



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS

January 25

2024

MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Acting Executive Director

Date: January 19, 2024

Subject: Monthly Activities Report

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

I. Public Housing Program Activities

- Asset Management Memo
- Occupancy Summary
- Move-Out Analysis
- Demographic Summary Report
- Property Management Memo
- Public Housing Cash Activity as of 11/30/2023
- Public Housing AMP Budgets as of 11/30/2023
- Financial Condition Indicators as of 11/30/2023
- Management Operations Indicator as of 11/30/2023

II. Housing Choice Voucher (Section 8) Program Activities

- Section 8 Cash Activity as of 11/30/2023
- HCV Budget as of 11/30/2023
- Housing Choice Voucher Memo
- Waitlist Breakdown Summary
- Inspection Activity Summary Report

III. Finance

- Income Statement as of 11/30/2023

IV. Development Activities

- Development and Modernization

V. Resident Initiatives

VI. Legal Activities

- Procurement
-

VII. Communications

VIII. Human Resources Activities

PUBLIC HOUSING PROGRAM

MEMORANDUM

TO: Latasha Barnes, Acting Executive Director

FROM: Paul Werner, Director of Operations for Public Housing

DATE: January 10, 2024

SUBJECT: Asset Management Board Report

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

*Please note the following updates to the Asset Management board report. Work order data will no longer be included in the Asset Management board report. Property Management's monthly board report will include work order data for the public housing developments. Data for mixed-finance developments is unavailable and will not be included since all SLHA third-party management companies utilize other systems besides Yardi to track orders.

Management Transition. Effective October 1, 2023, SLHA assumed self-management of its entire public housing portfolio of 12 AMPS and 1,748 units. The Asset Management staff has supported the transition to self-management by assisting with interviews, onboarding and training new staff, developing new policies and procedures, and assisting as needed. The transition was made more difficult, given that Habitat failed to provide items requested by SLHA. Missing items included, but were not limited to, keys, inventories (equipment, tools, supplies, etc.), vendor contracts, vendor contact information, and files for residents sent to the attorney. Asset Management continues supporting property management staff and operations, primarily assisting with invoices and other accounts payables functions.

Management Meetings. To monitor the performance of SLHA's public housing portfolio, Asset Management issues monthly property performance letters for both mixed-finance and public housing developments. Asset Management tracks key performance indicators (occupancy, late recertifications, and receivables) and holds monthly meetings with each management agent. For SLHA-managed sites, Asset Management will work closely with the new management team to monitor performance and implement a similar structure once new staff are hired.

Police Contract. Through SLHA's contract with the St. Louis Metropolitan Police Department (SLMPD), SLMPD's Housing Unit provides supplemental police services to several SLHA developments. Asset Management continues to hold regular meetings with the Housing Unit and management representatives to share information and coordinate activities.

Reporting Systems. Asset Management continues to work with MRI/Tenmast to address late recertifications and resolve errors in data submitted to HUD's Public and Indian Housing Information Center (PIC) by management. To exceed HUD's required 95% Reporting Rate, Asset Management monitors sites for trends and prioritizes sites with late recertifications. Below, please find an update on the current and previous month's Reporting Rate:

Current HUD Reporting Rate:

December	89.54*
HUD GOAL	95%

Prior Months:

November	October	September
91.72*	96.35	96.43

*The recent decline in the HUD reporting is due to Habitat's failure to complete recertifications promptly over the past year. The vast majority of the overdue recertifications should have been completed by Habitat prior to SLHA taking over management on October 1, 2023. Asset Management is working closely with Property Management to address outstanding recertifications and exceed the HUD goal of 95%.

Offline Units. Asset Management continues identifying offline units throughout the SLHA portfolio and submitting requests to HUD. In accordance with HUD regulations, offline units can include units identified for major repair/renovation, casualty loss, and units approved for non-housing uses (such as an office). Below, please find an update on the current HUD-approved offline units:

Number of HUD Approved Units (Start of the month):	221
New Requests Submitted to HUD	0
Extension Requests Submitted to HUD	0

DEV #	AMP #	DEVELOPMENT	# UNITS	Offline	10/1/2023 Occupied	Occ. %	Offline	11/1/2023 Occupied	Occ. %	Offline	12/1/2023 Occupied	Occ. %
20	MO001000002	Clinton-Peabody	358	121	152	64%	121	147	62%	121	139	59%
100	MO001000010	James House	126		108	86%		108	86%		106	84%
132	MO001000013	Euclid Plaza Elderly	108		108	100%		105	97%		103	95%
170	MO001000017	West Pine	99		85	86%		83	84%		81	82%
190	MO001000019	Parkview Elderly	295	7	246	85%	1	243	83%	1	239	81%
280	MO001000028	Badenhaus Elderly	100		85	85%		86	86%		86	86%
390		Badenfest Elderly	21		20	95%		19	90%		19	90%
340	MO001000034	LaSalle Park	148	2	133	91%	1	134	91%	1	129	88%
370	MO001000037	Cochran Plaza	78	4	64	86%	4	62	84%	4	64	86%
220	MO001000038	Lafayette Apartments	26		23	88%		23	88%		23	88%
230		California Gardens	28	10	18	100%	10	18	100%	10	18	100%
350		Armand & Ohio	4		4	100%		4	100%		4	100%
380		Folsom	6	1	5	100%	1	5	100%	1	5	100%
382		Marie Fanger	6		5	83%		5	83%		5	83%
410		South Broadway	10		10	100%		10	100%		10	100%
420		Lafayette Townhomes	38	12	25	96%	12	24	92%	12	24	92%
421	MO001000041	Tiffany Turnkey	25		21	84%		20	80%		19	76%
150		Towne XV	8	3	4	80%	3	4	80%	0	6	75%
160		McMillan Manor	20	3	16	94%	3	16	94%	3	16	94%
260		Page Manor	10	4	6	100%	4	6	100%	4	6	100%
381		Samuel Shepard	16	3	10	77%	3	10	77%	3	10	77%
383		Cupples	4	2	0	0%	2	0	0%	2	0	0%
384		Hodiamont	22	22	0	-	22	0	0%	22	0	-
411		Walnut Park	13		13	100%		13	100%		13	100%
412		Lookaway	17	3	12	86%	3	12	86%	3	12	86%
510		McMillan Manor II	18		15	83%		15	83%		15	83%
440	MO001000044	Murphy Park I	93	13	70	88%	12	71	88%	12	71	88%
450	MO001000045	Murphy Park II	64	2	51	82%	2	54	87%	2	56	90%
460	MO001000046	Murphy Park III	65	2	55	87%	1	55	86%	1	56	88%
470	MO001000047	King Louis Square	36		31	86%		32	89%		32	89%
480	MO001000048	Les Chateaux	40		35	88%		38	95%		39	98%
490	MO001000049	King Louis Square II	44		38	86%		37	84%		37	84%
500	MO001000050	Renaissance Pl @ Grand	62		60	97%		60	97%		60	97%
520	MO001000052	King Louis III	24	1	19	83%	1	19	83%	1	18	78%
540	MO001000054	Sr. Living at Renaissance Pl	75		74	99%		73	97%		73	97%
550	MO001000055	Gardens at Renaissance Pl	22		21	95%		20	91%		21	95%
560	MO001000056	Cahill House	80		76	95%		76	95%		77	96%
570	MO001000057	Renaissance Pl @ Grand II	36		34	94%		33	92%		33	92%
580	MO001000058	Cambridge Heights	46	13	24	73%	11	27	77%	11	27	77%
590	MO001000059	Renaissance Place @ Grand III	50		46	92%		47	94%		48	96%
600	MO001000060	Cambridge Heights II	44	10	25	74%	7	28	76%	7	28	76%
620	MO001000062	Sr. Living at Cambridge Heights	75		69	92%		73	97%		72	96%
630	MO001000063	Arlington Grove	70		64	91%		63	90%		63	90%
640	MO001000064	North Sarah	59		53	90%		52	88%		53	90%
650	MO001000065	North Sarah II	46		36	78%		36	78%		37	80%
660	MO001000066	North Sarah III	35		33	94%		33	94%		33	94%
661	MO001000061	Kingsbury Terrace	120		110	92%		111	93%		110	92%
670	MO001000067	Preservation Square I	19		18	95%		17	89%		17	89%
	TOTAL		2,809	238	2,230		224	2,227		221	2,213	

Move-Out Analysis

December 1 - December 31, 2023

	December 2023		October 2023 - December 2023	
Abandonment of Unit	2	8.0%	6	6.7%
Deceased	1	4.0%	8	9.0%
Did Not Like Unit	-	-	-	-
Evicted-Legal Action	1	4.0%	9	10.1%
Incarcerated	-	-	1	1.1%
Moved- In Legal	-	-	1	1.1%
Moved to HCV Prog S8	-	-	3	3.4%
Moved with Notice	9	36.0%	28	31.5%
One Strike	-	-	4	4.5%
Nursing Home Placement	1	4.0%	4	4.5%
Purchased Home	-	-	-	-
Relocation Transfer	-	-	3	3.4%
Transfer to Diff PH Unit	11	44.0%	22	24.7%
Total	25	100.0%	89	100.0%

