077102	MITCHELL	\$ 158.00
East Lake Management	41	Samuel Shepard	381	380027	d1013934	PAMPKIN	\$ 1,975.00
East Lake Management	41	Hodiamont	384	380046	b1041502	WILSON	\$ 707.00

Managed By	AMP		Property No	Unit Number	Resident Code	Resident Last Name	Total
East Lake Management	41	Hodiamont	384	380050	d1012550	PRUITT	\$ 100.00
East Lake Management	41	Hodiamont	384	380050	t1019623	DILLY	\$ 234.00
East Lake Management	41	Hodiamont	384	380053	t1009195	COOPER	\$ 31.00
East Lake Management	41	Hodiamont	384	380054	d1014733	MCCOWAN	\$ 438.00
East Lake Management	41	Lookaway	412	410024	t1000845	BARBET	\$ 9.00
East Lake Management	41	Lookaway	412	410032	b0021644	HARVEY-VALIANT	\$ 1,803.16
East Lake Management	41	McMillan Manor II	510	510004	t1011065	VERNOR	\$ 4,480.00
East Lake Management	52	King Louis III	520	520004	b0020663	HEMPHILL	\$ 30.00
East Lake Management	52	King Louis III	520	520015	b1012997	HUBERT	\$ 333.00
East Lake Management	52	King Louis III	520	520022	t1033661	HUDSON	\$ 10.00
East Lake Mgmt Total							\$ 69,336.66

Fox Grove		King Louis Square	470	470002	t1006795	Harrison	\$ 3,008.75
Fox Grove		King Louis Square	470	470020	t1004900	ARNOLD	\$ 606.00
Fox Grove		King Louis Square II	490	490008	b0025721	THOMAS-NELSON	\$ 47.58
Fox Grove		Kig Louis Square II		490030	t1004937	JACKSON	\$ 883.00
Fox Grove Mgmt Total							\$ 4,545.33

McCormack Baron		Murphy Park I	440	440018	t1014632	JONES	\$ 1,600.17
McCormack Baron		Murphy Park I	440	440022	t0020999	LEEKES	\$ 260.00
McCormack Baron		Murphy Park I	440	440061	t0097274	NEEALY	\$ 1,351.50
McCormack Baron		Murphy Park I	440	440092	b1004310	FOSTER	\$ 395.50
McCormack Baron		Murphy Park II	450	450039	t1032872	HOGAN	\$ 262.88
McCormack Baron		Murphy Park II	450	450050	t1014400	PETTY	\$ 35.26
McCormack Baron		Murphy Park III	460	460004	t1009169	BOWDEN	\$ 3,747.00
McCormack Baron		Sr. Living at Renaissance Pl	540	540041	t1004507	MACK	\$ 282.00
McCormack Baron		Sr. Living at Renaissance Pl	540	540058	t1001528	JOINER	\$ 565.00
McCormack Baron		Sr. Living at Renaissance Pl	540	540103	t0062719	AUSTIN	\$ 77.00
McCormack Baron		Cahill House	560	560054	t1088508	JONES	\$ 149.00
McCormack Baron		Cahill House	560	560101	t0104962	WILLIAMS	\$ 313.94
McCormack Baron		Cahill House	560	560108	t1049725	NELSON	\$ 664.00
McCormack Baron		Renaissance Pl @ Grand II	570	570068	b0016978	JACKSON	\$ 117.80
McCormack Baron		Renaissance Place @ Grand III	590	590029	t1040549	SMITH	\$ 2,561.32
McCormack Baron		Sr. Living at Cambridge Heights	620	620037	t1045945	WOODS	\$ 2,087.32
McCormack Baron		Arlington Grove	630	630027	t1011023	LOGGINS	\$ 1,483.87
McCormack Baron		North Sarah	640	640053	t1040073	WILKERSON	\$ 2,191.00
McCormack Baron		North Sarah II	650	650046	t1012903	TIMES	\$ 1,143.00
McCormack Baron		North Sarah III	660	660065	t1000552	JOHNSON	\$ 456.00
McCormack Baron		North Sarah III	660	660065	t1013239	DICKERSON	\$ 1,575.00
McCormack Baron Total							\$ 21,318.56


The Habitat Co.	10	James House	100	100202	t1014546	CARR	\$ 575.00
The Habitat Co.	10	James House	100	100303	t1043297	STRAYHORN	\$ 335.00
The Habitat Co.	10	James House	100	100304	t1046232	ATKINS JR.	\$ 86.00
The Habitat Co.	10	James House	100	100313	b1043242	WARREN	\$ 48.00
The Habitat Co.	10	James House	100	100401	b1014217	HERNDON	\$ 10.00
The Habitat Co.	10	James House	100	100514	b1014212	RODGERS	\$ 2,345.00
The Habitat Co.	10	James House	100	100608	t1046178	JOHNSON	\$ 32.85
The Habitat Co.	10	James House	100	100609	b1016897	TOWNSEND	\$ 29.00
The Habitat Co.	10	James House	100	100807	b1018146	MOBLEY	\$ 367.85
The Habitat Co.	10	James House	100	100912	d1044200	WILLIAMS	\$ 75.00
The Habitat Co.	13	Euclid Plaza Elderly	132	130083	t1041887	LYLES	\$ 146.00
The Habitat Co.	13	Euclid Plaza Elderly	132	130100	t1045363	MCCELLEARY	\$ 99.00
The Habitat Co.	13	Euclid Plaza Elderly	132	130137	t0104103	BROWN	\$ 1,157.00
The Habitat Co.	13	Euclid Plaza Elderly	132	130195	t1003493	WATSON	\$ 203.00
The Habitat Co.	17	West Pine	170	170312	t0093328	JOHNSON	\$ 146.00
The Habitat Co.	17	West Pine	170	170603	t0073210	RIDGEL	\$ 20.50
The Habitat Co.	17	West Pine	170	170805	t1024138	LEWIS	\$ 3.00
The Habitat Co.	17	West Pine	170	170908	t0078686	VINCENT	\$ 149.00
The Habitat Co.	19	Parkview Elderly	190	190218	t1048143	DAVIS	\$ 2,838.00
The Habitat Co.	19	Parkview Elderly	190	190220	t1041773	KING	\$ 3,198.00
The Habitat Co.	19	Parkview Elderly	190	190307	t1048272	GILLESPIE	\$ 1,987.00
The Habitat Co.	19	Parkview Elderly	190	190316	t1031346	BROWN	\$ 1,154.00
The Habitat Co.	19	Parkview Elderly	190	190324	t0094363	VAUGHNS	\$ 2,307.00
The Habitat Co.	19	Parkview Elderly	190	190400	t1044730	NIXON	\$ 175.00
The Habitat Co.	19	Parkview Elderly	190	190411	t1047859	JACKSON	\$ 450.00
The Habitat Co.	19	Parkview Elderly	190	190413	t1042136	WILLIAMS	\$ 1,571.00
The Habitat Co.	19	Parkview Elderly	190	190414	t1012640	ROBERSON	\$ 3,680.00
The Habitat Co.	19	Parkview Elderly	190	190820	t1044927	HUGGINS	\$ 6,199.00

Managed By	AMP		Property No	Unit Number	Resident Code	Resident Last Name	Total
The Habitat Co.	19	Parkview Elderly	190	190911	t0105155	BROWN	\$ 988.00
The Habitat Co.	19	Parkview Elderly	190	191001	t0106125	REYNOLDS	\$ 103.00
The Habitat Co.	19	Parkview Elderly	190	191203	t0092827	BROWN	\$ 121.00
The Habitat Co.	19	Parkview Elderly	190	191222	t0066795	SIERRA	\$ 2,179.00
The Habitat Co.	19	Parkview Elderly	190	191409	t1014315	GREGORY	\$ 739.27
The Habitat Co.	19	Parkview Elderly	190	191418	t1044731	HOLLOMAN	\$ 2,476.00
The Habitat Co.	28	Badenhaus Elderly	280	280184	t1048521	DODSON	\$ 1,438.00
The Habitat Co.	28	Badenhaus Elderly	280	280251	t1035916	GAYFIELD	\$ 237.00
The Habitat Co.	28	Badenhaus Elderly	280	280271	t0095699	FOSTER	\$ 1,242.00
The Habitat Co.	28	Badenhaus Elderly	280	280292	t1041830	SPEARS	\$ 495.00
The Habitat Co.	28	Badenhaus Elderly	280	280371	t0085957	MOORE	\$ 379.00
The Habitat Co.	28	Badenhaus Elderly	280	280381	t0100595	SMITH	\$ 74.00
The Habitat Co.	28	Badenhaus Elderly	280	280422	t1044144	WILLIAMS	\$ 2,288.00
The Habitat Co.	28	Badenhaus Elderly	280	280447	t1048513	PATTERSON	\$ 39.00
The Habitat Co.	61	Kingsbury Terrace	661	661008	t1001245	O'NEAL	\$ 21.60
The Habitat Co.	61	Kingsbury Terrace	661	661011	t2001768	ONEAL	\$ 400.00
The Habitat Co.	61	Kingsbury Terrace	661	661103	t2001343	SAILOR	\$ 306.00
The Habitat Co.	61	Kingsbury Terrace	661	661201	t1000973	KENNARD	\$ 1,935.00
The Habitat Co.	61	Kingsbury Terrace	661	661204	t1000340	MOSLEY	\$ 137.00
The Habitat Co.	61	Kingsbury Terrace	661	661711	t2000162	ZASARETTI	\$ 185.00
The Habitat Co.	61	Kingsbury Terrace	661	661806	t1000119	MARSHALL	\$ 109.00
The Habitat Company Total							\$ 45,278.07
VOA	48	Les Chateux	480	480111	t1014830	MCDOWELL	\$ 2,554.53
VOA	48	Les Chateux	480	480201	t0052437	Hall	\$ 2,294.60
VOA	48	Les Chateux	480	480202	t1045970	JOHNSON	\$ 2,507.58
VOA	48	Les Chateux	480	480205	t0075984	PATTERSON	\$ 6.00
VOA Total							\$ 7,362.71
Grand Total							\$ 173,564.15

# **RESOLUTION No. 2936**

## MEMORANDUM

To: Board of Commissioners

Through: Alana C. Green 

From: Brenda Jackson

Date: September 8, 2021

Subject: Resolution No. 2936  
Authorizing and Approving the Operating Budget for Fiscal Year Ending September 30, 2022

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Board approval is requested for the Operating Budget for fiscal year 2022 for the period of October 1, 2021 to September 30, 2022. The St. Louis Housing Authority (SLHA) is required under project-based budgeting to submit an annual budget for each Asset Management Project, or AMP, for Board approval and authorization. In addition, SLHA has elected to use the cost allocation method to fairly spread the overhead costs of the central office to each federal program and, in the case of the Low Rent Public Housing program, to each of the AMPs.

The budget includes the following:

1. 2021 subsidy levels for the three-month period of October 1, 2021 through December 31, 2021, with a projected proration of 95% of eligibility.
2. 2021 subsidy levels calculated using an estimated proration of 95% of eligibility, a 2% PEL inflation rate and a 0% utility inflation factor for the remaining nine months of the fiscal year.
3. The overall Federal budget climate and Project Expense Levels assigned to each AMP for calendar year 2022 once again made it necessary for SLHA to fully assess available resources and make adjustments necessary to meet its strategic objectives; therefore, funds held by SLHA in the form of 2019 and 2020 Capital Fund - Operation funds are being used to offset the amount of subsidy that is given to each development by HUD, while keeping at least four months of operating reserves to insure the financial health of each property. The additional funding being contributed from the 2019 and 2020 Capital Fund is shown in the budget as "PY Transfer from Capital Fund (Operations)" and "Transfer from Capital Fund (Operations)", respectively, in the Revenues section.

4. Most expenditure levels were projected using FY2021 data adjusted for inflation of 3-5%. However, due to the SLHA loan loss rating from recent substantial claims for two properties, the property insurance is projected at a 45% increase, liability insurance coverage at an 8% increase and automobile insurance at a 14% increase.
5. Utilities levels were projected using FY2021 data adjusted for inflation of 5%. Sewer expenses were projected using FY2021 data adjusted for wastewater increases of 11% necessary to meet state and federal environmental regulations that govern the operation of MSD's collection and treatment system. The increases are also necessary to meet the maintenance and repair of the sewer system.
6. The central office salary schedule does include a set aside from COVID-19 funding for bonuses that will be awarded prior to December 31, 2021.
7. All central office costs for the Low Rent Public Housing program are allocated to each AMP based upon the number of bedrooms.

Once HUD has made some determination on the funding levels for calendar years 2021 and 2022, revisions may be submitted for approval as necessary.

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: \*\*\*\*\*PHA Code:

PHA Fiscal Year Beginning: \*\*\*\*\*Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- ☐ Operating Budget approved by Board resolution on:
- ☐ Operating Budget submitted to HUD, if applicable, on:
- ☐ Operating Budget revision approved by Board resolution on:
- ☐ Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
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**AT THE CORNER OF FAMILY AND FUTURE**



# **BUDGET BOOK**

**FY 2022**



# MESSAGE FROM EXECUTIVE DIRECTOR

Dear Board of Commissioners:

It is with great enthusiasm that I present the FY22 St. Louis Housing Authority (SLHA) budget for your review. The purpose of this document is to provide Commissioners, staff, and other stakeholders with a comprehensive and transparent look at our operating and capital resources and needs for the upcoming fiscal year.

This budget highlights SLHA's commitment to quality, affordable housing -- ensuring that existing public housing stock is preserved and enhanced; expanding affordable housing opportunities in the City of St. Louis; providing services to residents that enhance their quality of life; and serving as responsible stewards of taxpayer money.

SLHA acknowledges that the needs of our housing developments and residents have changed over the years. Because of this, the FY22 budget reflects significant changes in the management of our rental portfolio to ensure increased accountability and foster collaboration. Working smarter, providing innovative service delivery, and implementing efficient programs will ultimately improve services to our residents, participants, partners and stakeholders.