Demographic Report

December 1 - December 31, 2023

	Disabled	Non-Disabled	Total
Number of Families	690	1,530	2,220
Average Family Size	1.3	2.4	2.1
Average Age of Head of Household	58.2	44.9	49.0
Number of Youth Family Members (<18)	-	-	1,964
Average Age of Youth Family Members	-	-	9.8
Number of Senior (62+) Head of Household	316	331	647
Average Household Income	\$12,778	\$12,066	\$12,287
Number of Head of Households Employed	664	1,032	1,696
Average Monthly Rent	\$267.97	\$229.39	\$241.38
Average Cost of Utilities Paid by SLHA	\$2.63	\$21.71	\$15.78
Average Length of Occupancy (Years)	10.5	6.0	7.4

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	2	2
Any Other Combination	1	4	5
Asian Only	0	1	1
Black/African American Only	14	2,152	2,166
Native Hawaiian/Other Pacific Islander Only	1	0	1
White Only	2	36	38
White, Black/African American	0	7	7
Total	18	2,202	2,220

MEMORANDUM

TO: Latasha Barnes, Acting Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: January 10, 2024

SUBJECT: Property Management Board Report

Property Management Department. Effective October 1, 2023, SLHA assumed self-management of its entire public housing portfolio consisting of 12 AMPS and 1,748 units. A new department for managing the public housing units was created, the Property Management Department. The department consists of 30 administrative positions and 32 maintenance/custodian positions. All staff of the former management company, The Habitat Company, were interviewed for the new positions at SLHA. Although not all employees were included in the transition, several former Habitat staff members were retained. Property management is continuing the search for qualified candidates to fill vacant positions. Additionally, SLHA hosts ongoing training sessions for all Property Management administrative staff covering rent collections, waitlist management, and recertifications to ensure new staff are adequately trained.

Occupancy. The Habitat Company was negligent in maintaining occupancy for SLHA's public housing units. As a result, the property management department inherited high vacancy in most public housing developments. Property Management has established a portfolio-wide procedure to make units ready for occupancy. Occupancy is expected to increase dramatically during the first quarter of 2024.

Waiting List.

- A. **Public Housing Waiting List.** To increase occupancy throughout the SLHA Portfolio, Property Management continues to undertake efforts to revise SLHA's Waiting List Process. Property Management is working with IT and Yardi to implement additional changes to the functionality of the wait list menus.
- B. **Senior Public Housing Wait List.** SLHA's senior-only public housing waiting lists are open, and all sites have available public housing units. Parkview Apartments has been added to the list of senior properties with continuously open waiting lists.

		# of Bedrooms					
Development	# of Families	1	2	3	4	5	6
Clinton-Peabody	368	0	270	74	24	0	0
West Pine	2409	1275	1134	0	0	0	0
Lasalle Park	472	0	204	232	36	0	0
Southside Scattered	1975	979	577	337	78	4	0
King Louis III	2048	896	657	403	95	0	0
Kingsbury	509	198	311	0	0	0	0
James House	4493	3091	1366	0	0	0	0
Euclid Plaza	3356	3171	185	0	0	0	0
Parkview	1333	1333	0	0	0	0	0
Baden (comb.)	3356	1885	1336	0	0	0	0
Northside Scattered	1678	0	1546	112	0	20	0
Cochran	2556	1021	946	400	170	1	18
Total	24553	13849	8532	1558	403	25	18

Work Order Trends. Property management is reviewing work orders over 30 days old to determine if the work orders have been resolved or are still outstanding. The Habitat Company was not proficient in adding and clearing work orders. Below, please find an abbreviated analysis of existing work orders:

Work Order Trends

Development(s):	Issue/Trend Identified:	Action:
South Hub	A large balance of outstanding work orders – Lasalle Park, West Pine, and Southside Scattered Sites	Sites are reviewing old work orders to determine if issues are still outstanding. Completed work orders will be cleared from the system.
North Hub	A large balance of outstanding work orders – Cochran Plaza	Sites are reviewing old work orders to determine if issues are still outstanding. Completed work orders will be cleared from the system.

Recertifications. With the onboarding of new staff in the Property Management department, there has been a lag in the timely completion of recertifications. Property Management is working diligently to aid sites in getting residents recertified by providing extra support and additional training as needed.

PUBLIC HOUSING CASH ACTIVITY AS OF 11/30/2023

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	11/30/23 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	11/30/23 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$16,682,191.09	BANK OF DELIGHT CD	2/22/2024	2.85%	\$243,386.85
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$237,292.74	CHARLES SCHWAB BANK SSB CD	2/23/2024	4.85%	\$99,775.45
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$816,644.77	CITIBANK NA CD	12/26/2023	3.50%	\$243,633.93
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$731,752.97	FEDERAL HOME LOAN BANK	12/22/2023	0.27%	\$253,735.29
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$289,585.64	FEDERAL HOME LOAN BANK STEP-UP	3/28/2024	1.50%	\$247,159.44
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$101,061.66	FREDDIE MAC	12/29/2023	2.85%	\$497,631.51
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,334.38	FANNIE MAE	3/1/2024	5.33%	\$189,960.36
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,260.51	FIRST TECHNOLOGY FEDERAL CD	3/25/2024	5.40%	\$190,000.00
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$427,066.80	GOLDMAN SACHS BANK USA CD	5/6/2024	2.60%	\$98,193.30
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$16,611.72	MEDALLION BANK UTAH CD	3/15/2024	2.8	\$242,938.65
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$278,860.19	MORGAN STANLEY PVT BANK CD	2/7/2024	3.10%	\$242,693.27
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$384,809.75	TRUSTONE FINL CU	12/14/2023	3.15%	\$99,772.78
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$660,481.46	UBS BANK USA CD	4/3/2024	2.90%	\$243,851.80
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,419,492.13	US BANK NATL ASSOC CD	3/28/2024	2.80%	\$250,000.00
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	-5,895.90	TREASURY BILL	12/21/2023	0.00%	\$487,396.50
		TREASURY BILL	2/1/2024	0.00%	\$341,205.32
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$22,052,549.91	TOTAL INVESTMENTS			\$3,971,334.45

Clinton Peabody

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	218.10	28,000.00	-27,781.90	168,000.00
Utility Reimb.-LIPH	-10,592.00	-11,666.66	1,074.66	-70,000.00
Total Rental Income	-10,373.90	16,333.34	-26,707.24	98,000.00
Other Tenant Income				
Damages/Maintenance	0.00	33.34	-33.34	200.00
Late Charges	1,782.00	3,333.34	-1,551.34	20,000.00
Misc TPA Balance	1,317.00	0.00	1,317.00	0.00
Total Other Tenant Income	3,099.00	3,366.68	-267.68	20,200.00
NET TENANT INCOME	-7,274.90	19,700.02	-26,974.92	118,200.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	302,917.00	413,979.16	-111,062.16	2,483,875.00
Allocated Interest Income	0.00	30.00	-30.00	180.00
Other Miscellaneous Income	2,574.00	0.00	2,574.00	0.00
Non-Dwelling Rent	700.00	200.00	500.00	1,200.00
Allocated Other Income	792.63	8,515.84	-7,723.21	51,095.00
TOTAL GRANT AND OTHER INCOME	306,983.63	422,725.00	-115,741.37	2,536,350.00
TOTAL INCOME	299,708.73	442,425.02	-142,716.29	2,654,550.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	54,802.80	102,682.16	47,879.36	616,093.00
TOTAL TENANT SERVICES EXPENSES	4,105.12	4,550.00	444.88	27,300.00
TOTAL UTILITY EXPENSES	66,369.98	106,650.02	40,280.04	639,900.00
Total Maint Salaries	24,061.51	48,299.32	24,237.81	289,796.00
Total Materials	266.91	16,733.30	16,466.39	100,400.00
Total Contract Costs	34,375.78	66,930.04	32,554.26	401,580.00
TOTAL MAINTENACE EXPENSES	58,704.20	131,962.66	73,258.46	791,776.00
TOTAL PROTECTIVE SERVICES	0.00	57,936.16	57,936.16	347,617.00
TOTAL GENERAL EXPENSE	17,435.72	38,644.02	21,208.30	231,864.00
TOTAL OPERATING EXPENSES	201,417.82	442,425.02	241,007.20	2,654,550.00
NET INCOME	98,290.91	0.00	98,290.91	0.00

James House
Income Statement
Period = Oct 2023-Nov 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	41,258.00	47,666.66	-6,408.66	286,000.00
Total Rental Income	41,258.00	47,666.66	-6,408.66	286,000.00
Other Tenant Income				
Damages/Maintenance	0.00	33.34	-33.34	200.00
Late Charges	1,906.00	5,083.34	-3,177.34	30,500.00
Legal Fees - Tenant	743.00	0.00	743.00	0.00
Vacate Charges	0.00	383.34	-383.34	2,300.00
Total Other Tenant Income	2,649.00	5,500.02	-2,851.02	33,000.00
NET TENANT INCOME	43,907.00	53,166.68	-9,259.68	319,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	77,418.00	142,832.50	-65,414.50	856,995.00
Allocated Interest Income	8.99	32.66	-23.67	196.00
Other Miscellaneous Income	5,916.00	0.00	5,916.00	0.00
Allocated Other Income	84.39	1,342.50	-1,258.11	8,055.00
TOTAL GRANT AND OTHER INCOME	83,427.38	144,207.66	-60,780.28	865,246.00
TOTAL INCOME	127,334.38	197,374.34	-70,039.96	1,184,246.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	18,850.84	42,307.50	23,456.66	253,845.00
TOTAL TENANT SERVICES EXPENSES	2,013.60	2,596.84	583.24	15,581.00
TOTAL UTILITY EXPENSES	31,230.63	36,220.84	4,990.21	217,325.00
Total Maint Salaries	12,643.15	28,104.00	15,460.85	168,624.00
Total Materials	2,696.34	6,908.30	4,211.96	41,450.00
Total Contract Costs	8,247.15	32,224.18	23,977.03	193,345.00
TOTAL MAINTENANCE EXPENSES	23,586.64	67,236.48	43,649.84	403,419.00
TOTAL PROTECTIVE SERVICES	17,396.70	32,394.34	14,997.64	194,366.00
TOTAL GENERAL EXPENSE	6,945.32	16,618.34	9,672.50	99,710.00
TOTAL OPERATING EXPENSES	100,023.73	197,374.34	97,350.09	1,184,246.00
NET INCOME	27,310.65	0.00	27,310.65	0.00

Euclid Plaza Elderly

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	43,299.00	42,666.66	632.34	256,000.00
Total Rental Income	43,299.00	42,666.66	632.34	256,000.00
Other Tenant Income				
Damages/Maintenance	0.00	25.00	-25.00	150.00
Late Charges	1,890.00	1,666.66	223.34	10,000.00
Vacate Charges	625.00	1,283.34	-658.34	7,700.00
Total Other Tenant Income	2,515.00	2,975.00	-460.00	17,850.00
NET TENANT INCOME	45,814.00	45,641.66	172.34	273,850.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	74,874.00	116,850.00	-41,976.00	701,100.00
Interest Income	31.72	100.00	-68.28	600.00
Allocated Interest Income	0.00	3.00	-3.00	18.00
Other Miscellaneous Income	0.00	116.66	-116.66	700.00
Allocated Other Income	75.01	1,134.72	-1,059.71	6,808.00
TOTAL GRANT AND OTHER INCOME	74,980.73	118,204.38	-43,223.65	709,226.00
TOTAL INCOME	120,794.73	163,846.04	-43,051.31	983,076.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	20,190.61	38,636.32	18,445.71	231,818.00
TOTAL TENANT SERVICES EXPENSES	1,885.43	3,006.00	1,120.57	18,036.00
TOTAL UTILITY EXPENSES	36,584.78	35,583.34	-1,001.44	213,500.00
Total Maint Salaries	16,437.75	27,634.32	11,196.57	165,806.00
Total Materials	39.04	8,916.68	8,877.64	53,500.00
Total Contract Costs	10,565.18	23,520.88	12,955.70	141,125.00
TOTAL MAINTENACE EXPENSES	27,041.97	60,071.88	33,029.91	360,431.00
TOTAL PROTECTIVE SERVICES	8,070.93	11,415.00	3,344.07	68,490.00
TOTAL GENERAL EXPENSE	5,912.99	15,133.50	9,220.51	90,801.00
TOTAL OPERATING EXPENSES	99,686.71	163,846.04	64,159.33	983,076.00
NET INCOME	21,108.02	0.00	21,108.02	0.00

West Pine

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	41,331.00	46,000.00	-4,669.00	276,000.00
Total Rental Income	41,331.00	46,000.00	-4,669.00	276,000.00
Other Tenant Income				
Damages/Maintenance	10.00	8.34	1.66	50.00
Late Charges	228.00	3,040.00	-2,812.00	18,240.00
Total Other Tenant Income	238.00	3,048.34	-2,810.34	18,290.00
NET TENANT INCOME	41,569.00	49,048.34	-7,479.34	294,290.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	60,881.00	111,097.16	-50,216.16	666,583.00
Interest Income	10.68	16.66	-5.98	100.00
Allocated Interest Income	0.00	2.84	-2.84	17.00
Other Miscellaneous Income	-159.00	50.00	-209.00	300.00
Allocated Other Income	69.65	1,053.16	-983.51	6,319.00
TOTAL GRANT AND OTHER INCOME	60,802.33	112,219.82	-51,417.49	673,319.00
TOTAL INCOME	102,371.33	161,268.16	-58,896.83	967,609.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	17,932.34	37,934.98	20,002.64	227,614.00
TOTAL TENANT SERVICES EXPENSES	1,260.22	1,610.18	349.96	9,661.00
TOTAL UTILITY EXPENSES	34,053.30	35,600.00	1,546.70	213,600.00
Total Maint Salaries	13,504.65	27,297.48	13,792.83	163,785.00
Total Materials	1,103.31	5,199.84	4,096.53	31,199.00
Total Contract Costs	4,148.29	23,003.34	18,855.05	138,020.00
TOTAL MAINTENACE EXPENSES	18,756.25	55,500.66	36,744.41	333,004.00
TOTAL PROTECTIVE SERVICES	3,856.51	16,511.00	12,654.49	99,066.00
TOTAL GENERAL EXPENSE	5,456.69	14,111.34	8,654.65	84,664.00
TOTAL OPERATING EXPENSES	81,315.31	161,268.16	79,952.85	967,609.00
NET INCOME	21,056.02	0.00	21056.02	0.00

Parkview Elderly

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	112,038.35	106,916.66	5,121.69	641,500.00
Total Rental Income	112,038.35	106,916.66	5,121.69	641,500.00
Other Tenant Income				
Late Charges	9,300.00	10,032.50	-732.50	60,195.00
Vacate Charges	0.00	666.66	-666.66	4,000.00
Total Other Tenant Income	9,300.00	10,699.16	-1,399.16	64,195.00
NET TENANT INCOME	121,338.35	117,615.82	3,722.53	705,695.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	180,784.00	295,763.00	-114,979.00	1,774,578.00
Interest Income	24.10	76.66	-52.56	460.00
Allocated Interest Income	0.00	8.00	-8.00	48.00
Non-Dwelling Rent	2,200.00	2,200.00	0.00	13,200.00
Other Miscellaneous Income	1,170.65	29.16	1,141.49	175.00
Allocated Other Income	197.59	2,987.16	-2,789.57	17,923.00
TOTAL GRANT AND OTHER INCOME	184,376.34	301,063.98	-116,687.64	1,806,384.00
TOTAL INCOME	305,714.69	418,679.80	-112,965.11	2,512,079.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	39,662.10	79,838.48	40,176.38	479,031.00
TOTAL TENANT SERVICES EXPENSES	1,436.63	2,333.50	896.87	14,001.00
TOTAL UTILITY EXPENSES	71,702.33	104,783.34	33,081.01	628,700.00
Total Maint Salaries	20,247.79	63,506.82	43,259.03	381,041.00
Total Materials	923.54	11,266.68	10,343.14	67,600.00
Total Contract Costs	17,494.12	52,013.84	34,519.72	312,083.00
TOTAL MAINTENACE EXPENSES	38,665.45	126,787.34	88,121.89	760,724.00
TOTAL PROTECTIVE SERVICES	-1,311.00	70,937.66	72,248.66	425,626.00
TOTAL GENERAL EXPENSE	13,550.42	38,270.66	24,720.24	229,624.00
TOTAL OPERATING EXPENSES	163,705.93	422,950.98	259,245.05	2,537,706.00
NET INCOME	142,008.76	-4,271.18	146,279.94	-25,627.00