Thank you for your unwavering support of our mission.

Sincerely,

A handwritten signature in red ink that reads "A. Green". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

Alana C. Green  
Executive Director

# AGENCY PROFILE

The St. Louis Housing Authority (SLHA) is a municipal corporation created by state statute in 1939. Through a dedicated team of 71 employees, SLHA provides housing assistance to individuals and families through two major housing programs: Public Housing and Housing Choice Voucher. We serve over 20,000 residents and participants, and effectively partner with nonprofit organizations, property owners, developers, contractors, elected officials and vendors to administer our programs. SLHA has an annual operating budget of approximately \$70 million and is funded primarily by federal sources from the U.S. Department of Housing and Urban Development (HUD).

## SLHA COMMISSIONERS



**SAL F. MARTINEZ**  
CHAIRMAN



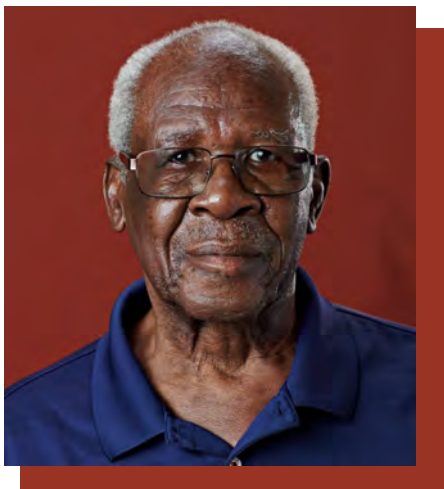
**CONSTANTINO OCHOA**  
VICE CHAIRMAN



**REGINA D. FOWLER**  
TREASURER



**ANNETTA BOOTH**  
COMMISSIONER

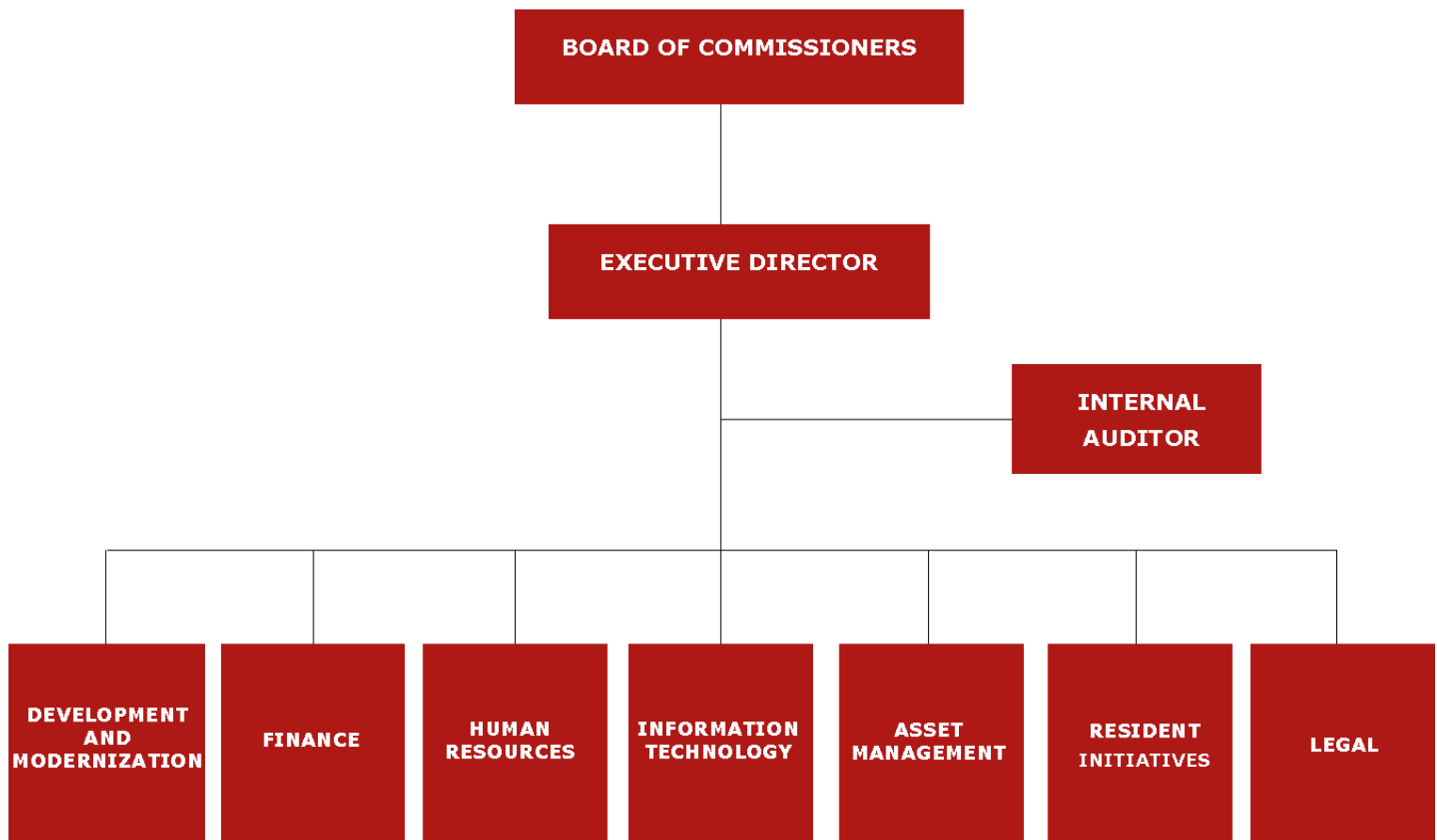


**JAMES MURPHY**  
COMMISSIONER



**SHELBY WATSON**  
COMMISSIONER

# FYE 2022 ORGANIZATIONAL CHART





# DEPARTMENT SUMMARIES

## ASSET MANAGEMENT

The Asset Management Department is responsible for the administration of the Agency's Public Housing program. Asset Management operates the public housing developments through contracts with private management companies. The department oversees management contract compliance by monitoring lease up (application process, eligibility and unit offer), budget compliance, unit turnaround, rent collection, physical condition of the property and resident relations.

## DEVELOPMENT & MODERNIZATION

The Development Department is responsible for the creation of new public housing developments through grants from HUD and private partnerships. The department is responsible for the planning, procurement, contract and project management and oversight of development activities.

Modernization is responsible for making capital improvements to public housing developments within the agency's portfolio. The department identifies developments that need capital improvements and contracts with a variety of architectural/engineering firms and construction contractors to perform the work. The department is responsible for the planning, procurement, contracting, project management and oversight of modernization activities.

## FINANCE

The Finance Department is responsible for all accounting activities, such as: payroll processing and distribution, budget preparation, accounts receivable and accounts payable. Additionally, the department is responsible for providing monthly and annual financial reports, balancing the intra-fund accounts, reconciling grants, assisting in the tracking of fixed assets, monitoring financial activity for private management companies, banking relations and working with outside audit staff.

## **HOUSING CHOICE VOUCHER PROGRAM/SECTION 8**

The Housing Choice Voucher/Section 8 Department is responsible for the operation of the Housing Choice Voucher (HCV) program. The department performs the following major processes in the HCV program including, application, wait list management, eligibility, voucher issuance, and annual and interim reexamination. To ensure assisted units meet Housing Quality Standards (HQS), the department conducts the following types of inspections as needed: initial, annual, special/complaint, quality control and special needs/medical aid.

Additionally, the department negotiates rents to determine rent reasonableness before tenants are given authorization to occupy the unit. Program participants are recertified annually for continued participation based on income and other criteria.

## **INFORMATION TECHNOLOGY**

The Information Technology (IT) Department performs a number of duties to ensure that SLHA staff has full access to the Agency's computer systems and the Internet. IT provides technical support, maintains and installs software/hardware, and coordinates training for employees on the effective use of computer tools and applications.

## **LEGAL DEPARTMENT**

The Legal Department provides legal services to the Agency. The department also monitors and assists outside legal counsel who provide litigation and transactional services to SLHA. The department administers informal and grievance hearings, and reviews for the Housing Choice Voucher and Public Housing programs.

## **RESIDENT INITIATIVES**

The Resident Initiatives Department provides support services designed to assist eligible families with children, older adults and disabled residents in the Housing Choice Voucher and Public Housing programs. The department provides services to residents through partnerships with other community social service providers. Supportive services facilitated by the department include: family self-sufficiency programs, GED and literacy programs, job training and job readiness training, new business development, and assisting the elderly and disabled persons to access community social service resources.

# FYE 2022

## REVENUE SOURCES



SLHA is supported largely by the U.S. Department of Housing and Urban Development (HUD) (96.3%) and tenant payments from rent (3.5%). Revenue projections taken together show an increase for FY 2022 due to the use of prior year Capital Funds to rehabilitate and modernize units at Clinton Peabody and Hodiadmont and Replacement Housing Factor funds for the construction of Preservation Square. When complete, the development will contain 19 public housing units. The table below depicts variances for the four major sources of revenue comparing FY 2021 to FY 2022.

<b><u>Resource Type</u></b>	<b><u>FY 2021 Revised Approved Budget</u></b>	<b><u>FY 2022 Proposed Budget</u></b>	<b><u>Variance FY 2021 vs FY 2022</u></b>
<b><u>HUD Grants</u></b>	<b><u>\$80,304,439</u></b>	<b><u>\$82,040,252</u></b>	<b><u>\$1,735,813</u></b>
<b><u>Tenant Revenues</u></b>	<b><u>\$3,127,180</u></b>	<b><u>\$2,973,488</u></b>	<b><u>-\$153,692</u></b>
<b><u>Other Income</u></b>	<b><u>\$197,525</u></b>	<b><u>\$126,374</u></b>	<b><u>-\$71,151</u></b>
<b><u>Program Reserves</u></b>	<b><u>\$24,210</u></b>	<b><u>\$25,250</u></b>	<b><u>\$1,040</u></b>
<b><u>Grand Total</u></b>	<b><u>\$83,653,354</u></b>	<b><u>\$85,165,364</u></b>	<b><u>\$1,512,010</u></b>

**HUD Grant** – Includes funding from the Operating Fund (Public Housing), Capital Fund, Housing Choice Voucher Program (HAP and Administrative Fee), 5-Year Mainstream Voucher Program (HAP and Administrative Fee), Emergency Housing Vouchers (HAP, Administrative Fee, Service Fee and Preliminary Fees), Public Housing/HCV Family Self Sufficiency (FSS) ROSS Grant and the Service Coordinator ROSS Grant

**Tenant Revenue** – This income derives from Net tenant dwelling rent, maintenance charges, late fees and legal charges.

**Other Income** – This category includes investment interest, developer's fees, proceeds from land sales, miscellaneous other income and non-rental income.

**Program Reserves** – This funding source includes authorizations of resources accumulated during a prior fiscal period to be utilized for its own fund or another program's funding gap.



# FYE 2022

## BUDGET OVERVIEW

### REVENUE ASSUMPTIONS

#### Operating Fund (Public Housing)

The St. Louis Housing Authority contracts with HUD annually through the Annual Contributions Contract (ACC). The ACC provides housing authorities with payments towards rent, debt service and modernization. It is renewed each year, adjusted for the housing authority's eligible need and availability of appropriated funds.

The projected number of units receiving HUD operating subsidy for FYE 2022 is 32,048 unit months a decrease of 1,240 from the unit months that were originally projected to be subsidized in FYE 2021 of 33,288. The reduction in eligible unit months was due to a lack of adequate preventive maintenance resulting in limited unit turn around and prolonged vacancies and the continued effects of the COVID-19 pandemic. This inability to promptly reoccupy vacant units led SLHA to rebid third party management agent contracts resulting in a change in property management companies. In addition, there were lower than usual tenant income resulting in lower tenant rents and unprecedented levels of delinquent charges.

The Operating Subsidy is calculated using a formula derived from HUD based on project expense levels (PEL) a utility expense level based on the last three years of consumption (UEL), prior year audit costs and several add-on fees including an asset management fee, bookkeeping fee and information technology fee less any prior year rents. The anticipated local inflation factor is projected at 2%, and a utility expense level local inflation factor of 0% and an estimated FYE 2022 Congressional proration factor of 95%.

#### Capital Fund Grant

The St. Louis Housing Authority Capital Fund allocation is based on a formula derived by HUD, and is subject to Congressional Appropriation. In FY 2022, the amount budgeted for Capital Fund revenue is based on those capital projects to occur in FY2022 using current and prior year funding with a Debt Service for the 12th year allocation of \$1,049,123 of a \$17,511,630 loan from the Capital Fund Financing Program included. In addition, nearly 50 units at the Clinton Peabody and Hodiament properties will undergo substantial rehabilitation and/or mold remediation using prior year PHA Wide unit allocations.

The Capital Fund – operations budget line item has been dedicated to the individual housing developments as described elsewhere in this budget book, as well as a Housing Police Unit staffed by St. Louis Metropolitan Police officers within several designated areas. Each of the covered development budgets include this expense. The Police contract was supposed to be renewed in prior years, but due to continued delays by the St. Louis Police department in developing a draft contract, SLHA has held payment since mid-November 2020 until such time as an agreement is approved and only projected contract amounts are used in this budget.

# FYE 2022

## DEVELOPMENT BUDGETS

The St. Louis Housing Authority Portfolio (SLHA) includes 2,790 units of public housing of which 1,748 are in 11 developments owned by the SLHA and 1,042 public housing units are in mixed-income developments. All of the public housing units are contracted with, and managed by, third-party property management companies with the exception of the Northside Scattered Sites (AMP 0041). In FY 2022, the Northside Scattered Sites developments will be staffed and managed by SLHA front line staff.