Baden House Elderly/Badenfest

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	32,738.00	42,125.00	-9,387.00	252,750.00
Utility Reimb.-LIPH	-334.00	-250.00	-84.00	-1,500.00
Total Rental Income	32,404.00	41,875.00	-9,471.00	251,250.00
Other Tenant Income				
Damages/Maintenance	0.00	166.66	-166.66	1,000.00
Late Charges	1,895.00	2,333.34	-438.34	14,000.00
Vacate Charges	0.00	616.66	-616.66	3,700.00
Total Other Tenant Income	1,895.00	3,116.66	-1,221.66	18,700.00
NET TENANT INCOME	34,299.00	44,991.66	-10,692.66	269,950.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	76,480.00	116,144.84	-39,664.84	696,869.00
Interest Income	7.23	25.00	-17.77	150.00
Allocated Interest Income	0.00	3.34	-3.34	20.00
Other Miscellaneous Income	0.00	41.66	-41.66	250.00
Allocated Other Income	83.05	1,255.66	-1,172.61	7,534.00
TOTAL GRANT AND OTHER INCOME	76,570.28	117,470.50	-40,900.22	704,823.00
TOTAL INCOME	110,869.28	162,462.16	-51,592.88	974,773.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	26,187.17	42,117.64	15,930.47	252,706.00
TOTAL TENANT SERVICES EXPENSES	701.29	973.32	272.03	5,840.00
TOTAL UTILITY EXPENSES	33,768.49	36,633.34	2,864.85	219,800.00
Total Maint Salaries	13,884.17	27,947.50	14,063.33	167,685.00
Total Materials	0.00	5,765.00	5,765.00	34,590.00
Total Contract Costs	14,365.48	25,307.84	10,942.36	151,847.00
TOTAL MAINTENANCE EXPENSES	28,249.65	59,020.34	30,770.69	354,122.00
TOTAL PROTECTIVE SERVICES	18,480.55	12,994.84	-5,485.71	77,969.00
TOTAL GENERAL EXPENSE	4,256.06	10,723.66	6,467.60	64,336.00
TOTAL OPERATING EXPENSES	111,643.21	162,462.16	50,819.93	974,773.00
NET INCOME	-773.93	0.00	-773.93	0.00

LaSalle Park Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	26,388.00	42,025.00	-15,637.00	252,150.00
Utility Reimb.-LIPH	-11,726.00	-12,500.00	774.00	-75,000.00
Utility Reimbursement Refund	843.00	0.00	843.00	0.00
Total Rental Income	15,505.00	29,525.00	-14,020.00	177,150.00
Other Tenant Income				
Damages/Maintenance	0.00	26.66	-26.66	160.00
Late Charges	810.00	2,333.34	-1,523.34	14,000.00
Vacate Charges	0.00	633.34	-633.34	3,800.00
Total Other Tenant Income	810.00	2,993.34	-2,183.34	17,960.00
NET TENANT INCOME	16,315.00	32,518.34	-16,203.34	195,110.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	108,364.00	196,632.84	-88,268.84	1,179,797.00
Allocated Interest Income	0.00	12.34	-12.34	74.00
Insurance Proceeds	14,039.88	0.00	14,039.88	0.00
Allocated Other Income	303.40	4,587.00	-4,283.60	27,522.00
TOTAL GRANT AND OTHER INCOME	122,707.28	201,232.18	-78,524.90	1,207,393.00
TOTAL INCOME	139,022.28	233,750.52	-94,728.24	1,402,503.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	36,639.27	57,554.30	20,915.03	345,326.00
TOTAL TENANT SERVICES EXPENSES	2,206.06	2,450.84	244.78	14,705.00
TOTAL UTILITY EXPENSES	29,671.88	35,666.66	5,994.78	214,000.00
Total Maint Salaries	13,050.03	40,005.16	26,955.13	240,031.00
Total Materials	203.98	14,256.64	14,052.66	85,540.00
Total Contract Costs	15,195.09	38,289.98	23,094.89	229,740.00
TOTAL MAINTENANCE EXPENSES	28,449.10	92,551.78	64,102.68	555,311.00
TOTAL PROTECTIVE SERVICES	-416.00	23,951.00	24,367.00	143,706.00
TOTAL GENERAL EXPENSE	7,712.31	21,575.94	13,862.51	129,455.00
TOTAL OPERATING EXPENSES	104,262.62	233,750.52	129,486.78	1,402,503.00
NET INCOME	34,759.66	0.00	34,759.66	0.00

Cochran Plaza

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	6,794.00	22,783.34	-15,989.34	136,700.00
Utility Reimb.-LIPH	-9,475.00	-7,500.00	-1,975.00	-45,000.00
Total Rental Income	-2,681.00	15,283.34	-17,964.34	91,700.00
Other Tenant Income				
Damages/Maintenance	-1,050.46	66.66	-1,117.12	400.00
Late Charges	-352.00	1,000.00	-1,352.00	6,000.00
Misc. Tenant Income	-334.00	0.00	-334.00	0.00
Vacate Charges	0.00	66.66	-66.66	400.00
Total Other Tenant Income	-1,736.46	1,133.32	-2,869.78	6,800.00
NET TENANT INCOME	-4,417.46	16,416.66	-20,834.12	98,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	96,335.00	145,369.16	-49,034.16	872,215.00
Allocated Interest Income	0.00	7.16	-7.16	43.00
Other Miscellaneous Income	13,115.55	0.00	13,115.55	0.00
Allocated Other Income	176.14	2,663.16	-2,487.02	15,979.00
TOTAL GRANT AND OTHER INCOME	13,291.69	2,670.32	10,621.37	16,022.00
TOTAL INCOME	105,209.23	164,456.14	-59,246.91	986,737.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	19,729.80	38,964.84	19,235.04	233,789.00
TOTAL TENANT SERVICES EXPENSES	1,280.79	1,423.00	142.21	8,538.00
TOTAL UTILITY EXPENSES	31,530.38	35,806.68	4,276.30	214,840.00
Total Maint Salaries	18,464.67	20,679.82	2,215.15	124,079.00
Total Materials	1,127.13	11,472.48	10,345.35	68,835.00
Total Contract Costs	15,545.73	30,028.34	14,482.61	180,170.00
TOTAL MAINTENANCE EXPENSES	35,137.53	62,180.64	27,043.11	373,084.00
TOTAL PROTECTIVE SERVICES	0.00	12,623.16	12,623.16	75,739.00
TOTAL GENERAL EXPENSE	4,457.75	10,162.32	5,704.57	60,974.00
TOTAL OPERATING EXPENSES	92,136.25	161,160.64	69,024.39	966,964.00
NET INCOME	13,072.98	3,295.50	9,777.48	19,773.00

Southside Scattered Sites

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	32,021.00	34,166.66	-2,145.66	205,000.00
Utility Reimb.-LIPH	-2,939.00	-4,083.34	1,144.34	-24,500.00
Total Rental Income	29,082.00	30,083.32	-1,001.32	180,500.00
Other Tenant Income				
Late Charges	4,170.00	2,583.34	1,586.66	15,500.00
Vacate Charges	0.00	500.00	-500.00	3,000.00
Total Other Tenant Income	4,170.00	3,083.34	1,086.66	18,500.00
NET TENANT INCOME	33,252.00	33,166.66	85.34	199,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	105,623.00	170,392.00	-64,769.00	1,022,352.00
Allocated Interest Income	0.00	6.16	-6.16	37.00
Other Miscellaneous Income	0.00	1.66	-1.66	10.00
Allocated Other Income	152.04	2,298.50	-2,146.46	13,791.00
TOTAL GRANT AND OTHER INCOME	105,775.04	172,698.32	-66,923.28	1,036,190.00
TOTAL INCOME	139,027.04	205,864.98	-66,837.94	1,235,190.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	24,580.83	47,636.66	23,055.83	285,820.00
TOTAL TENANT SERVICES EXPENSES	1,105.47	1,228.18	122.71	7,369.00
TOTAL UTILITY EXPENSES	35,016.37	43,866.66	8,850.29	263,200.00
Total Maint Salaries	16,094.51	49,262.98	33,168.47	295,578.00
Total Materials	5,394.95	11,681.70	6,286.75	70,090.00
Total Contract Costs	18,554.72	35,352.18	16,797.46	212,113.00
TOTAL MAINTENACE EXPENSES	40,044.18	96,296.86	56,252.68	577,781.00
TOTAL GENERAL EXPENSE	7,484.37	16,836.62	9,352.25	101,020.00
TOTAL OPERATING EXPENSES	59,061.10	205,864.98	97,633.76	1,235,190.00
NET INCOME	79,965.94	0.00	79,965.94	0.00

Northside Scattered Sites

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	22,204.00	23,833.34	-1,629.34	143,000.00
Utility Reimb.-LIPH	-9,458.00	-6,666.66	-2,791.34	-40,000.00
Total Rental Income	12,746.00	17,166.68	-4,420.68	103,000.00
Other Tenant Income				
Late Charges	460.00	750.00	-290.00	4,500.00
Legal Fees - Tenant	0.00	333.34	-333.34	2,000.00
Tenant Owed Utilities	632.00	0.00	632.00	0.00
Vacate Charges	214.00	0.00	214.00	0.00
Total Other Tenant Income	1,306.00	1,083.34	222.66	6,500.00
NET TENANT INCOME	14,052.00	18,250.02	-4,198.02	109,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	162,388.00	216,700.66	-54,312.66	1,300,204.00
Allocated Interest Income	0.00	12.16	-12.16	73.00
Fraud Recovery PH	-1,851.00	0.00	-1,851.00	0.00
Allocated Other Income	297.38	4,495.84	-4,198.46	26,975.00
TOTAL GRANT AND OTHER INCOME	160,834.38	221,208.66	-60,374.28	1,327,252.00
TOTAL INCOME	174,886.38	239,458.68	-64,572.30	1,436,752.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	26,024.11	54,279.18	28,255.07	325,675.00
TOTAL TENANT SERVICES EXPENSES	2,162.23	3,069.00	906.77	18,414.00
TOTAL UTILITY EXPENSES	20,507.71	40,416.66	19,908.95	242,500.00
Total Maint Salaries	11,447.40	32,968.18	21,520.78	197,809.00
Total Materials	4,742.32	13,308.34	8,566.02	79,850.00
Total Contract Costs	31,235.58	71,420.02	40,184.44	428,520.00
TOTAL MAINTENANCE EXPENSES	47,425.30	117,696.54	70,271.24	706,179.00
TOTAL PROTECTIVE SERVICES	290.85	416.66	125.81	2,500.00
TOTAL GENERAL EXPENSE	8,056.42	18,517.68	10,461.26	111,106.00
TOTAL OPERATING EXPENSES	37,974.87	234,395.72	196,420.85	1,406,374.00
NET INCOME	136,911.51	5,062.96	131,848.55	30,378.00

King Louis Square III

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	-6,566.00	10,500.00	-17,066.00	63,000.00
Utility Reimb.-LIPH	2,938.00	-1,733.34	4,671.34	-10,400.00
Total Rental Income	-3,628.00	8,766.66	-12,394.66	52,600.00
Other Tenant Income				
Late Charges	120.00	416.66	-296.66	2,500.00
Total Other Tenant Income	120.00	416.66	-296.66	2,500.00
NET TENANT INCOME	-3,508.00	9,183.32	-12,691.32	55,100.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	22,069.00	29,437.84	-7,368.84	176,627.00
Allocated Interest Income	0.00	1.50	-1.50	9.00
Allocated Other Income	37.51	567.00	-529.49	3,402.00
TOTAL GRANT AND OTHER INCOME	22,106.51	30,006.34	-7,899.83	180,038.00
TOTAL INCOME	18,598.51	39,189.66	-20,591.15	235,138.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,681.72	9,248.34	4,566.62	55,490.00
TOTAL TENANT SERVICES EXPENSES	272.71	303.00	30.29	1,818.00
TOTAL UTILITY EXPENSES	6,172.26	7,836.66	1,664.40	47,020.00
Total General Maint Expense	2,313.44	3,208.34	894.90	19,250.00
Total Materials	0.00	2,023.34	2,023.34	12,140.00
Total Contract Costs	24,332.20	8,883.34	-15,448.86	53,300.00
TOTAL MAINTENACE EXPENSES	26,645.64	14,115.02	-12,530.62	84,690.00
TOTAL PROTECTIVE SERVICES	0.00	3,884.00	3,884.00	23,304.00
TOTAL GENERAL EXPENSE	2,604.39	3,802.64	1,198.25	22,816.00
TOTAL OPERATING EXPENSES	40,376.72	39,189.66	-1,186.04	235,138.00
NET INCOME	-21,778.21	0.00	-21,778.21	0.00

Total Maint Salaries

Total Materials

Total Contract Costs

Mixed Finance Properties

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

Murphy Park I (44)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	80,508.00	98,652.00	-18,144.00	591,912.00
Investment Inc -Restricted Non-Allocated	115.17	0.00	115.17	0.00
TOTAL GRANT AND OTHER INCOME	80,623.17	98,652.00	-18,028.83	591,912.00
TOTAL INCOME	80,623.17	98,652.00	-18,028.83	591,912.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,586.54	12,529.18	3,942.64	75,175.00
TOTAL UTILITY EXPENSES	23,640.50	24,477.16	836.66	146,863.00
TOTAL GENERAL EXPENSE	57,985.66	59,974.00	1,988.34	359,844.00
TOTAL OPERATING EXPENSES	90,861.03	98,652.00	7,790.97	591,912.00
NET INCOME	-10,237.86	0.00	-10,237.86	0.00

Murphy Park II (45)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	46,331.00	59,140.00	-12,809.00	354,836.00
Investment Inc -Restricted Non-Allocated	2,947.36	0.00	2,947.36	0.00
TOTAL GRANT AND OTHER INCOME	49,278.36	59,140.00	-9,861.64	354,836.00
TOTAL INCOME	49,278.36	59,140.00	-9,861.64	354,836.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	5,746.63	8,414.00	2,666.37	50,484.00
TOTAL UTILITY EXPENSES	13,552.16	16,688.00	3,135.84	100,127.00
TOTAL GENERAL EXPENSE	36,514.67	34,038.00	-2,476.67	204,225.00
TOTAL OPERATING EXPENSES	55,813.46	59,140.00	3,325.54	354,836.00
NET INCOME	-6,535.10	0.00	-6,536.10	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

Murphy Park III (46)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	53,459.00	66,371.50	-12,912.50	398,229.00
TOTAL GRANT AND OTHER INCOME	53,459.00	66,371.50	-12,912.50	398,229.00
TOTAL INCOME	53,459.00	66,371.50	-12,912.50	398,229.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,214.38	9,091.84	2,877.46	54,551.00
TOTAL UTILITY EXPENSES	14,207.66	17,279.66	3,072.00	103,678.00
TOTAL GENERAL EXPENSE	34,659.13	40,000.00	5,340.87	240,000.00
TOTAL OPERATING EXPENSES	55,081.17	66,371.50	11,290.33	398,229.00
NET INCOME	-1,622.17	0.00	-1,622.17	0.00

King Louis Square (47)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	24,360.00	28,082.66	-3,722.66	168,496.00
Investment Inc -Restricted Non-Allocated	5.31	0.00	5.31	0.00
TOTAL GRANT AND OTHER INCOME	24,365.31	28,082.66	-3,717.35	168,496.00
TOTAL INCOME	24,365.31	28,082.66	-3,717.35	168,496.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,411.56	3,756.50	1,344.94	22,539.00
TOTAL UTILITY EXPENSES	2,383.32	2,266.66	-116.66	13,600.00
TOTAL PROTECTIVE SERVICES	0.00	5,826.00	5,826.00	34,956.00
TOTAL GENERAL EXPENSE	13,989.35	10,873.18	-3,116.17	65,239.00
TOTAL OPERATING EXPENSES	18,784.23	22,722.34	3,938.11	136,334.00
NET INCOME	5,581.08	5,360.32	220.76	32,162.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

Les Chateaux (48)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	25,903.00	30,758.34	-4,855.34	184,550.00
TOTAL GRANT AND OTHER INCOME	25,903.00	30,758.34	-4,855.34	184,550.00
TOTAL INCOME	25,903.00	30,758.34	-4,855.34	184,550.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,670.53	2,649.50	978.97	15,897.00
TOTAL TENANT SERVICES EXPENSES	600.00	100.00	-500.00	600.00
TOTAL UTILITY EXPENSES	9,309.00	9,309.00	0.00	55,854.00
TOTAL PROTECTIVE SERVICES	0.00	6,473.34	6,473.34	38,840.00
TOTAL GENERAL EXPENSE	10,126.51	10,487.68	361.17	62,926.00
TOTAL OPERATING EXPENSES	21,706.04	29,019.52	7,313.48	174,117.00
NET INCOME	4,196.96	1,738.82	2,458.14	10,433.00

King Louis Square II (49)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	30,409.00	35,062.48	-4,653.48	210,375.00
Investment Inc -Restricted Non-Allocated	3.29	0.00	3.29	0.00
TOTAL GRANT AND OTHER INCOME	30,412.29	35,062.48	-4,650.19	210,375.00
TOTAL INCOME	30,412.29	35,062.48	-4,650.19	210,375.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,046.36	4,702.16	1,655.80	28,213.00
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	0.00
TOTAL UTILITY EXPENSES	4,354.17	4,250.00	-104.17	25,500.00
TOTAL PROTECTIVE SERVICES	0.00	7,120.66	7,120.66	42,724.00
TOTAL GENERAL EXPENSE	16,658.16	15,592.50	-1,065.66	93,555.00
TOTAL OPERATING EXPENSES	24,058.69	31,665.32	7,606.63	189,992.00
NET INCOME	6,353.60	3,397.16	2,956.44	20,383.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

Reaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	39,811.00	51,812.68	-12,001.68	310,876.00
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	39,811.00	51,812.68	-12,001.68	310,876.00
TOTAL INCOME	39,811.00	51,812.68	-12,001.68	310,876.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	5,412.53	7,958.00	2,545.47	47,748.00
TOTAL TENANT SERVICES EXPENSES	0.00	155.00	155.00	930.00
TOTAL UTILITY EXPENSES	12,020.16	12,486.16	466.00	74,917.00
TOTAL PROTECTIVE SERVICES	0.00	10,033.84	10,033.84	60,203.00
TOTAL GENERAL EXPENSE	20,767.39	23,162.50	2,395.11	138,975.00
TOTAL OPERATING EXPENSES	38,200.08	53,795.50	15,595.42	322,773.00
NET INCOME	1,610.92	-1,982.82	3,593.74	-11,897.00