In an effort to continue to provide quality affordable housing to all of our residents, while practicing fiscal responsibility, in FY 2022 SLHA will once again use the Operations portion of the Capital Fund HUD grant to be directly added to the operating budget of each development. Since the COVID-19 pandemic has continued through FY 2022 with higher than normal costs, SLHA will extend the pilot program into 2022. The pilot program will be monitored closely by SLHA staff for adherence to all procurement regulations, as well as those outlined in the Management Agreements, including the approval of all purchases over \$25,000 according to SLHA policy.

Totals, Public Housing-Capital Fund-Other	PHA Wide	Clinton Peabody	James House	Euclid Plaza Elderly	West Pine	Kingsbury Terrace	Parkview Elderly	Badenhaus/ Badenfest Elderly
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#### REVENUE

Tenant Revenues	\$ 2,973,488.00	\$ -	\$ 258,300.00	\$ 301,982.00	\$ 273,485.00	\$ 283,816.00	\$ -	\$ 737,370.00	\$ 289,250.00
HUD Grant - Public Housing & CF Operations	\$ 14,714,156.00	\$ -	\$ 2,258,793.00	\$ 572,840.00	\$ 589,357.00	\$ 571,135.00	\$ 634,998.00	\$ 1,073,295.00	\$ 615,528.00
HUD Grant - Capital Fund (SLHA Managed)	\$ 8,786,108.00	\$ 887,664.00	\$ 3,098,639.00	\$ 70,000.00	\$ 339,864.00	\$ 40,000.00	\$ 462,903.00	\$ 417,534.00	\$ 195,719.00
Program Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 100,844.00	\$ -	\$ 25,624.00	\$ 4,128.00	\$ 3,719.00	\$ 3,964.00	\$ -	\$ 21,506.00	\$ 4,276.00
Total Receipts	\$ 26,574,596.00	\$ 887,664.00	\$ 5,641,356.00	\$ 948,950.00	\$ 1,206,425.00	\$ 898,915.00	\$ 1,097,901.00	\$ 2,249,705.00	\$ 1,104,773.00

#### EXPENSES

Total Administration	\$ 4,573,166.00	\$ 354,591.00	\$ 817,455.00	\$ 252,660.00	\$ 246,393.00	\$ 233,451.00	\$ 32,633.00	\$ 561,984.00	\$ 274,817.00
Total Tenant Services	\$ 155,413.00	\$ -	\$ 30,758.00	\$ 15,844.00	\$ 11,447.00	\$ 13,201.00	\$ 1,800.00	\$ 23,830.00	\$ 6,411.00
Total Utilities	\$ 3,974,761.00	\$ -	\$ 377,000.00	\$ 169,300.00	\$ 188,000.00	\$ 159,000.00	\$ 216,000.00	\$ 338,700.00	\$ 199,000.00
Sub-total Ord Maint Salaries	\$ 2,057,738.00	\$ -	\$ 407,422.00	\$ 179,346.00	\$ 190,253.00	\$ 185,741.00	\$ -	\$ 362,339.00	\$ 187,651.00
Sub-total Ordinary Maint Materials	\$ 640,974.00	\$ -	\$ 118,240.00	\$ 27,900.00	\$ 54,050.00	\$ 30,834.00	\$ -	\$ 94,750.00	\$ 38,590.00
Sub-total Ord Maint Contracts	\$ 1,789,778.00	\$ -	\$ 336,240.00	\$ 106,565.00	\$ 93,435.00	\$ 124,470.00	\$ -	\$ 233,083.00	\$ 121,997.00
Total Ordinary Maintenance	\$ 4,488,490.00	\$ -	\$ 861,902.00	\$ 313,811.00	\$ 337,738.00	\$ 341,045.00	\$ -	\$ 690,172.00	\$ 348,238.00
Total Protective Services	\$ 1,488,794.00	\$ -	\$ 354,571.00	\$ 54,378.00	\$ 56,430.00	\$ 52,626.00	\$ -	\$ 108,500.00	\$ 61,560.00
Total General	\$ 4,715,251.00	\$ -	\$ 144,128.00	\$ 72,960.00	\$ 37,243.00	\$ 59,584.00	\$ 765,001.00	\$ 162,368.00	\$ 44,769.00
Total Capital Improvements	\$ 7,149,616.00	\$ 503,968.00	\$ 3,055,542.00	\$ 70,000.00	\$ 329,178.00	\$ 40,000.00	\$ 60,000.00	\$ 364,178.00	\$ 170,000.00
Total Non-Routine Maint.	\$ 29,105.00	\$ 29,105.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Revenues	\$ 26,574,596.00	\$ 887,664.00	\$ 5,641,356.00	\$ 948,950.00	\$ 1,206,425.00	\$ 898,915.00	\$ 1,097,901.00	\$ 2,249,705.00	\$ 1,104,773.00
Total Expenses	\$ 26,574,596.00	\$ 887,664.00	\$ 5,641,356.00	\$ 948,953.00	\$ 1,206,429.00	\$ 898,907.00	\$ 1,075,434.00	\$ 2,249,732.00	\$ 1,104,795.00

Net Cash Flow from Operations	\$ -	\$ -	\$ -	\$ (3.00)	\$ (4.00)	\$ 8.00	\$ 22,467.00	\$ (27.00)	\$ (22.00)
Inter AMP Transfers In (Out)	\$ -	\$ -	\$ -	\$ 3.00	\$ 4.00	\$ (8.00)	\$ (22,467.00)	\$ 27.00	\$ 22.00
Net Cash Flow	\$ (0.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

LaSalle Park	Cochran Plaza	Southside Scattered Sites	Northside Scattered Sites	Murphy Park I	Murphy Park II	Murphy Park III	King Louis Square	Les Chateaux
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#### REVENUE

Tenant Revenues	\$ 314,100.00	\$ 96,837.00	\$ 260,737.00	\$ 105,335.00	\$ -	\$ -	\$ -	\$ -	\$ -
HUD Grant - Public Housing & CF Operations	\$ 841,125.00	\$ 640,649.00	\$ 667,878.00	\$ 1,164,978.00	\$ 445,633.00	\$ 283,733.00	\$ 309,014.00	\$ 176,357.00	\$ 187,833.00
HUD Grant - Capital Fund (SLHA Managed)	\$ 261,992.00	\$ 734,220.00	\$ 115,672.00	\$ 685,006.00	\$ -	\$ -	\$ -	\$ -	\$ -
Program Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 11,729.00	\$ 6,752.00	\$ 6,040.00	\$ 11,408.00	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 1,428,946.00</b>	<b>\$ 1,478,458.00</b>	<b>\$ 1,050,327.00</b>	<b>\$ 1,966,727.00</b>	<b>\$ 445,633.00</b>	<b>\$ 283,733.00</b>	<b>\$ 309,014.00</b>	<b>\$ 176,357.00</b>	<b>\$ 187,833.00</b>

#### EXPENSES

Total Administration	\$ 351,823.00	\$ 184,026.00	\$ 281,432.00	\$ 327,029.00	\$ 65,391.00	\$ 43,916.00	\$ 47,453.00	\$ 19,652.00	\$ 14,011.00
Total Tenant Services	\$ 13,888.00	\$ 8,107.00	\$ 7,333.00	\$ 13,375.00	\$ -	\$ -	\$ -	\$ -	\$ 600.00
Total Utilities	\$ 207,100.00	\$ 194,100.00	\$ 185,000.00	\$ 275,900.00	\$ 125,879.00	\$ 89,638.00	\$ 73,871.00	\$ 15,500.00	\$ 64,592.00
Sub-total Ord Maint Salaries	\$ 138,608.00	\$ 62,999.00	\$ 167,179.00	\$ 151,778.00	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ 42,540.00	\$ 50,340.00	\$ 71,090.00	\$ 100,500.00	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ 105,890.00	\$ 121,630.00	\$ 156,920.00	\$ 354,148.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total Ordinary Maintenance	\$ 287,038.00	\$ 234,969.00	\$ 395,189.00	\$ 606,426.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 147,181.00	\$ 77,253.00	\$ 14,400.00	\$ 13,200.00	\$ -	\$ -	\$ -	\$ 35,655.00	\$ 39,617.00
Total General	\$ 88,054.00	\$ 691,957.00	\$ 61,984.00	\$ 68,297.00	\$ 320,424.00	\$ 226,917.00	\$ 194,777.00	\$ 49,570.00	\$ 62,069.00
Total Capital Improvements	\$ 233,227.00	\$ 88,000.00	\$ 105,000.00	\$ 662,500.00	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Total Revenues</b>	<b>\$ 1,428,946.00</b>	<b>\$ 1,478,458.00</b>	<b>\$ 1,050,327.00</b>	<b>\$ 1,966,727.00</b>	<b>\$ 445,633.00</b>	<b>\$ 283,733.00</b>	<b>\$ 309,014.00</b>	<b>\$ 176,357.00</b>	<b>\$ 187,833.00</b>
<b>Total Expenses</b>	<b>\$ 1,328,311.00</b>	<b>\$ 1,478,412.00</b>	<b>\$ 1,050,338.00</b>	<b>\$ 1,966,727.00</b>	<b>\$ 511,694.00</b>	<b>\$ 360,471.00</b>	<b>\$ 316,101.00</b>	<b>\$ 120,377.00</b>	<b>\$ 180,889.00</b>

Net Cash Flow from Operations	\$ 100,635.00	\$ 46.00	\$ (11.00)	\$ -	\$ (66,061.00)	\$ (76,738.00)	\$ (7,087.00)	\$ 55,980.00	\$ 6,944.00
Inter AMP Transfers In (Out)	\$ (100,635.00)	\$ (46.00)	\$ 11.00	\$ -	\$ 66,061.00	\$ 76,738.00	\$ 7,087.00	\$ (55,980.00)	\$ (6,944.00)
<b>Net Cash Flow</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

King Louis Square II	Renaissance Place at Grand	King Louis Square III	Senior Living at Renaissance	Gardens at Renaissance	Vaughn Elderly - Cahill House	Renaissance Place at Grand II	Cambridge Heights	Renaissance Place at Grand III	Cambridge Heights II
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#### REVENUE

Tenant Revenues	\$ -	\$ -	\$ 52,276.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HUD Grant - Public Housing & CF Operations	\$ 236,512.00	\$ 294,108.00	\$ 160,103.00	\$ 346,349.00	\$ 126,773.00	\$ 278,959.00	\$ 197,634.00	\$ 261,319.00	\$ 306,870.00	\$ 298,656.00
HUD Grant - Capital Fund (SLHA Managed)	\$ -	\$ -	\$ 68,872.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Program Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ 1,698.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 236,512.00</b>	<b>\$ 294,108.00</b>	<b>\$ 282,949.00</b>	<b>\$ 346,349.00</b>	<b>\$ 126,773.00</b>	<b>\$ 278,959.00</b>	<b>\$ 197,634.00</b>	<b>\$ 261,319.00</b>	<b>\$ 306,870.00</b>	<b>\$ 298,656.00</b>

#### EXPENSES

Total Administration	\$ 24,594.00	\$ 41,546.00	\$ 65,602.00	\$ 22,027.00	\$ 6,622.00	\$ 22,295.00	\$ 21,510.00	\$ 28,029.00	\$ 41,220.00	\$ 33,133.00
Total Tenant Services	\$ -	\$ 930.00	\$ 1,844.00	\$ 1,125.00	\$ 330.00	\$ 1,200.00	\$ 540.00	\$ -	\$ 750.00	\$ -
Total Utilities	\$ 27,500.00	\$ 84,169.00	\$ 44,500.00	\$ 113,979.00	\$ 40,149.00	\$ 130,751.00	\$ 53,328.00	\$ 66,859.00	\$ 81,203.00	\$ 67,591.00
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ 24,422.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ 12,140.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ 35,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Ordinary Maintenance	\$ -	\$ -	\$ 71,962.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 43,579.00	\$ 61,407.00	\$ 23,771.00	\$ 74,281.00	\$ 21,789.00	\$ -	\$ 35,655.00	\$ 45,560.00	\$ 49,521.00	\$ 43,579.00
Total General	\$ 83,845.00	\$ 125,165.00	\$ 15,225.00	\$ 112,749.00	\$ 50,564.00	\$ 137,816.00	\$ 94,085.00	\$ 141,657.00	\$ 132,881.00	\$ 156,206.00
Total Capital Improvements	\$ -	\$ -	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Total Revenues</b>	<b>\$ 236,512.00</b>	<b>\$ 294,108.00</b>	<b>\$ 282,949.00</b>	<b>\$ 346,349.00</b>	<b>\$ 126,773.00</b>	<b>\$ 278,959.00</b>	<b>\$ 197,634.00</b>	<b>\$ 261,319.00</b>	<b>\$ 306,870.00</b>	<b>\$ 298,656.00</b>
<b>Total Expenses</b>	<b>\$ 179,518.00</b>	<b>\$ 313,217.00</b>	<b>\$ 282,904.00</b>	<b>\$ 324,161.00</b>	<b>\$ 119,454.00</b>	<b>\$ 292,062.00</b>	<b>\$ 205,118.00</b>	<b>\$ 282,105.00</b>	<b>\$ 305,575.00</b>	<b>\$ 300,509.00</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 56,994.00</b>	<b>\$ (19,109.00)</b>	<b>\$ 45.00</b>	<b>\$ 22,188.00</b>	<b>\$ 7,319.00</b>	<b>\$ (13,103.00)</b>	<b>\$ (7,484.00)</b>	<b>\$ (20,786.00)</b>	<b>\$ 1,295.00</b>	<b>\$ (1,853.00)</b>
<b>Inter AMP Transfers In (Out)</b>	<b>\$ (56,994.00)</b>	<b>\$ 19,109.00</b>	<b>\$ (45.00)</b>	<b>\$ (22,188.00)</b>	<b>\$ (7,319.00)</b>	<b>\$ 13,103.00</b>	<b>\$ 7,484.00</b>	<b>\$ 20,786.00</b>	<b>\$ (1,295.00)</b>	<b>\$ 1,853.00</b>
<b>Net Cash Flow</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Senior Living at Cambridge	Arlington Heights	North Sarah I	North Sarah II	North Sarah III
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#### REVENUE