Senior Living @ Renaissance Place (54)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	50,271.00	61,450.32	-11,179.32	368,702.00
Investment Inc -Restricted Non-Allocated	5,553.17	0.00	5,553.17	0.00
TOTAL GRANT AND OTHER INCOME	55,824.17	61,450.32	-5,626.15	368,702.00
TOTAL INCOME	55,824.17	61,450.32	-5,626.15	368,702.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,706.28	4,159.16	1,452.88	24,955.00
TOTAL TENANT SERVICES EXPENSES	0.00	187.50	187.50	1,125.00
TOTAL UTILITY EXPENSES	17,180.66	17,573.50	392.84	105,441.00
TOTAL PROTECTIVE SERVICES	0.00	12,137.50	12,137.50	72,825.00
TOTAL GENERAL EXPENSE	24,094.32	27,260.66	3,166.34	163,564.00
TOTAL OPERATING EXPENSES	43,981.26	61,318.32	17,337.06	367,910.00
NET INCOME	11,842.91	132.00	11,710.91	792.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

Gardens @ Reaissance Place (55)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	20,023.00	21,936.18	-1,913.18	131,617.00
Investment Inc -Restricted Non-Allocated	873.60	0.00	873.60	0.00
TOTAL GRANT AND OTHER INCOME	20,896.60	21,936.18	-1,039.58	131,617.00
TOTAL INCOME	20,896.60	21,936.18	-1,039.58	131,617.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	801.86	1,248.84	446.98	7,493.00
TOTAL TENANT SERVICES EXPENSES	0.00	55.00	55.00	330.00
TOTAL UTILITY EXPENSES	5,745.00	6,607.34	862.34	39,644.00
TOTAL PROTECTIVE SERVICES	0.00	3,560.50	3,560.50	21,363.00
TOTAL GENERAL EXPENSE	10,492.44	9,705.66	-786.78	58,234.00
TOTAL OPERATING EXPENSES	17,039.30	21,177.34	4,138.04	127,064.00
NET INCOME	3,857.30	758.84	3,098.46	4,553.00

Vaughn Elderly -Cahill House (56)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	53,269.00	48,511.32	4,757.68	291,068.00
Investment Inc -Restricted Non-Allocated	5,766.17	0.00	5,766.17	0.00
TOTAL GRANT AND OTHER INCOME	59,035.17	48,511.32	10,523.85	291,068.00
TOTAL INCOME	59,035.17	48,511.32	10,523.85	291,068.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,773.09	4,260.82	1,487.73	25,565.00
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	0.00
TOTAL UTILITY EXPENSES	20,735.66	22,277.50	1,541.84	133,665.00
TOTAL PROTECTIVE SERVICES	0.00	0.00	0.00	0.00
TOTAL GENERAL EXPENSE	25,299.86	22,413.50	-2,886.36	134,481.00
TOTAL OPERATING EXPENSES	48,808.61	48,951.82	143.21	293,711.00
NET INCOME	10,226.56	-440.50	10,667.06	-2,643.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

Reaissance Place @ Grand II (57)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	41,101.00	48,755.66	-7,654.66	292,534.00
Investment Inc -Restricted Non-Allocated	1,144.85	0.00	1,144.85	0.00
TOTAL GRANT AND OTHER INCOME	42,245.85	48,755.66	-6,509.81	292,534.00
TOTAL INCOME	42,245.85	48,755.66	-6,509.81	292,534.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,773.09	4,119.50	1,346.41	24,717.00
TOTAL TENANT SERVICES EXPENSES	0.00	90.00	90.00	540.00
TOTAL UTILITY EXPENSES	6,670.50	10,138.66	3,468.16	60,832.00
TOTAL PROTECTIVE SERVICES	0.00	5,826.00	5,826.00	34,956.00
TOTAL GENERAL EXPENSE	20,583.83	24,704.34	4,120.51	148,226.00
TOTAL OPERATING EXPENSES	30,027.42	44,878.50	14,851.08	269,271.00
NET INCOME	12,218.43	3,877.16	8,341.27	23,263.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	37,118.00	44,043.68	-6,925.68	264,262.00
Investment Inc -Restricted Non-Allocated	2,273.04	0.00	2,273.04	0.00
TOTAL GRANT AND OTHER INCOME	39,391.04	44,043.68	-4,652.64	264,262.00
TOTAL INCOME	39,391.04	44,043.68	-4,652.64	264,262.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,608.35	5,366.16	1,757.81	32,197.00
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	0.00
TOTAL UTILITY EXPENSES	12,935.00	12,934.84	-0.16	77,609.00
TOTAL PROTECTIVE SERVICES	0.00	7,444.50	7,444.50	44,667.00
TOTAL GENERAL EXPENSE	23,463.44	23,997.84	534.40	143,987.00
TOTAL OPERATING EXPENSES	40,006.79	49,743.34	9,736.55	298,460.00
NET INCOME	-615.75	-5,699.66	5,083.91	-34,198.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

Reaissance Place @ Grand III (59)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	43,959.00	55,636.34	-11,677.34	333,818.00
Investment Inc -Restricted Non-Allocated	2,002.40	0.00	2,002.40	0.00
TOTAL GRANT AND OTHER INCOME	45,961.40	55,636.34	-9,674.94	333,818.00
TOTAL INCOME	45,961.40	55,636.34	-9,674.94	333,818.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,710.91	6,937.84	2,226.93	41,627.00
TOTAL TENANT SERVICES EXPENSES	0.00	125.00	125.00	750.00
TOTAL UTILITY EXPENSES	12,749.66	13,696.16	946.50	82,177.00
TOTAL PROTECTIVE SERVICES	0.00	8,091.84	8,091.84	48,551.00
TOTAL GENERAL EXPENSE	29,005.35	30,644.50	1,639.15	183,867.00
TOTAL OPERATING EXPENSES	46,465.92	59,495.34	13,029.42	356,972.00
NET INCOME	-504.52	-3,859.00	3,354.48	-23,154.00

Cambridge Heights II (60)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	34,683.00	47,409.66	-12,726.66	284,458.00
Investment Inc -Restricted Non-Allocated	1,103.71	0.00	1,103.71	0.00
TOTAL GRANT AND OTHER INCOME	35,786.71	47,409.66	-11,622.95	284,458.00
TOTAL INCOME	35,786.71	47,409.66	-11,622.95	284,458.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,276.55	6,344.00	2,067.45	38,064.00
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	0.00
TOTAL UTILITY EXPENSES	12,263.50	12,263.50	0.00	73,581.00
TOTAL PROTECTIVE SERVICES	0.00	7,120.66	7,120.66	42,724.00
TOTAL GENERAL EXPENSE	20,437.72	20,944.82	507.10	125,669.00
TOTAL OPERATING EXPENSES	36,977.77	46,672.98	9,695.21	280,038.00
NET INCOME	-1,191.06	736.68	-1,927.74	4,420.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

Kingsbury Terrace (61)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	30,979.00	113,728.66	-82,749.66	682,372.00
Investment Inc -Restricted Non-Allocated	5,184.31	0.00	5,184.31	0.00
TOTAL GRANT AND OTHER INCOME	36,163.31	113,728.66	-77,565.35	682,372.00
TOTAL INCOME	36,163.31	113,728.66	-77,565.35	682,372.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,343.39	6,256.00	1,912.61	37,536.00
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	0.00
TOTAL UTILITY EXPENSES	36,500.00	38,750.00	2,250.00	232,500.00
TOTAL PROTECTIVE SERVICES	0.00	0.00	0.00	0.00
TOTAL GENERAL EXPENSE	32,245.84	65,905.16	33,659.32	395,431.00
TOTAL OPERATING EXPENSES	73,089.23	110,911.16	37,821.93	665,467.00
NET INCOME	-36,925.92	2,817.50	-39,743.42	16,905.00

Sr. Living @ Cambridge Heights (62)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	36,733.00	46,523.16	-9,790.16	279,139.00
Investment Inc -Restricted Non-Allocated	69.89	0.00	69.89	0.00
TOTAL GRANT AND OTHER INCOME	36,802.89	46,523.16	-9,720.27	279,139.00
TOTAL INCOME	36,802.89	46,523.16	-9,720.27	279,139.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,606.03	4,086.82	1,480.79	24,521.00
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	0.00
TOTAL UTILITY EXPENSES	20,783.50	20,091.00	-692.50	120,546.00
TOTAL PROTECTIVE SERVICES	0.00	12,137.50	12,137.50	72,825.00
TOTAL GENERAL EXPENSE	10,460.99	7,948.16	-2,512.83	47,689.00
TOTAL OPERATING EXPENSES	33,850.52	44,263.48	10,412.96	265,581.00
NET INCOME	2,952.37	2,259.68	692.69	13,558.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