Tenant Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
HUD Grant - Public Housing & CF Operations	\$ 259,865.00	\$ 348,341.00	\$ 217,097.00	\$ 218,318.00	\$ 130,106.00
HUD Grant - Capital Fund (SLHA Managed)	\$ -	\$ -	\$ -	\$ -	\$ -
Program Reserves	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Receipts</b>	<b>\$ 259,865.00</b>	<b>\$ 348,341.00</b>	<b>\$ 217,097.00</b>	<b>\$ 218,318.00</b>	<b>\$ 130,106.00</b>

#### EXPENSES

Total Administration	\$ 29,440.00	\$ 42,777.00	\$ 37,211.00	\$ 25,264.00	\$ 23,179.00
Total Tenant Services	\$ -	\$ -	\$ 885.00	\$ 690.00	\$ 525.00
Total Utilities	\$ 104,967.00	\$ 134,460.00	\$ 63,925.00	\$ 47,628.00	\$ 35,172.00
Sub-total Ord Maint Salaries	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ordinary Maint Materials	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-total Ord Maint Contracts	\$ -	\$ -	\$ -	\$ -	\$ -
Total Ordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Total Protective Services	\$ 74,281.00	\$ -	\$ -	\$ -	\$ -
Total General	\$ 36,783.00	\$ 202,709.00	\$ 109,931.00	\$ 177,253.00	\$ 88,280.00
Total Capital Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Routine Maint.	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 259,865.00</b>	<b>\$ 348,341.00</b>	<b>\$ 217,097.00</b>	<b>\$ 218,318.00</b>	<b>\$ 130,106.00</b>
<b>Total Expenses</b>	<b>\$ 245,471.00</b>	<b>\$ 379,946.00</b>	<b>\$ 211,952.00</b>	<b>\$ 250,835.00</b>	<b>\$ 147,156.00</b>
Net Cash Flow from Operations	\$ 14,394.00	\$ (31,605.00)	\$ 5,145.00	\$ (32,517.00)	\$ (17,050.00)
Inter AMP Transfers In (Out)	\$ (14,394.00)	\$ 31,605.00	\$ (5,145.00)	\$ 32,517.00	\$ 17,050.00
<b>Net Cash Flow</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## CLINTON PEABODY

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 266,995	\$ 217,178	\$ 270,532	\$ 258,300
HUD PHA Grants (PH, CF Operations)	2,106,733	2,644,964	2,084,608	2,258,793
Capital Funds (Soft Costs-SLHA Mngd)	455,501	201,932	3,925	43,097
Capital Funds (Hard Costs-SLHA Mngd)	17,209	1,383,759	131,241	3,055,542
Other Revenue	42,902	24,934	55,175	25,624
Program Reserves	146,154			
<b>Total Revenue</b>	<b>\$ 3,035,494</b>	<b>\$ 4,472,767</b>	<b>\$ 2,545,481</b>	<b>\$ 5,641,356</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 704,303	\$ 947,373	\$ 564,633	\$ 817,455
Tenant Services	101,653	62,578	53,694	30,758
Utilities	404,054	458,250	351,601	377,000
Ordinary Maintenance Salaries	332,297	407,422	245,141	407,422
Ordinary Maintenance Materials	157,949	118,240	111,677	118,240
Ordinary Maintenance Contract	394,424	336,240	343,064	336,240
Protective Services*	330,203	373,688	64,196	354,571
General Expenses	143,001	130,611	118,386	144,128
Capital Expenditures (Managed by SLHA)	17,209	1,383,759	131,241	3,055,542
Operating Transfer Out	450,401	254,606	561,848	
<b>Total Program /Operating Expenses</b>	<b>\$ 3,035,494</b>	<b>\$ 4,472,767</b>	<b>\$ 2,545,481</b>	<b>\$ 5,641,356</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## JAMES HOUSE

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 311,783	\$ 340,682	\$ 297,485	\$ 301,982
HUD PHA Grants (PH, CF Operations)	332,279	466,572	436,206	572,840
HUD PHA Grants (Soft Costs)	61,995		5,472	
Capital Fund (Hard Costs)				70,000
Other Revenue	7,091	4,024	6,396	4,128
Insurance Proceeds			215,297	
Program Reserves	220,707	59,428	147,544	3
<b>Total Revenue</b>	<b>\$ 933,855</b>	<b>\$ 870,706</b>	<b>\$ 1,108,400</b>	<b>\$ 948,953</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 209,366	\$ 260,227	\$ 174,541	\$ 252,660
Tenant Services	17,952	17,241	7,121	15,844
Utilities	164,169	164,600	142,158	169,300
Ordinary Maintenance Salaries	200,307	179,346	236,755	179,346
Ordinary Maintenance Materials	29,267	27,900	21,741	27,900
Ordinary Maintenance Contract	125,698	106,565	168,590	106,565
Protective Services	63,068	54,378	74,272	54,378
General Expenses	53,844	60,449	53,141	72,960
Capital Expenditures	11,864		230,081	70,000
Operating Transfer Out	58,320			
<b>Total Program /Operating Expenses</b>	<b>\$ 933,855</b>	<b>\$ 870,706</b>	<b>\$ 1,108,400</b>	<b>\$ 948,953</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)



## EUCLID PLAZA ELDERLY

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 257,288	\$ 269,100	\$ 275,225	\$ 273,485
HUD PHA Grants (PH, CF Operations)	346,230	496,001	489,375	589,357
HUD PHA Grants (Soft Costs)	108,068	7,297	4,925	10,686
Capital Fund (Hard Costs)		50,000	4,087	329,178
Other Revenue	5,501	3,652	6,756	3,719
Program Reserves	239,694	90,494		4
<b>Total Revenue</b>	<b>\$ 956,781</b>	<b>\$ 916,544</b>	<b>\$ 780,368</b>	<b>\$ 1,206,429</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 222,743	\$ 238,266	\$ 191,577	\$ 246,393
Tenant Services	14,757	12,690	10,292	11,447
Utilities	168,709	186,500	166,568	188,000
Ordinary Maintenance Salaries	201,539	190,253	204,357	190,253
Ordinary Maintenance Materials	58,236	54,050	30,909	54,050
Ordinary Maintenance Contract	94,756	93,435	75,601	93,435
Protective Services	58,905	56,430	48,001	56,430
General Expenses	28,350	34,920	29,698	37,243
Capital Expenditures	4,393	50,000	8,061	329,178
Operating Transfer Out	104,393			
<b>Total Program /Operating Expenses</b>	<b>\$ 956,781</b>	<b>\$ 916,544</b>	<b>\$ 765,064</b>	<b>\$ 1,206,429</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,304</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## WEST PINE APARTMENTS

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 303,230	\$ 313,000	\$ 284,156	\$ 283,816
HUD PHA Grants (PH, CF Operations)	239,944	321,789	316,163	571,135
HUD PHA Grants (Soft Costs)	63,675	35,023	5,842	0
Capital Fund (Hard Costs)		240,000		40,000
Other Revenue	6,680	3,879	6,639	3,964
Program Reserves	265,338	206,084	201,463	
<b>Total Revenue</b>	<b>\$ 878,867</b>	<b>\$ 1,119,775</b>	<b>\$ 814,263</b>	<b>\$ 898,915</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 223,188	\$ 264,136	\$ 163,994	\$ 233,451
Tenant Services	13,179	14,355	3,786	13,201
Utilities	143,021	159,450	145,376	159,000
Ordinary Maintenance Salaries	173,652	185,741	196,529	185,741
Ordinary Maintenance Materials	31,961	30,834	43,647	30,834
Ordinary Maintenance Contract	120,249	124,470	111,733	124,470
Protective Services	61,032	52,626	82,291	52,626
General Expenses	47,439	48,163	46,849	59,584
Capital Expenditures	5,146	240,000	20,058	40,000
Operating Transfer Out	60,000			8
<b>Total Program /Operating Expenses</b>	<b>\$ 878,867</b>	<b>\$ 1,119,775</b>	<b>\$ 814,263</b>	<b>\$ 898,915</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## PARKVIEW ELDERLY

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 809,667	\$ 839,000	\$ 728,702	\$ 737,370
HUD PHA Grants (PH, CF Operations)	754,780	1,211,953	996,736	1,073,295
HUD PHA Grants (Soft Costs)	228,454	56,183	24,397	53,356
Capital Fund (Hard Costs)	21,679	385,000	145,134	364,178
Insurance Proceeds			510,387	
Other Revenue	30,368	21,914	30,404	21,506
Program Reserves	348,049	90,043		27
<b>Total Revenue</b>	<b>\$ 2,192,997</b>	<b>\$ 2,604,093</b>	<b>\$ 2,435,760</b>	<b>\$ 2,249,732</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 457,607	\$ 561,460	\$ 355,214	\$ 561,984
Tenant Services	34,147	27,102	17,802	23,830
Utilities	460,655	523,000	295,329	338,700
Ordinary Maintenance Salaries	404,066	362,339	363,754	362,339
Ordinary Maintenance Materials	79,249	94,750	30,477	94,750
Ordinary Maintenance Contract	242,492	231,883	178,857	233,083
Protective Services	77,098	113,209	92,786	108,500
General Expenses	122,116	108,500	125,210	162,368
Capital Expenditures	87,663	385,000	567,431	364,178
Operating Transfer Out	227,904	196,850	408,900	
<b>Total Program /Operating Expenses</b>	<b>\$ 2,192,997</b>	<b>\$ 2,604,093</b>	<b>\$ 2,435,760</b>	<b>\$ 2,249,732</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## BADENHAUS/BADENFEST ELDERLY

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 291,209	\$ 316,250	\$ 288,824	\$ 289,250
HUD PHA Grants (PH, CF Operations)	315,150	406,001	407,913	615,528
HUD PHA Grants (Soft Costs)	64,706	15,323	2,736	25,719
Capital Fund (Hard Costs)		105,000	938	170,000
Other Revenue	7,067	3,249	7,238	4,276
Program Reserves	331,453	182,233	107,060	22
<b>Total Revenue</b>	<b>\$ 1,009,585</b>	<b>\$ 1,028,056</b>	<b>\$ 814,709</b>	<b>\$ 1,104,795</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 226,773	\$ 253,613	\$ 197,179	\$ 274,817
Tenant Services	10,467	7,787	4,275	6,411
Utilities	190,941	208,750	178,995	199,000
Ordinary Maintenance Salaries	203,801	187,651	230,933	187,651
Ordinary Maintenance Materials	31,308	38,590	12,973	38,590
Ordinary Maintenance Contract	178,562	121,997	95,266	121,997
Protective Services	52,226	61,560	46,762	61,560
General Expenses	40,907	43,108	35,256	44,769
Capital Expenditures	10,650	105,000	13,070	170,000
Operating Transfer Out	63,950			
<b>Total Program /Operating Expenses</b>	<b>\$ 1,009,585</b>	<b>\$ 1,028,056</b>	<b>\$ 814,709</b>	<b>\$ 1,104,795</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## LASALLE PARK VILLAGE\*

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 268,320	\$ 301,000	\$ 309,555	\$ 314,100
HUD PHA Grants (PH, CF Operations)	736,264	788,084	730,124	841,125
HUD PHA Grants (Soft Costs)	193,189		20,511	28,765
Capital Fund (Hard Costs)	3,016,387		2,947,902	233,227
Other Revenue	24,700	11,307	27,805	11,729
Program Reserves				
<b>Total Revenue</b>	<b>\$ 4,238,860</b>	<b>\$ 1,100,391</b>	<b>\$ 4,035,897</b>	<b>\$ 1,428,946</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 278,845	\$ 310,768	\$ 307,805	\$ 351,823
Tenant Services	34,262	18,911	14,236	13,888
Utilities	85,416	91,050	78,222	207,100
Ordinary Maintenance Salaries	124,057	138,608	130,320	138,608
Ordinary Maintenance Materials	67,084	42,540	37,589	42,540
Ordinary Maintenance Contract	85,424	101,980	115,353	105,890
Protective Services	137,128	155,084	27,314	147,181
General Expenses	82,218	64,283	69,046	88,054
Capital Expenditures	3,016,387		2,947,902	233,227
Operating Transfer Out	144,334	177,167	308,110	100,635
<b>Total Program /Operating Expenses</b>	<b>\$ 4,055,155</b>	<b>\$ 1,100,391</b>	<b>\$ 4,035,897</b>	<b>\$ 1,428,946</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 183,705</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*Under Capital Fund Renovation in 3 Phases

Depreciation (Not Included in Totals)

## COCHRAN PLAZA

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 131,044	\$ 155,780	\$ 94,753	\$ 96,837
HUD PHA Grants (PH, CF Operations)	1,086,640	834,322	579,943	640,649
HUD PHA Grants (Soft Costs)	334,455	642,025	640,320	646,220
Capital Fund (Hard Costs)	442,625	88,000		88,000
Other Revenue	14,801	7,541	17,841	6,752
Program Reserves	122,686			
<b>Total Revenue</b>	<b>\$ 2,132,251</b>	<b>\$ 1,727,668</b>	<b>\$ 1,332,857</b>	<b>\$ 1,478,458</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 178,125	\$ 191,010	\$ 183,534	\$ 184,026
Tenant Services	19,117	11,024	8,265	8,107
Utilities	201,664	224,250	177,510	194,100
Ordinary Maintenance Salaries	73,257	77,999	51,278	62,999
Ordinary Maintenance Materials	47,657	40,640	61,441	50,340
Ordinary Maintenance Contract	101,465	102,430	109,056	121,630
Protective Services	71,897	81,419	13,978	77,253
General Expenses	38,329	36,753	26,270	45,737
Capital Expenditures	442,625	88,000		88,000
CFFP Debt Service	812,045	629,183	637,583	646,220
Operating Transfer Out	146,070	60,001	63,942	46
<b>Total Program /Operating Expenses</b>	<b>\$ 2,132,251</b>	<b>\$ 1,542,709</b>	<b>\$ 1,332,857</b>	<b>\$ 1,478,458</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ 184,959</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## SOUTHSIDE SCATTERED SITES

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 246,004	\$ 254,720	\$ 252,491	\$ 260,737
HUD PHA Grants (PH, CF Operations)	460,330	752,613	732,846	667,878
HUD PHA Grants (Soft Costs-SLHA Manag	154,400	5,108	8,686	10,672
Capital Fund (Hard Costs-SLHA Managed)	1,830	35,000		105,000
Other Revenue	11,134	6,708	16,357	6,040
Program Reserves	105,009			11
<b>Total Revenue</b>	<b>\$ 978,707</b>	<b>\$ 1,054,149</b>	<b>\$ 1,010,380</b>	<b>\$ 1,050,338</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 232,903	\$ 269,489	\$ 219,256	\$ 281,432
Tenant Services	16,500	9,851	7,134	7,333
Utilities	173,931	191,000	167,817	185,000
Ordinary Maintenance Salaries	118,159	167,179	105,281	167,179
Ordinary Maintenance Materials	67,203	71,090	54,110	71,090
Ordinary Maintenance Contract	149,956	169,420	152,280	156,920
Protective Services	16,363	14,400	13,723	14,400
General Expenses	51,862	49,799	48,447	61,984
Capital Expenditures	1,830	35,000		105,000
Operating Transfer Out	150,000	76,921	242,332	
<b>Total Program /Operating Expenses</b>	<b>\$ 978,707</b>	<b>\$ 1,054,149</b>	<b>\$ 1,010,380</b>	<b>\$ 1,050,338</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## NORTHSIDE SCATTERED SITES

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 77,424	\$ 69,490	\$ 103,149	\$ 105,335
HUD PHA Grants (PH, CF Operations)	764,292	1,128,976	1,103,789	1,164,978
HUD PHA Grants (Soft Costs)	208,013	37,942	21,680	22,506
Capital Fund (Hard Costs)	7,885	260,000	1,258	662,500
Other Revenue	20,569	12,089	36,231	11,408
Program Reserves	360,154	35,715		
<b>Total Revenue</b>	<b>\$ 1,438,337</b>	<b>\$ 1,544,212</b>	<b>\$ 1,266,107</b>	<b>\$ 1,966,727</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 258,137	\$ 357,106	\$ 274,236	\$ 327,029
Tenant Services	32,274	18,300	13,953	13,375
Utilities	220,486	241,400	260,210	275,900
Ordinary Maintenance Salaries	127,992	214,877	90,139	151,778
Ordinary Maintenance Materials	89,584	93,780	76,138	100,500
Ordinary Maintenance Contract	374,739	280,168	340,389	354,148
Protective Services	16,145	13,200	13,298	13,200
General Expenses	82,644	65,381	51,103	68,297
Capital Expenditures	31,998	260,000	1,258	662,500
Operating Transfer Out	204,338			
<b>Total Program /Operating Expenses</b>	<b>\$ 1,438,337</b>	<b>\$ 1,544,212</b>	<b>\$ 1,120,724</b>	<b>\$ 1,966,727</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 145,383</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)



## MURPHY PARK PHASE I

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	424,281	436,124	466,112	445,633
HUD PHA Grants (Soft Costs)			1,459	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves	59,157	59,187	43,063	66,061
<b>Total Revenue</b>	<b>\$ 483,438</b>	<b>\$ 495,311</b>	<b>\$ 510,634</b>	<b>\$ 511,694</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 52,916	\$ 64,758	\$ 64,537	\$ 65,391
Tenant Services				
Utilities	119,567	119,971	124,106	125,879
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	310,955	310,582	321,991	320,424
Capital Expenditures				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 483,438</b>	<b>\$ 495,311</b>	<b>\$ 510,634</b>	<b>\$ 511,694</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## MURPHY PARK PHASE II

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	282,722	302,069	322,525	283,733
HUD PHA Grants (Soft Costs)			1,459	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves	32,269	32,378	11,188	76,738
<b>Total Revenue</b>	<b>\$ 314,991</b>	<b>\$ 334,447</b>	<b>\$ 335,172</b>	<b>\$ 360,471</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 35,413	\$ 43,493	\$ 43,673	\$ 43,916
Tenant Services				
Utilities	56,887	56,431	58,759	89,638
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	222,691	234,523	232,740	226,917
Capital Expenditures				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 314,991</b>	<b>\$ 334,447</b>	<b>\$ 335,172</b>	<b>\$ 360,471</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## MURPHY PARK PHASE III

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	286,901	274,772	320,300	309,014
HUD PHA Grants (Soft Costs)			1,459	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves		15,279		7,087
<b>Total Revenue</b>	<b>\$ 286,901</b>	<b>\$ 290,051</b>	<b>\$ 321,759</b>	<b>\$ 316,101</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 38,292	\$ 46,994	\$ 47,106	\$ 47,453
Tenant Services				
Utilities	72,100	72,519	73,465	73,871
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	175,805	170,538	192,619	194,777
Capital Expenditures				
Operating Transfer Out			8,569	
<b>Total Program /Operating Expenses</b>	<b>\$ 286,197</b>	<b>\$ 290,051</b>	<b>\$ 321,759</b>	<b>\$ 316,101</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 704</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## KING LOUIS SQUARE

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	128,598	147,975	127,738	176,357
HUD PHA Grants (Soft Costs)			1,277	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 128,598</b>	<b>\$ 147,975</b>	<b>\$ 129,015</b>	<b>\$ 176,357</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 15,552	\$ 20,175	\$ 19,635	\$ 19,652
Tenant Services				
Utilities	16,950	15,500	15,500	15,500
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	33,167	37,578	6,448	35,655
General Expenses	56,789	54,708	55,215	49,570
Capital Expenditures				
Operating Transfer Out		20,014	32,217	55,980
<b>Total Program /Operating Expenses</b>	<b>\$ 122,458</b>	<b>\$ 147,975</b>	<b>\$ 129,015</b>	<b>\$ 176,357</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 6,140</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## LES CHATEAUX

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	167,113	174,957	159,755	187,833
HUD PHA Grants (Soft Costs)			1,459	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 167,113</b>	<b>\$ 174,957</b>	<b>\$ 161,214</b>	<b>\$ 187,833</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 11,633	\$ 14,588	\$ 15,448	\$ 14,011
Tenant Services	600	600	720	600
Utilities	72,996	72,996	64,592	64,592
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	36,841	41,753	7,162	39,617
General Expenses	43,414	42,720	64,502	62,069
Capital Expenditures				
Operating Transfer Out	1,629	2,300	8,790	6,944
<b>Total Program /Operating Expenses</b>	<b>\$ 167,113</b>	<b>\$ 174,957</b>	<b>\$ 161,214</b>	<b>\$ 187,833</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## KING LOUIS II

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	189,379	200,207	180,000	236,512
HUD PHA Grants (Soft Costs)			1,459	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 189,379</b>	<b>\$ 200,207</b>	<b>\$ 181,459</b>	<b>\$ 236,512</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 19,663	\$ 25,070	\$ 24,669	\$ 24,591
Tenant Services				
Utilities	30,500	27,500	27,500	27,500
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	40,619	45,928	7,897	43,579
General Expenses	77,016	86,532	87,103	83,845
Capital Expenditures				
Operating Transfer Out	21,581	15,177	34,290	56,994
<b>Total Program /Operating Expenses</b>	<b>\$ 189,379</b>	<b>\$ 200,207</b>	<b>\$ 181,459</b>	<b>\$ 236,509</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3</b>

Depreciation (Not Included in Totals)

## RENAISSANCE PLACE AT GRAND

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	219,109	254,295	221,457	294,108
HUD PHA Grants (Soft Costs)			1,459	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves	27,695	5,062	27,318	19,109
<b>Total Revenue</b>	<b>\$ 246,804</b>	<b>\$ 259,357</b>	<b>\$ 250,234</b>	<b>\$ 313,217</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 33,563	\$ 41,147	\$ 41,416	\$ 41,546
Tenant Services	930	930	1,116	930
Utilities	77,929	77,827	82,266	84,169
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	57,203	64,718	11,121	61,407
General Expenses	77,179	74,735	114,315	125,165
Capital Expenditures				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 246,804</b>	<b>\$ 259,357</b>	<b>\$ 250,234</b>	<b>\$ 313,217</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## KING LOUIS III

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue	\$ 45,747	\$ 50,980	\$ 51,193	\$ 52,276
HUD PHA Grants (PH, CF Operations)	116,271	168,572	148,132	160,103
HUD PHA Grants (Soft Costs)	73,612	45,238	1,032	8,872
Capital Fund (Hard Costs)		310,000		60,000
Other Revenue	2,612	1,652	4,324	1,698
Program Reserves	17,691			
<b>Total Revenue</b>	<b>\$ 255,933</b>	<b>\$ 576,442</b>	<b>\$ 204,681</b>	<b>\$ 282,949</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 42,006	\$ 101,838	\$ 43,951	\$ 65,602
Tenant Services	4,071	2,465	1,760	1,844
Utilities	42,128	44,850	37,927	44,500
Ordinary Maintenance Salaries	16,680	24,421	17,564	24,422
Ordinary Maintenance Materials	9,728	12,140	16,619	12,140
Ordinary Maintenance Contract	31,957	35,400	49,883	35,400
Protective Services	22,146	25,052	4,305	23,771
General Expenses	13,859	8,011	16,873	15,225
Capital Expenditures	125,331	310,000		60,000
Operating Transfer (In)/Out	129,449	12,265	15,799	45
<b>Total Program /Operating Expenses</b>	<b>\$ 437,355</b>	<b>\$ 576,442</b>	<b>\$ 204,681</b>	<b>\$ 282,949</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ (181,422)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*Unit Rehabilitation from Capital Fund in 2018, however, reimbursement from insurance occurred in 2019

Depreciation (Not Included in Totals)



## SENIOR LIVING AT RENAISSANCE

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	311,880	330,321	301,680	346,349
HUD PHA Grants (Soft Costs)			1,459	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 311,880</b>	<b>\$ 330,321</b>	<b>\$ 303,139</b>	<b>\$ 346,349</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 17,717	\$ 21,828	\$ 22,276	\$ 22,027
Tenant Services		1,125	1,350	1,125
Utilities	110,836	112,125	113,422	113,979
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	69,168	78,287	13,447	74,281
General Expenses	96,210	102,552	113,318	112,749
Capital Expenditures				
Operating Transfer Out	17,949	14,404	39,326	22,188
<b>Total Program /Operating Expenses</b>	<b>\$ 311,880</b>	<b>\$ 330,321</b>	<b>\$ 303,139</b>	<b>\$ 346,349</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## GARDENS AT RENAISSANCE

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	112,584	123,272	111,613	126,773
HUD PHA Grants (Soft Costs)			3,097	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 112,584</b>	<b>\$ 123,272</b>	<b>\$ 114,710</b>	<b>\$ 126,773</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 5,252	\$ 6,563	\$ 9,134	\$ 6,622
Tenant Services		330	396	330
Utilities	42,142	41,755	40,632	40,149
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	20,257	22,965	3,938	21,789
General Expenses	37,542	37,251	48,061	50,564
Capital Expenditures				
Operating Transfer Out	7,391	14,408	12,549	7,319
<b>Total Program /Operating Expenses</b>	<b>\$ 112,584</b>	<b>\$ 123,272</b>	<b>\$ 114,710</b>	<b>\$ 126,773</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## VAUGHN ELDERLY - CAHILL HOUSE

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	241,171	260,304	289,392	278,959
HUD PHA Grants (Soft Costs)			1,459	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves	3,450			13,103
<b>Total Revenue</b>	<b>\$ 244,621</b>	<b>\$ 260,304</b>	<b>\$ 290,851</b>	<b>\$ 292,062</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 18,598	\$ 22,091	\$ 22,925	\$ 22,295
Tenant Services		1,200		1,200
Utilities	119,340	120,399	127,645	130,751
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	106,683	109,256	134,184	137,816
Capital Expenditures				
Operating Transfer Out		7,358	6,097	
<b>Total Program /Operating Expenses</b>	<b>\$ 244,621</b>	<b>\$ 260,304</b>	<b>\$ 290,851</b>	<b>\$ 292,062</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## RENAISSANCE PLACE AT GRAND PHASE II

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	186,523	198,586	169,354	197,634
HUD PHA Grants (Soft Costs)			1,277	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				7,484
<b>Total Revenue</b>	<b>\$ 186,523</b>	<b>\$ 198,586</b>	<b>\$ 170,631</b>	<b>\$ 205,118</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 17,189	\$ 21,306	\$ 21,743	\$ 21,510
Tenant Services	540	540	648	540
Utilities	48,951	48,773	48,055	53,328
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	33,167	37,578	6,448	35,655
General Expenses	82,595	78,020	91,961	94,085
Capital Expenditures				
Operating Transfer Out	4,081	12,369	1,776	
<b>Total Program /Operating Expenses</b>	<b>\$ 186,523</b>	<b>\$ 198,586</b>	<b>\$ 170,631</b>	<b>\$ 205,118</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## CAMBRIDGE HEIGHTS

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	248,043	260,554	245,736	261,319
HUD PHA Grants (Soft Costs)			1,459	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				20,786
<b>Total Revenue</b>	<b>\$ 248,043</b>	<b>\$ 260,554</b>	<b>\$ 247,195</b>	<b>\$ 282,105</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 22,617	\$ 27,763	\$ 28,325	\$ 28,029
Tenant Services				
Utilities	64,246	64,859	62,587	66,859
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	42,404	48,017	8,244	45,560
General Expenses	101,123	111,557	133,628	141,657
Capital Expenditures				
Operating Transfer Out	17,653	8,358	14,411	
<b>Total Program /Operating Expenses</b>	<b>\$ 248,043</b>	<b>\$ 260,554</b>	<b>\$ 247,195</b>	<b>\$ 282,105</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## RENAISSANCE PLACE AT GRAND PHASE III