Arlington Grove (63)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	63,666.00	69,473.00	-5,807.00	416,838.00
Investment Inc -Restricted Non-Allocated	49.12	0.00	49.12	0.00
TOTAL GRANT AND OTHER INCOME	63,715.12	69,473.00	-5,757.88	416,838.00
TOTAL INCOME	63,715.12	69,473.00	-5,757.88	416,838.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	5,445.97	8,177.32	2,731.35	49,064.00
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	0.00
TOTAL UTILITY EXPENSES	23,303.66	24,715.50	1,411.84	148,293.00
TOTAL PROTECTIVE SERVICES	0.00	0.00	0.00	0.00
TOTAL GENERAL EXPENSE	39,383.84	39,904.50	520.66	239,427.00
TOTAL OPERATING EXPENSES	68,133.47	72,797.32	4,663.85	436,784.00
NET INCOME	-4,418.35	-3,324.32	-1,094.03	-19,946.00

North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	45,347.00	47,944.34	-2,597.34	287,666.00
Investment Inc -Restricted Non-Allocated	130.37	0.00	130.37	0.00
TOTAL GRANT AND OTHER INCOME	45,477.37	47,944.34	-2,466.97	287,666.00
TOTAL INCOME	45,477.37	47,944.34	-2,466.97	287,666.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,777.72	7,116.50	2,338.78	42,699.00
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	0.00
TOTAL UTILITY EXPENSES	10,589.84	11,113.34	523.50	66,680.00
TOTAL PROTECTIVE SERVICES	0.00	0.00	0.00	0.00
TOTAL GENERAL EXPENSE	32,117.37	33,027.66	910.29	198,166.00
TOTAL OPERATING EXPENSES	47,484.93	51,257.50	3,772.57	307,545.00
NET INCOME	-2,007.56	-3,313.16	1,305.60	-19,879.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

North Sarah II (65)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	40,280.00	35,583.00	4,697.00	213,498.00
Investment Inc -Restricted Non-Allocated	2,218.34	0.00	2,218.34	0.00
TOTAL GRANT AND OTHER INCOME	42,498.34	35,583.00	6,915.34	213,498.00
TOTAL INCOME	42,498.34	35,583.00	6,915.34	213,498.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,207.43	4,828.00	1,620.57	28,968.00
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	0.00
TOTAL UTILITY EXPENSES	7,744.00	7,266.66	-477.34	43,600.00
TOTAL PROTECTIVE SERVICES	0.00	0.00	0.00	0.00
TOTAL GENERAL EXPENSE	32,193.63	26,712.50	-5,481.13	160,275.00
TOTAL OPERATING EXPENSES	43,145.06	38,807.16	-4,337.90	232,843.00
NET INCOME	-646.72	-3,224.16	2,577.44	-19,345.00

North Sarah III (66)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	23,017.00	23,261.84	-244.84	139,571.00
Investment Inc -Restricted Non-Allocated	3,039.80	0.00	3,039.80	0.00
TOTAL GRANT AND OTHER INCOME	26,056.80	23,261.84	2,794.96	139,571.00
TOTAL INCOME	26,056.80	23,261.84	2,794.96	139,571.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,539.21	3,854.16	1,314.95	23,125.00
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	0.00
TOTAL UTILITY EXPENSES	5,378.00	5,413.34	35.34	32,480.00
TOTAL PROTECTIVE SERVICES	0.00	0.00	0.00	0.00
TOTAL GENERAL EXPENSE	16,882.80	16,855.32	-27.48	101,132.00
TOTAL OPERATING EXPENSES	24,800.01	26,122.82	1,322.81	156,737.00
NET INCOME	1,256.79	-2,860.98	4,117.77	-17,166.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

Preservation Square (67)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	20,131.00	16,378.66	3,752.34	98,272.00
Investment Inc -Restricted Non-Allocated	2.10	0.00	2.10	0.00
TOTAL GRANT AND OTHER INCOME	20,133.10	16,378.66	3,754.44	98,272.00
TOTAL INCOME	20,133.10	16,378.66	3,754.44	98,272.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	0.00	2,665.32	2,665.32	15,992.00
TOTAL TENANT SERVICES EXPENSES	0.00	0.00	0.00	0.00
TOTAL UTILITY EXPENSES	2,712.50	2,712.50	0.00	16,275.00
TOTAL PROTECTIVE SERVICES	0.00	0.00	0.00	0.00
TOTAL GENERAL EXPENSE	11,289.83	11,459.66	169.83	68,758.00
TOTAL OPERATING EXPENSES	14,002.33	16,837.48	2,835.15	101,025.00
NET INCOME	6,130.77	-458.82	919.29	-2,753.00

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of November 30, 2023

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Quick Ratio (QR)								
FDS #								
111 Cash -unrestricted		\$ 2,934,079.19	\$ 87,586.34	\$ 157,830.52	\$ 81,682.03	\$ 94,516.04	\$ 197,726.36	
114 Cash - tenant security deposits		\$ 24,087.91	\$ 22,189.68	\$ 22,197.57	\$ 21,578.98	\$ 58,905.67	\$ 20,736.39	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 63,117.60	\$ 123,217.19	\$ 15,568.79	\$ 37,669.09	\$ 192,517.64	\$ 9,772.14	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 534,364.73	\$ 155,692.10	\$ 126,509.69	\$ 118,180.99	\$ 301,801.76	\$ 112,033.61	
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QR Numerator Total:		\$ 3,555,649.43	\$ 388,685.31	\$ 322,106.57	\$ 259,111.09	\$ 647,741.11	\$ 340,268.50	
310 Total Current Liabilities		\$ 277,785.30	\$ 122,369.76	\$ 124,006.25	\$ 112,837.43	\$ 249,532.63	\$ 108,265.93	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds				\$ -	\$ -	\$ -	\$ -	
QR Denominator Total:		\$ 277,785.30	\$ 122,369.76	\$ 124,006.25	\$ 112,837.43	\$ 249,532.63	\$ 108,265.93	
Quick Ratio:		12.80	3.18	2.60	2.30	2.60	3.14	
Quick Ratio Score (max points 12):		12	12	12	12	12	12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)								
FDS #								
111 Cash -unrestricted		\$ 2,934,079.19	\$ 87,586.34	\$ 157,830.52	\$ 81,682.03	\$ 94,516.04	\$ 197,726.36	
114 Cash - tenant security deposits		\$ 24,087.91	\$ 22,189.68	\$ 22,197.57	\$ 21,578.98	\$ 58,905.67	\$ 20,736.39	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 63,117.60	\$ 123,217.19	\$ 15,568.79	\$ 37,669.09	\$ 192,517.64	\$ 9,772.14	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 534,364.73	\$ 155,692.10	\$ 126,509.69	\$ 118,180.99	\$ 301,801.76	\$ 112,033.61	
310 (-) Total Current Liabilities		\$ 277,785.30	\$ 122,369.76	\$ 124,006.25	\$ 112,837.43	\$ 249,532.63	\$ 108,265.93	
MENAR Numerator Total:		\$ 3,277,864.13	\$ 266,315.55	\$ 198,100.32	\$ 146,273.66	\$ 398,208.48	\$ 232,002.57	
Average Monthly Operating Expenses:								
96900 Total Operating Expenses		\$ 201,417.82	\$ 100,023.73	\$ 99,686.71	\$ 81,315.31	\$ 163,705.93	\$ 111,643.21	
97100 Extraordinary Maintenance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MENAR Denominator Total:		\$ 100,708.91	\$ 50,011.87	\$ 49,843.36	\$ 40,657.66	\$ 81,852.97	\$ 55,821.61	
MENAR:		32.55	5.33	3.97	3.60	4.87	4.16	
MENAR Score (max points 11):		11	11	10.94	10.39	11	11	

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of November 30, 2023

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #3 - Debt Service Coverage Ratio (DSCR)								
FDS #	Adjusted Operating Income:							
97000	Excess Operating Revenue over Operating Expenses		\$ 98,290.91	\$ 27,310.65	\$ 21,108.02	\$ 21,056.02	\$ 142,008.76	\$ (773.93)
96700	Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:			\$ 98,290.91	\$ 27,310.65	\$ 21,108.02	\$ 21,056.02	\$ 142,008.76	\$ (773.93)
Annual Debt Service excluding CFFP debt*								
96710	Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720	Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020	Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:			0	0	0	0	0	0
DSCR Score (max points 2):			2	2	2	2	2	2
Overall AMP Score								
Indicator #1 - Quick Ratio (QR)			12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)			11	11	10.94	10.39	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)			2	2	2	2	2	2
Project FASS score			25	25	24.94	24.39	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)		1579	332	126	108	98	287	121
Weighted Value (Project FASS score times number of units)		39408.74	8300	3150	2693.52	2390.22	7175	3025
Total number of units in PHA's portfolio		1579	332	126	108	98	287	121
Overall AMPs Financial Condition Indicator Score		24.96	25.00	25.00	24.94	24.39	25.00	25.00
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>								