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	253,865	299,253	253,354	306,870
HUD PHA Grants (Soft Costs)			1,459	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves	4,515		714	
<b>Total Revenue</b>	<b>\$ 258,380</b>	<b>\$ 299,253</b>	<b>\$ 255,527</b>	<b>\$ 306,870</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 29,219	\$ 35,872	\$ 37,830	\$ 41,220
Tenant Services	750	750	900	750
Utilities	75,538	75,977	79,635	81,203
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	46,077	52,192	8,958	49,521
General Expenses	106,796	108,397	128,204	132,881
Capital Expenditures				
Operating Transfer Out		26,065		1,295
<b>Total Program /Operating Expenses</b>	<b>\$ 258,380</b>	<b>\$ 299,253</b>	<b>\$ 255,527</b>	<b>\$ 306,870</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## CAMBRIDGE HEIGHTS II

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	244,917	265,821	253,534	298,656
HUD PHA Grants (Soft Costs)			1,459	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				1,853
<b>Total Revenue</b>	<b>\$ 244,917</b>	<b>\$ 265,821</b>	<b>\$ 254,993</b>	<b>\$ 300,509</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 26,798	\$ 32,818	\$ 33,294	\$ 33,133
Tenant Services				
Utilities	61,246	64,631	66,702	67,591
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	40,620	45,928	7,897	43,579
General Expenses	106,010	117,536	139,698	156,206
Capital Expenditures				
Operating Transfer Out	10,243	4,908	7,402	
<b>Total Program /Operating Expenses</b>	<b>\$ 244,917</b>	<b>\$ 265,821</b>	<b>\$ 254,993</b>	<b>\$ 300,509</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## KINGSBURY TERRACE

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	621,434	586,257	640,871	634,998
HUD PHA Grants (Soft Costs)	521,823	426,252	414,291	402,903
Capital Fund (Hard Costs)		160,000		60,000
Other Revenue	4,924			
Program Reserves	37,801			
<b>Total Revenue</b>	<b>\$ 1,185,982</b>	<b>\$ 1,172,509</b>	<b>\$ 1,055,162</b>	<b>\$ 1,097,901</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 27,052	\$ 57,062	\$ 33,462	\$ 32,633
Tenant Services	900	1,800	2,160	1,800
Utilities	207,000	207,000	207,000	216,000
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials	0			
Ordinary Maintenance Contract				
Protective Services				
General Expenses	301,907	322,504	271,983	362,098
Extraordinary Expenses (SLHA Managed)				
Capital Expenditures	22,550	160,000	4,740	60,000
CFFP Debt Service	521,823	402,903	412,467	402,903
Operating Transfer Out	104,750	21,240	123,350	22,467
<b>Total Program /Operating Expenses</b>	<b>\$ 1,185,982</b>	<b>\$ 1,172,509</b>	<b>\$ 1,055,162</b>	<b>\$ 1,097,901</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)



## SENIOR LIVING AT CAMBRIDGE

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	213,210	233,285	197,605	259,865
HUD PHA Grants (Soft Costs)			1,459	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 213,210</b>	<b>\$ 233,285</b>	<b>\$ 199,064</b>	<b>\$ 259,865</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 17,629	\$ 21,248	\$ 24,440	\$ 29,440
Tenant Services				
Utilities	100,751	101,259	103,855	104,967
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services	69,170	78,287	13,447	74,281
General Expenses	4,369	3,875	30,223	36,783
Capital Expenditures				
Operating Transfer Out	21,291	28,616	27,099	14,394
<b>Total Program /Operating Expenses</b>	<b>\$ 213,210</b>	<b>\$ 233,285</b>	<b>\$ 199,064</b>	<b>\$ 259,865</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## ARLINGTON GROVE

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	313,290	350,697	374,278	348,341
Capital Funds (Soft Costs-SLHA Mngd)			1,459	
Capital Funds (Hard Costs-SLHA Mngd)				
Other Revenue	0			
Program Reserves	11,648			31,605
<b>Total Revenue</b>	<b>\$ 324,938</b>	<b>\$ 350,697</b>	<b>\$ 375,737</b>	<b>\$ 379,946</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 34,544	\$ 41,976	\$ 42,394	\$ 42,777
Tenant Services				
Utilities	178,701	183,136	149,063	134,460
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	111,693	124,848	183,028	202,709
Capital Expenditures				
Operating Transfer Out		737	1,252	
<b>Total Program /Operating Expenses</b>	<b>\$ 324,938</b>	<b>\$ 350,697</b>	<b>\$ 375,737</b>	<b>\$ 379,946</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## NORTH SARAH I

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	182,819	187,663	212,652	217,097
HUD PHA Grants (Soft Costs)			1,459	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves	1,482	4,498		
<b>Total Revenue</b>	<b>\$ 184,301</b>	<b>\$ 192,161</b>	<b>\$ 214,111</b>	<b>\$ 217,097</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 30,139	\$ 36,858	\$ 37,353	\$ 37,211
Tenant Services	1,271	885	0	885
Utilities	69,376	69,376	65,560	63,925
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	83,515	85,042	105,651	109,931
Capital Expenditures				
Operating Transfer Out				5,145
<b>Total Program /Operating Expenses</b>	<b>\$ 184,301</b>	<b>\$ 192,161</b>	<b>\$ 208,564</b>	<b>\$ 217,097</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,547</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## NORTH SARAH II

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	187,623	217,464	230,772	218,318
HUD PHA Grants (Soft Costs)			1,459	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves	10,495			32,517
<b>Total Revenue</b>	<b>\$ 198,118</b>	<b>\$ 217,464</b>	<b>\$ 232,231</b>	<b>\$ 250,835</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 19,965	\$ 25,027	\$ 25,688	\$ 25,264
Tenant Services	173	690	0	690
Utilities	39,422	39,423	45,166	47,628
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	138,558	139,830	166,438	177,253
Capital Expenditures				
Operating Transfer Out		12,494		
<b>Total Program /Operating Expenses</b>	<b>\$ 198,118</b>	<b>\$ 217,464</b>	<b>\$ 237,292</b>	<b>\$ 250,835</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,061)</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## NORTH SARAH III

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	122,167	134,621	141,140	130,106
HUD PHA Grants (Soft Costs)			1,459	
Capital Fund (Hard Costs)				
Other Revenue				
Program Reserves	11,298			17,050
<b>Total Revenue</b>	<b>\$ 133,465</b>	<b>\$ 134,621</b>	<b>\$ 142,599</b>	<b>\$ 147,156</b>

<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 26,658	\$ 22,992	\$ 32,369	\$ 23,179
Tenant Services	131	525		525
Utilities	28,728	28,728	33,239	35,172
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses	77,948	71,583	85,448	88,280
Capital Expenditures				
Operating Transfer Out		10,793		
<b>Total Program /Operating Expenses</b>	<b>\$ 133,465</b>	<b>\$ 134,621</b>	<b>\$ 151,056</b>	<b>\$ 147,156</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (8,457)</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

## PRESERVATION SQUARE

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (PH, CF Operations)	17,146			
HUD PHA Grants (Soft Costs)			500	
Capital Fund (Hard Costs)		3,290,189	3,290,189	759,811
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 17,146</b>	<b>\$ 3,290,189</b>	<b>\$ 3,290,689</b>	<b>\$ 759,811</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 17,146		500	
Tenant Services				
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Protective Services				
General Expenses				
Capital Expenditures		3,290,189	3,290,189	759,811
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 17,146</b>	<b>\$ 3,290,189</b>	<b>\$ 3,290,689</b>	<b>\$ 759,811</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

# HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Program (HCV and formerly referred to as Section 8) is comprised of VASH, Mainstream, Emergency Housing and Housing Assistance voucher programs totaling \$57.2 million projected for FYE 2022. New in June 2021 - the Emergency Housing Voucher program was created from the American Rescue Plan to assist homeless, at risk of being homeless and those or attempting to fleeing sexual assault, domestic violence, stalking, dating violence or human trafficking and the prevention of housing instability. Initially the program is only funded for 18 months but is included in this budget since the majority of funds will be used in FY 2022. The overall Tenant Based HCV Assistance program consists of estimated revenues of housing assistance and an administrative fee for managing the programs.

- Administrative fees are estimated to have a 2.5 % inflation over FY2021 Column A rates of \$69.71 and a Column B rate at \$65.05. In addition, administrative fee income is estimated with a Congressional proration rate of 80%.

## HOUSING VOUCHER PROGRAM

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
5-Year Mainstream (HAP)	67,829	140,000	163,709	170,000
5-Year Mainstream (Admin Fee)	2,457	12,458		10,956
Emergency Hsg Vouchers (HAP)		311,346		1,245,384
Emergency Hsg Vouchers (Service Fee)		281,750		281,750
Emergency Hsg Vouchers (Admin Fee)		67,338		134,626
Emergency Hsg Vouchers (Prelim Fee)		64,400		0
HUD PHA Grants (HAP)	49,051,731	50,270,209	51,962,307	51,037,272
HUD PHA Grants (Admin Fee)	3,881,016	4,181,073	3,917,471	4,357,297
Other Revenue		500		500
Program Reserves	1,341,398			
<b>Total Revenue</b>	<b>\$ 54,344,431</b>	<b>\$ 55,329,074</b>	<b>\$ 56,043,487</b>	<b>\$ 57,237,785</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 3,638,894	\$ 4,030,400	\$ 2,320,743	\$ 4,230,638
Tenant Services	16,323	9,858	4,113	5,000
Utilities	39,613	46,344	29,006	47,580
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials	1,301	2,400	85	2,400
Ordinary Maintenance Contract	49,148	75,612	21,918	83,202
Housing Assistance Payments	50,463,414	51,003,305	49,660,613	52,734,406
Protective Services	11,724	28,144	19,700	30,316
General Expenses	124,014	133,011	95,656	104,243
Capital Expenditures				
Operating Transfer Out				
<b>Total Program /Operating Expense</b>	<b>\$ 54,344,431</b>	<b>\$ 55,329,074</b>	<b>\$ 52,151,834</b>	<b>\$ 57,237,785</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,891,653</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)

*\*Does not Include COVID expenses*



# FYE 2022

## CENTRAL OFFICE BUDGETS

The Central Office budget is an overview of all the expenses related to the operation of the St. Louis Housing Authority as a whole by individual revenue source. Many of the individual revenue sources are mentioned in other sections of this budget document. In addition, the COCC has a fiscal year ending September 30th of each year.

# PERSONNEL SUMMARY

## GENERAL OVERVIEW

The FY 2022 proposed staffing level for the St. Louis Housing Authority is set to increase by 4 to 71 FTE from the 67.6 FT in the current year. The personnel costs are estimated at \$5.7 million, which represents an 8 % increase from FY 2022. The additional staff are reflected in the "AMPS" section of the Central Office Budget and are Front Line Personnel for Northside Scattered Sites (AMP 0041) and replace the monies budgeted for privately managed site staff at the development and eliminates the fees charged by third party management. The additional SLHA staff also do not increase the amount allocated to the other developments as "Allocated Overhead". In addition, the strategic use of funds allocated by the CARES Act allowed a small pool of bonuses for staff.

DEPARTMENT	FY 2022 Budgeted FTE	Percentage Of Total FTE
Executive	3.0	4%
Internal Audit	1.0	1%
Legal & Compliance	4.0	6%
Finance	6.0	8%
Information Technology	4.0	6%
Human Resources	4.0	6%
Resident Initiatives	6.0	8%
Development	3.0	4%
Facilities	3.0	4%
Operations	1.0	1%
Housing Choice Voucher	28.0	39%
Asset Management*	8.0	11%
<b>TOTAL</b>	<b>71.0</b>	

*\*Includes 4 staff for Self Managing Northside Scattered Site Development*

St. Louis Housing Authority  
FY 2022 - CENTRAL OFFICE BUDGET

TOTAL	AMPS (Includes NSSS)	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	ROSS GRANTS	CARES ACT Public Housing	CARES ACT HCV	NON FEDERAL FUNDS
12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET

REVENUE

Allocated Overhead from AMPS	\$1,269,757.00	\$ -	\$1,269,757.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 500.00	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Section 8 Administrative Fees	\$4,396,490.00	\$ -	\$ -	\$ -	\$4,396,490.00	\$ -	\$ -	\$ -	\$ -
Unrestricted Net Assets (UNA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Funds Operations/Admin.	\$ 831,200.00	\$ -	\$ -	\$ 831,200.00	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Fund Reserve	\$ 213,952.00	\$ -	\$ -	\$ 213,952.00	\$ -	\$ -	\$ -	\$ -	\$ -
ROSS - FSS Coordinator	\$ 145,303.00	\$ -	\$ -	\$ -	\$ -	\$ 145,303.00	\$ -	\$ -	\$ -
ROSS - Service Coordinator	\$ 156,200.00	\$ -	\$ -	\$ -	\$ -	\$ 156,200.00	\$ -	\$ -	\$ -
Non-Federal Funds	\$ 25,030.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,030.00
Direct Project Charges to AMP	\$ 369,951.00	\$369,951.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CARES Act - Public Housing (10/21-12/21)	\$ 22,837.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,837.00	\$ -	\$ -
CARES Act - Housing Choice Voucher (10/21-12/21)	\$ 138,279.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,279.00	\$ -
Loan Interest Income (QLICI)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Federal Reserves	\$ 8,010.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,010.00
Bank Rent Income	\$ 35,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,200.00
Miscellaneous Income/Fraud Rec.	\$ 83,000.00	\$ -	\$ 77,500.00	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ 5,000.00
Total Receipts	\$7,695,709.00	\$369,951.00	\$1,347,757.00	\$1,045,152.00	\$4,396,990.00	\$ 301,503.00	\$ 22,837.00	\$ 138,279.00	\$ 73,240.00

EXPENSES

			15%	15%	70%				
Administrative Salaries	\$4,028,623.00	\$ 91,187.00	\$ 759,359.00	\$ 628,339.00	\$2,349,738.00	\$ 200,000.00	\$ -	\$ -	\$ -
MO Workmen's Comp-Second Inj	\$ 3,600.00	\$ -	\$ 720.00	\$ 720.00	\$ 2,160.00	\$ -	\$ -	\$ -	\$ -
FICA-ER/Medicare	\$ 306,863.00	\$ 6,976.00	\$ 57,892.00	\$ 47,869.00	\$ 178,826.00	\$ 15,300.00	\$ -	\$ -	\$ -
Medical Benefits	\$ 644,293.00	\$ 21,787.00	\$ 78,785.00	\$ 93,911.00	\$ 406,979.00	\$ 42,831.00	\$ -	\$ -	\$ -
Retirement Benefit	\$ 534,763.00	\$ 12,168.00	\$ 101,723.00	\$ 83,503.00	\$ 311,759.00	\$ 25,610.00	\$ -	\$ -	\$ -
Unemployment Insurance	\$ 5,517.00	\$ 115.00	\$ 1,092.00	\$ 906.00	\$ 3,144.00	\$ 260.00	\$ -	\$ -	\$ -
LTD Benefit	\$ 5,732.00	\$ 141.00	\$ 1,111.00	\$ 873.00	\$ 3,317.00	\$ 290.00	\$ -	\$ -	\$ -
Bonuses	\$ 59,000.00	\$ -	\$ -	\$ -	\$ -	\$ 4,000.00	\$ 20,000.00	\$ 35,000.00	\$ -
Dental Insurance	\$ 30,109.00	\$ 886.00	\$ 4,738.00	\$ 3,874.00	\$ 18,840.00	\$ 1,771.00	\$ -	\$ -	\$ -
Cell Phone Allowance	\$ 7,067.00	\$ 1,020.00	\$ 1,616.00	\$ 464.00	\$ 3,823.00	\$ 144.00	\$ -	\$ -	\$ -
H.S.A Contribution	\$ 8,000.00	\$ -	\$ 1,050.00	\$ 1,050.00	\$ 4,900.00	\$ 1,000.00	\$ -	\$ -	\$ -
Beneflex	\$ 53,000.00	\$ 4,500.00	\$ 6,750.00	\$ 6,750.00	\$ 31,500.00	\$ 3,500.00	\$ -	\$ -	\$ -
<b>Total Employee Benefits</b>	<b>\$1,657,944.00</b>	<b>\$ 47,593.00</b>	<b>\$ 255,477.00</b>	<b>\$ 239,920.00</b>	<b>\$ 965,248.00</b>	<b>\$ 94,706.00</b>	<b>\$ 20,000.00</b>	<b>\$ 35,000.00</b>	<b>\$ -</b>
Legal	\$ 26,380.00	\$ -	\$ 3,507.00	\$ 3,507.00	\$ 19,366.00	\$ -	\$ -	\$ -	\$ -
Staff Training	\$ 37,900.00	\$ -	\$ 7,285.00	\$ 4,785.00	\$ 23,830.00	\$ 2,000.00	\$ -	\$ -	\$ -
Travel/Meetings	\$ 14,900.00	\$ -	\$ 2,724.00	\$ 1,726.00	\$ 8,050.00	\$ 2,400.00	\$ -	\$ -	\$ -
Accounting and Auditing Fees	\$ 89,957.00	\$ -	\$ 13,494.00	\$ 13,494.00	\$ 62,969.00	\$ -	\$ -	\$ -	\$ -
Office Rent/Utilities	\$ 647.00	\$ -	\$ -	\$ -	\$ -	\$ 647.00	\$ -	\$ -	\$ -

St. Louis Housing Authority  
FY 2022 - CENTRAL OFFICE BUDGET

	TOTAL	AMPS (Includes NSSS)	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	ROSS GRANTS	CARES ACT Public Housing	CARES ACT HCV	NON FEDERAL FUNDS
	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET
Office Supplies	\$ 27,500.00	\$ -	\$ 4,900.00	\$ 4,650.00	\$ 16,200.00	\$ 1,000.00	\$ -	\$ -	\$ 750.00
Temporary Help	\$ 8,000.00	\$ -	\$ -	\$ -	\$ 8,000.00	\$ -	\$ -	\$ -	\$ -
Postage	\$ 54,472.00	\$ -	\$ 6,671.00	\$ 6,671.00	\$ 41,130.00	\$ -	\$ -	\$ -	\$ -
Advertising	\$ 18,050.00	\$ -	\$ 2,275.00	\$ 8,725.00	\$ 7,050.00	\$ -	\$ -	\$ -	\$ -
Fiscal Agent Fee	\$ 400.00	\$ -	\$ 400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Publications	\$ 4,900.00	\$ -	\$ 1,000.00	\$ 500.00	\$ 3,400.00	\$ -	\$ -	\$ -	\$ -
Membership Dues	\$ 23,155.00	\$ -	\$ 3,323.00	\$ 3,323.00	\$ 15,509.00	\$ 750.00	\$ -	\$ -	\$ 250.00
Telephone Expense	\$ 29,400.00	\$ -	\$ 4,176.00	\$ 4,536.00	\$ 20,688.00	\$ -	\$ -	\$ -	\$ -
Maint Agreement-Office Equip	\$ 12,100.00	\$ -	\$ 1,815.00	\$ 1,815.00	\$ 8,470.00	\$ -	\$ -	\$ -	\$ -
Maint Agreement-Computer Equip	\$ 4,400.00	\$ -	\$ 2,445.00	\$ 345.00	\$ 1,610.00	\$ -	\$ -	\$ -	\$ -
Professional/Technical Consultant	\$ 234,380.00	\$ -	\$ 52,416.00	\$ 5,766.00	\$ 147,698.00	\$ -	\$ -	\$ 28,500.00	\$ -
Software	\$ 386,827.00	\$ -	\$ 93,996.00	\$ 15,806.00	\$ 277,025.00	\$ -	\$ -	\$ -	\$ -
Internet/Data Lines	\$ 12,000.00	\$ -	\$ 1,800.00	\$ 1,800.00	\$ 8,400.00	\$ -	\$ -	\$ -	\$ -
Computer Supplies	\$ 88,800.00	\$ -	\$ 12,375.00	\$ 12,375.00	\$ 24,250.00	\$ -	\$ -	\$ 39,800.00	\$ -
Bank Service Charges	\$ 19,800.00	\$ -	\$ 600.00	\$ -	\$ 19,200.00	\$ -	\$ -	\$ -	\$ -
Office Equipment Repair	\$ 500.00	\$ -	\$ 75.00	\$ 75.00	\$ 350.00	\$ -	\$ -	\$ -	\$ -
Subscriptions	\$ 2,940.00	\$ -	\$ 1,281.00	\$ 81.00	\$ 1,578.00	\$ -	\$ -	\$ -	\$ -
Drug Testing Results	\$ 900.00	\$ -	\$ 100.00	\$ 100.00	\$ 700.00	\$ -	\$ -	\$ -	\$ -
Copy Center Expense	\$ 86,940.00	\$ -	\$ 13,041.00	\$ 13,041.00	\$ 60,858.00	\$ -	\$ -	\$ -	\$ -
Other Administrative Expenses	\$ 42,049.00	\$ -	\$ 5,779.00	\$ 6,338.00	\$ 29,932.00	\$ -	\$ -	\$ -	\$ -
Landlord's Late Fees	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -
<b>Total Administration</b>	<b>\$6,914,864.00</b>	<b>\$138,780.00</b>	<b>\$1,250,314.00</b>	<b>\$ 977,718.00</b>	<b>\$4,122,249.00</b>	<b>\$ 301,503.00</b>	<b>\$ 20,000.00</b>	<b>\$ 103,300.00</b>	<b>\$ 1,000.00</b>
					\$ 807,263.00				
Salaries (Resident Initiatives)	\$ 65,562.00	\$ 65,562.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ten Sal Employee Benefits	\$ 22,737.00	\$ 22,737.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation / Publications Other	\$ 6,790.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,790.00
Tenant Screenings	\$ 9,000.00	\$ -	\$ 4,000.00	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -
<b>Total Tenant Services</b>	<b>\$ 104,089.00</b>	<b>\$ 88,299.00</b>	<b>\$ 4,000.00</b>	<b>\$ -</b>	<b>\$ 5,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,790.00</b>
Water	\$ 3,050.00	\$ -	\$ 675.00	\$ 405.00	\$ 1,620.00	\$ -	\$ -	\$ -	\$ 350.00
Electric	\$ 70,000.00	\$ -	\$ 17,500.00	\$ 10,500.00	\$ 42,000.00	\$ -	\$ -	\$ -	\$ -
Gas	\$ 600.00	\$ -	\$ 150.00	\$ 90.00	\$ 360.00	\$ -	\$ -	\$ -	\$ -
Sewer	\$ 6,000.00	\$ -	\$ 1,500.00	\$ 900.00	\$ 3,600.00	\$ -	\$ -	\$ -	\$ -
<b>Total Utilities</b>	<b>\$ 79,650.00</b>	<b>\$ -</b>	<b>\$ 19,825.00</b>	<b>\$ 11,895.00</b>	<b>\$ 47,580.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 350.00</b>

St. Louis Housing Authority  
FY 2022 - CENTRAL OFFICE BUDGET

TOTAL	AMPS (Includes NSSS)	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	ROSS GRANTS	CARES ACT Public Housing	CARES ACT HCV	NON FEDERAL FUNDS
12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET

Ordinary Maintenance Salaries	\$ 98,094.00	\$ 98,094.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ord Maint Comp Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ord Maint Employee Benefits	\$ 44,778.00	\$ 44,778.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sub-total Ord Maint Salaries</b>	<b>\$ 142,872.00</b>	<b>\$142,872.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Custodial Materials	\$ 4,100.00		\$ 1,000.00	\$ 600.00	\$ 2,400.00	\$ -	\$ -	\$ 100.00
Electrical Materials	\$ 400.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400.00
Plumbing Materials	\$ 100.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00
Lawn Care Materials	\$ 100.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00
Tools	\$ 100.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00
Other / Painting / Building	\$ 2,200.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200.00
HVAC Materials	\$ 300.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00
Hardware	\$ 750.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750.00
Paint & Decorating Supplies	\$ 1,500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00
Cabinets/Doors/Windows	\$ 500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00
<b>Sub-total Ordinary Maint Materials</b>	<b>\$ 10,050.00</b>	<b>\$ -</b>	<b>\$ 1,000.00</b>	<b>\$ 600.00</b>	<b>\$ 2,400.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,050.00</b>

Elevator	\$ 4,000.00		\$ 750.00	\$ 450.00	\$ 1,800.00	\$ -	\$ -	\$ -	\$ 1,000.00
Trash Removal	\$ 3,600.00		\$ 775.00	\$ 465.00	\$ 2,360.00	\$ -	\$ -	\$ -	\$ -
Custodial Contract	\$ 77,999.00		\$ 18,037.00	\$ 10,822.00	\$ 43,290.00	\$ -	\$ 2,340.00	\$ 3,510.00	\$ -
Plumbing (Plumbing / Electrical)	\$ 2,415.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,415.00
Snow Removal	\$ 10,000.00		\$ 2,500.00	\$ 1,500.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -
Ground Maint (Lawn / Snow) (Landscaping)	\$ 8,869.00		\$ 1,592.00	\$ 955.00	\$ 3,822.00	\$ -	\$ -	\$ -	\$ 2,500.00
Vehicle Gas/Oil	\$ 14,700.00		\$ 2,600.00	\$ 2,600.00	\$ 9,500.00	\$ -	\$ -	\$ -	\$ -
Maintenance Contract (HVAC)	\$ 10,625.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,625.00
Fire Protection	\$ 3,516.00		\$ 216.00	\$ 170.00	\$ 630.00	\$ -	\$ -	\$ -	\$ 2,500.00
Vehicle Repairs	\$ 25,500.00		\$ 4,250.00	\$ 3,750.00	\$ 17,500.00	\$ -	\$ -	\$ -	\$ -
Other (Maintanence Other)	\$ 5,000.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00
Building Repairs	\$ 8,500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,500.00
Parking Lot Repair	\$ 5,500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500.00
Contract - Electrical	\$ 3,500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00
Exterminating Contract	\$ 500.00		\$ 125.00	\$ 75.00	\$ 300.00	\$ -	\$ -	\$ -	\$ -
Contract-Painting and Wall Repair	\$ 2,500.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00
Contract-Cabinets/Countertops/Windows/Doors	\$ 2,000.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000.00
Sub-total Ord Maint Contracts	\$ 188,724.00	\$ -	\$ 30,845.00	\$ 20,787.00	\$ 85,202.00	\$ -	\$ 2,340.00	\$ 3,510.00	\$ 46,040.00

St. Louis Housing Authority  
FY 2022 - CENTRAL OFFICE BUDGET

	TOTAL	AMPS (Includes NSSS)	PUBLIC HOUSING	CAPITAL FUND	HOUSING VOUCHER PROGRAM	ROSS GRANTS	CARES ACT Public Housing	CARES ACT HCV	NON FEDERAL FUNDS
	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET	12 MONTH BUDGET
Contract Security	\$ 42,640.00		\$ 6,396.00	\$ 6,396.00	\$ 29,848.00	\$ -	\$ -	\$ -	\$ -
Alarm (SLHA/Warehouse/4108)	\$ 780.00		\$ 195.00	\$ 117.00	\$ 468.00	\$ -	\$ -	\$ -	\$ -
<b>Total Protective Services</b>	<b>\$ 43,420.00</b>	<b>\$ -</b>	<b>\$ 6,591.00</b>	<b>\$ 6,513.00</b>	<b>\$ 30,316.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Workmen's Comp Claims	\$ 20,000.00		\$ 5,000.00	\$ -	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -
Auto Insurance	\$ 46,717.00		\$ 7,082.00	\$ 8,911.00	\$ -	\$ -	\$ -	\$ 30,724.00	\$ -
Property Insurance	\$ 33,725.00		\$ 8,431.00	\$ 5,059.00	\$ 20,235.00	\$ -	\$ -	\$ -	\$ -
Honesty Bonding/Fidelity Ins.	\$ 3,346.00		\$ 669.00	\$ 669.00	\$ 2,008.00	\$ -	\$ -	\$ -	\$ -
Liability Insurance	\$ 1,242.00		\$ -	\$ -	\$ -	\$ -	\$ 497.00	\$ 745.00	\$ -
Excess Workmen's Comp Ins.	\$ 65,000.00		\$ 13,000.00	\$ 13,000.00	\$ 39,000.00	\$ -	\$ -	\$ -	\$ -
Other Admin/General Expenses	\$ 34,000.00		\$ 1,000.00	\$ -	\$ 28,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Central Office Solar Lease	\$ 8,010.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,010.00
<b>Total General</b>	<b>\$ 212,040.00</b>	<b>\$ -</b>	<b>\$ 35,182.00</b>	<b>\$ 27,639.00</b>	<b>\$ 104,243.00</b>	<b>\$ -</b>	<b>\$ 497.00</b>	<b>\$ 31,469.00</b>	<b>\$ 13,010.00</b>
<b>Total Revenues</b>	<b>\$7,695,709.00</b>	<b>\$369,951.00</b>	<b>\$1,347,757.00</b>	<b>\$1,045,152.00</b>	<b>\$4,396,990.00</b>	<b>\$ 301,503.00</b>	<b>\$ 22,837.00</b>	<b>\$ 138,279.00</b>	<b>\$ 73,240.00</b>
<b>Total Expenses</b>	<b>\$7,695,709.00</b>	<b>\$369,951.00</b>	<b>\$1,347,757.00</b>	<b>\$1,045,152.00</b>	<b>\$4,396,990.00</b>	<b>\$ 301,503.00</b>	<b>\$ 22,837.00</b>	<b>\$ 138,279.00</b>	<b>\$ 73,240.00</b>
<b>Net Cash Flow from Operations</b>	<b>\$ 0.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (0.00)</b>	<b>\$ -</b>	<b>\$ (0.00)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## RESIDENT OPPORTUNITIES AND SELF SUFFICIENCY (ROSS) SUMMARY

### JobsPlus: FSS Coordinators: Service Coordinators

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	\$ 464,318	\$ 503,524	\$ 462,511	\$ 301,503
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 464,318</b>	<b>\$ 503,524</b>	<b>\$ 462,511</b>	<b>\$ 301,503</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration and Program Delivery*	\$ 204,037	\$ 156,200	\$ 146,198	\$ 156,200
Tenant Services#	123,806	141,449	141,449	145,303
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses	136,474	205,875	174,864	-
Operating Transfer Out			-	
<b>Total Program /Operating Expenses</b>	<b>\$ 464,317</b>	<b>\$ 503,524</b>	<b>\$ 462,511</b>	<b>\$ 301,503</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ (0)</b>	<b>\$ -</b>

\*The Service Coordinator ROSS Grant allows for the cost of 2 Service Coordinators positions, however all of their time is used to support tenant activities through SLHA or in-kind partners.

#The ROSS Family Self Sufficiency Coordinator Grant, allows for the payment of 2 FSS Coordinators in both the Public Housing and Housing Choice voucher to assist families to achieve goals toward self-sufficiency by providing monthly escrow deposits based on the difference between their pre-FSS enrollment income based rent and their present income based rent.

## JOBS PLUS PILOT INITIATIVE

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	\$ 293,248	205,875	\$ 205,875	0
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 293,248</b>	<b>\$ 205,875</b>	<b>\$ 205,875</b>	<b>\$ -</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration and Program Delivery	\$ 156,774		\$ 31,011	
Tenant Services				
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses	136,474	205,875	174,864	0
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 293,248</b>	<b>\$ 205,875</b>	<b>\$ 205,875</b>	<b>\$ -</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Program ended in June 2020



## PUBLIC HOUSING/HCV FAMILY SELF SUFFICIENCY ROSS GRANT (FSS)

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	\$ 123,806	141,449	\$ 141,449	145,303
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 123,806</b>	<b>\$ 141,449</b>	<b>\$ 141,449</b>	<b>\$ 145,303</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration and Program Delivery				
Tenant Services	\$ 123,806	141,449	141,449	145,303
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 123,806</b>	<b>\$ 141,449</b>	<b>\$ 141,449</b>	<b>\$ 145,303</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ (0)</b>	<b>\$ -</b>

## SERVICE COORDINATORS ROSS GRANT

Account Title	FY 20 Actual	FY 21 Actual Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Net Tenant Rental Revenue				
HUD PHA Grants (HAP)	\$ 47,263	156,200	\$ 115,187	156,200
Other Revenue				
Program Reserves				
<b>Total Revenue</b>	<b>\$ 47,263</b>	<b>\$ 156,200</b>	<b>\$ 115,187</b>	<b>\$ 156,200</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration and Program Delivery	\$ 47,263	\$ 156,200	\$ 115,187	\$ 156,200
Tenant Services				
Utilities				
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials				
Ordinary Maintenance Contract				
Housing Assistance Payments				
Protective Services				
General Expenses				
Operating Transfer Out				
<b>Total Program /Operating Expenses</b>	<b>\$ 47,263</b>	<b>\$ 156,200</b>	<b>\$ 115,187</b>	<b>\$ 156,200</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\$468,600 was awarded in June 2020 for a 36 month period.

## OTHER INCOME

Account Title	FY 20 Actual	FY 21 Approved Budget	FY 21 Projected Actual	FY 2022 Proposed Budget
<b>REVENUE:</b>				
Gala Fundraiser	\$ 6,587	\$ -		\$ -
Program Income/Sale of Property	30,061	-		-
Developer's Fee	10,501	-		-
SLU Grant - Circle of Friends		16,666	16,666	
Non Dwelling Rent	35,200	35,200	35,200	35,200
Resident Services	14,995	20,000	8,724	7,790
Tax Reimbursement				5,000
Program Reserves	1,699	24,210	8,010	25,250
<b>Total Revenue</b>	<b>\$ 99,043</b>	<b>\$ 96,076</b>	<b>\$ 68,600</b>	<b>\$ 73,240</b>
<b>PROGRAM EXPENDITURES:</b>				
Administration	\$ 9,987	\$ 980	\$ 440	\$ 1,000
Tenant Services	9,503	30,686	15,433	6,790
Utilities	315	350	316	350
Ordinary Maintenance Salaries				
Ordinary Maintenance Materials	1,090	6,050	69	6,050
Ordinary Maintenance Contract	18,950	45,000	32,866	46,040
Housing Assistance Payments				
Protective Services				
General Expenses	5,340	5,000	0	5,000
Capital Expenditures		8,010	8,010	8,010
Operating Transfer Out	53,858			
<b>Total Program /Operating Expenses</b>	<b>\$ 99,043</b>	<b>\$ 96,076</b>	<b>\$ 57,134</b>	<b>\$ 73,240</b>
<b>Surplus/Deficit from Operations</b>	<b>\$ (0)</b>	<b>\$ -</b>	<b>\$ 11,466</b>	<b>\$ -</b>

Depreciation (Not Included in Totals)




ST. LOUIS  
**HOUSING**  
AUTHORITY

# **RESOLUTION No. 2937**

## MEMORANDUM

TO: Board of Commissioners

THROUGH: Alana C. Green 

FROM: Jason Hensley

DATE: September 13, 2021

SUBJECT: Resolution No. 2937  
Authorizing and Approving Execution of the Capital Fund Program (CFP)  
Amendment to the Consolidated Annual Contributions Contract

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On September 13, 2021, HUD notified the St. Louis Housing Authority (SLHA) of the following Capital Fund Program funding award:

Grant Name: 2021 Capital Fund Emergency Safety and Security Grant  
Grant Number: MO36E00150121  
Grant Amount: \$123,277.00

In order to receive the funding, the Annual Contributions Contract Amendment must be executed and returned.

Board approval is requested to authorize SLHA to execute the attached Capital Fund Program (CFP) Amendment to the Consolidated Annual Contributions Contract.

**Authorizing and Approving the Execution of the Capital Fund Program (CFP) Amendment  
to the Consolidated Annual Contributions Contract**

WHEREAS, the St. Louis Housing Authority was notified on September 13, 2021 of a funding award for the Fiscal Year 2021 Capital Fund Program for a total of \$123,277.00; and

WHEREAS, the Capital Fund Program grant amount is as follow:

Grant Name: 2021 Capital Fund Emergency Safety and Security Grant  
Grant Number: MO01E00150121  
Grant Amount: \$123,277.00

WHEREAS, to be eligible for the Capital funds, the St. Louis Housing Authority must execute the Annual Contributions Contract (ACC) Amendment.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ST. LOUIS HOUSING AUTHORITY THAT:**

1. The Executive Director of the St. Louis Housing Authority is authorized and directed to execute the Annual Contributions Contract Amendment.
2. The Executive Director of the St. Louis Housing Authority is hereby authorized and directed to take any and all necessary actions to carry out the terms and conditions of this Resolution.

## 2021 Capital Fund Emergency Safety and Security Grant

### Capital Fund Program (CFP) Amendment

To The Consolidated Annual Contributions

Contract (form HUD-53012)

### U.S. Department of Housing

### and Urban Development

Office of Public and Indian Housing

**Whereas**, (Public Housing Authority) St. Louis Housing Authority MO001 (herein called the "PHA")

and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) (On File) dated (On File)

**Whereas**, in accordance with Section 235 of Public Law 116-94, Division H, Title II,

**Whereas**, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out emergency, emergency safety and security, and disaster work activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ \$123,277.00 for Fiscal Year 2021 to be referred to under Capital Fund Grant Number MO01E00150121  
PHA Tax Identification Number (TIN): On File DUNS Number: On File

**Whereas**, HUD and the PHA are entering into the CFP Amendment Number (On File)

**Now Therefore**, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for development, capital and management activities of PHA projects. This CFP Amendment is a part of the ACC(s).
2. The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in section 9(g)(2) of the Act.
3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.
5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in development, capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).

(mark one) : Yes ☐ No ☐

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the grant funding.

**The parties have executed this CFP Amendment, and it will be effective on September 10, 2021. This is the date on which CFP assistance becomes available to the PHA for obligation.**

U.S. Department of Housing and Urban Development

By

Robert E. Mulderig

Title

Deputy Assistant Secretary, Office of Public Hsg Investments

PHA (Executive Director or authorized agent)

By

Date:


Title



# **EXECUTIVE DIRECTOR UPDATE**

## MEMORANDUM

To: Board of Commissioners

From: Alana C. Green 

Date: September 17, 2021

Subject: Executive Director Update

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It is my pleasure to present this update for your review. The Monthly Activity Reports have been significantly enhanced over the last few months to ensure transparency and readability. Additional and specific information related to SLHA activities can be found in the above referenced document, also presented for your review. Please do not hesitate to contact me with any questions. Thank you.

### **Property Management Transition**

Priorities during the month of September continue to include working with the Asset Management team to strengthen oversight of the management companies and finding viable solutions for the immediate capital needs of our rental portfolio. SLHA has recently concluded the procurement process related to property management services for a significant portion of its portfolio and is currently working with The Habitat Company (THC), the selected property management company, to assist with the transition. THC has successfully delivered property management services for over 50 years and has extensive experience with public housing - including the management of several SLHA developments. THC is committed to creating sustainable public housing communities that offer unparalleled customer service and support to residents.

Starting October 1<sup>st</sup>, SLHA will assume self-management of its North Side Scattered Sites portfolio. To facilitate the transition, SLHA will be hiring four to six new staff and will be procuring additional services and contracts to assist with maintenance and grounds keeping, among others.

### **Asset Repositioning**

The completion of the Physical Needs Assessment of the entire SLHA portfolio is the first step in the asset repositioning process and potential RAD conversion (which will allow for significant rehabilitation of developments and units) and is a high priority for the Agency. SLHA's consultant, Bureau Veritas, has completed the site inspections, assessments, and energy audits. Draft documents have been reviewed by staff and recommendations and questions were discussed with Bureau Veritas during a recent meeting. It is expected that reports will be finalized by the middle of October.

### **Housing Choice Voucher (HCV) Program Improvements**

Increasing voucher utilization continues to be a priority for SLHA. HCV staff held daily briefing and eligibility sessions during the months of August and September to facilitate the process. Additional

priorities over the next couple of months include, but are not limited to, the following: provide training, as needed, for all new hires; work with consultants to complete backlog of recertifications and inspections delayed, as allowed by HUD waivers; and begin evaluation of internal control procedures to ensure compliance with SEMAP.

### **Communications Update**

SLHA retained two companies to assist with enhancing Agency communications. Werremeyer Creative is currently working on a new SLHA website that will enhance our image and provide additional and pertinent information for clients and stakeholders. The Vandiver Group is assisting with corporate communications, most recently updating the Agency Style Guide; creating a Crisis Communication Plan for the Agency; updating the media and social media policies; and creating content for SLHA on Facebook, Twitter and LinkedIn. Before year end, Vandiver will also provide customer service training for front line staff and will create and issue a newsletter to all 2,700 public housing residents, among other things.

### **Trauma Awareness Training**

SLHA has retained Alive and Well Communities to provide a trauma awareness training on October 5<sup>th</sup>. The training, which will be mandatory for all SLHA and property management staff, will focus on how trauma impacts social, emotional and health outcomes. Commissioners interested in attending can register by contacting Carol Dunlap.