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of November 30, 2023

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 1,004,417.09	\$ 827,879.51	\$ 550,634.12	\$ 784,677.00	\$ 275,235.71
114 Cash - tenant security deposits	\$ 34,271.00	\$ 16,610.00	\$ 27,258.02	\$ 45,240.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 138,816.55	\$ 42,154.05	\$ 73,664.23	\$ 44,812.78	\$ 2,372.56
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 254,796.68	\$ 161,945.10	\$ 190,487.20	\$ 288,281.53	\$ 31,598.73
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,432,301.32	\$ 1,048,588.66	\$ 842,043.57	\$ 1,163,011.52	\$ 314,513.00
310 Total Current Liabilities	\$ 215,738.34	\$ 654,261.95	\$ 178,634.92	\$ 177,310.17	\$ 34,489.78
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 530,000.00	\$ -		\$ 2,620.00
QR Denominator Total:	\$ 215,738.34	\$ 124,261.95	\$ 178,634.92	\$ 177,310.17	\$ 31,869.78
Quick Ratio:	6.64	8.44	4.71	6.56	9.87
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,004,417.09	\$ 827,879.51	\$ 550,634.12	\$ 784,677.00	\$ 275,235.71
114 Cash - tenant security deposits	\$ 34,271.00	\$ 16,610.00	\$ 27,258.02	\$ 45,240.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 138,816.55	\$ 42,154.05	\$ 73,664.23	\$ 44,812.78	\$ 2,372.56
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 254,796.68	\$ 161,945.10	\$ 190,487.20	\$ 288,281.53	\$ 31,598.73
310 (-) Total Current Liabilities	\$ 215,738.34	\$ 654,261.95	\$ 178,634.92	\$ 177,310.17	\$ 34,489.78
MENAR Numerator Total:	\$ 1,216,562.98	\$ 394,326.71	\$ 663,408.65	\$ 985,701.35	\$ 280,023.22
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 104,262.62	\$ 92,136.25	\$ 59,061.10	\$ 37,974.87	\$ 40,376.72
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 52,131.31	\$ 46,068.13	\$ 29,530.55	\$ 18,987.44	\$ 20,188.36
MENAR:	23.34	8.56	22.47	51.91	13.87
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of November 30, 2023

		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)						
FDS #	Adjusted Operating Income:					
97000	Excess Operating Revenue over Operating Expenses	\$ 34,759.66	\$ 13,072.98	\$ 79,965.94	\$ 136,911.51	\$ (21,778.21)
96700	Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 34,759.66	\$ 13,072.98	\$ 79,965.94	\$ 136,911.51	\$ (21,778.21)
Annual Debt Service excluding CFFP debt*						
96710	Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720	Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020	Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:		\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:		0	0	0	0	0
DSCR Score (max points 2):		2	2	2	2	2
Overall AMP Score						
Indicator #1 - Quick Ratio (QR)		12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2
Project FASS score		25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)		146	78	138	121	24
Weighted Value (Project FASS score times number of units)		3650	1950	3450	3025	600
Total number of units in PHA's portfolio		146	78	138	121	24
Overall AMPs Financial Condition Indicator Score		25.00	25.00	25.00	25.00	25.00
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>						

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of November 30, 2023

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Occupancy Rate (OR)							
FDS #							
11210 Unit Months Leased		299	216	213	168	489	210
OR Numerator Total:		299	216	213	168	489	210
11190 Unit Months Available		476	252	216	198	582	242
OR Denominator Total:		476	252	216	198	582	242
Occupancy Rate:		0.62815	0.85714	0.98611	0.84848	0.84021	0.86777
Occupancy Rate Score (max points 16):		0	0	16	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #							
(Maximum points 5)							
126 Accounts Receivable - Tenants		\$ 97,561.51	\$ 143,113.56	\$ 17,608.67	\$ 42,173.79	\$ 205,370.02	\$ 14,727.58
TAR Numerator Total:		\$ 97,561.51	\$ 143,113.56	\$ 17,608.67	\$ 42,173.79	\$ 205,370.02	\$ 14,727.58
70500 Total Tenant Revenue		\$ (43,721.40)	\$ 263,370.00	\$ 274,812.00	\$ 249,342.00	\$ 727,958.10	\$ 205,722.00
TAR Denominator Total:		\$ (43,721.40)	\$ 263,370.00	\$ 274,812.00	\$ 249,342.00	\$ 727,958.10	\$ 205,722.00
TAR:		-223.0%	54.0%	6.0%	17.0%	28.0%	7.0%
TAR Score (max points 5):		5	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)							
FDS #							
(Maximum points 4)							
312 Accounts Payable - Current		\$ 250,135.64	\$ 88,411.22	\$ 94,457.62	\$ 80,270.77	\$ 161,815.48	\$ 81,932.77
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 250,135.64	\$ 88,411.22	\$ 94,457.62	\$ 80,270.77	\$ 161,815.48	\$ 81,932.77
96900 Total Operating Expenses /12		\$ 100,708.91	\$ 50,011.87	\$ 49,843.36	\$ 40,657.66	\$ 81,852.97	\$ 55,821.61
AP Denominator Total:		\$ 100,708.91	\$ 50,011.87	\$ 49,843.36	\$ 40,657.66	\$ 81,852.97	\$ 55,821.61
AP:		2.48	1.77	1.9	1.97	1.98	1.47
AP Score (max points 4):		0	0	0	0	0	2
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		0	0	16	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)		5	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)		0	0	0	0	0	2
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		7	1	23	6	3	8
Number of units in Project	1531	330	126	108	99	282	121
Weighted Value (Project MASS score times number of units)	8891	2310	126	2484	594	846	968
Total number of units in PHA's portfolio	1531	330	126	108	99	282	121
Overall AMPs Management Operations Indicator Score:	5.81	7.00	1.00	23.00	6.00	3.00	8.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of November 30, 2023

		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)						
FDS #						
11210 Unit Months Leased		267	126	220	152	38
OR Numerator Total:		267	126	220	152	38
11190 Unit Months Available		293	148	240	176	46
OR Denominator Total:		293	148	240	176	46
Occupancy Rate:		0.91126	0.85135	0.91667	0.86364	0.82609
Occupancy Rate Score (max points 16):		1	0	1	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126 Accounts Receivable - Tenants		\$ 168,418.05	\$ 33,012.20	\$ 103,312.74	\$ 50,862.66	\$ 6,371.00
TAR Numerator Total:		\$ 168,418.05	\$ 33,012.20	\$ 103,312.74	\$ 50,862.66	\$ 6,371.00
70500 Total Tenant Revenue		\$ 97,818.00	\$ (26,504.76)	\$ 199,512.00	\$ 84,312.00	\$ (21,048.00)
TAR Denominator Total:		\$ 97,818.00	\$ (26,504.76)	\$ 199,512.00	\$ 84,312.00	\$ (21,048.00)
TAR:		172.0%	-125.0%	52.0%	60.0%	-30.0%
TAR Score (max points 5):		0	5	0	0	5
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312 Accounts Payable - Current		\$ 118,232.12	\$ 95,276.59	\$ 121,770.09	\$ 117,656.90	\$ 24,480.95
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 118,232.12	\$ 95,276.59	\$ 121,770.09	\$ 117,656.90	\$ 24,480.95
96900 Total Operating Expenses /12		\$ 52,131.31	\$ 46,068.13	\$ 29,530.55	\$ 18,987.44	\$ 20,188.36
AP Denominator Total:		\$ 52,131.31	\$ 46,068.13	\$ 29,530.55	\$ 18,987.44	\$ 20,188.36
AP:		2.27	2.07	4.12	6.2	1.21
AP Score (max points 4):		0	0	0	0	2
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		1	0	1	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)		0	5	0	0	5
Indicator #3 - Accounts Payable (AP)		0	0	0	0	2
Physical condition adjustment		1	1	1	1	0
Neighborhood environment adjustment		1	1	0	1	1
Project MASS score (Maximum points 25)		3	7	2	2	8
Number of units in Project		146	71	138	88	22
Weighted Value (Project MASS score times number of units)		438	497	276	176	176
Total number of units in PHA's portfolio		146	71	138	88	22
Overall AMPs Management Operations Indicator Score:		3.00	7.00	2.00	2.00	8.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 11/30/2023

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 5,294,927.84

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 269,173.80
	TOTAL INVESTED		\$ 269,173.80

Housing Choice Voucher Income Statement -Admin

Period = Oct 2023-Nov 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 Admin. Fee Income	820,906.00	836,543.00	-15,637.00	5,019,258.00
Section 8 -Placement/Issuance Fees	0.00	566.66	-566.66	3,400.00
TOTAL GRANT INCOME	820,906.00	837,109.66	-16,203.66	5,022,658.00
OTHER INCOME				
Interest Income	1,791.14	0.00	1,791.14	0.00
Operating Shortfall Revenue	0.00	67,854.00	-67,854.00	407,119.00
TOTAL OTHER INCOME	1,791.14	67,854.00	-66,062.86	407,119.00
TOTAL INCOME	822,697.14	904,963.66	-82,266.52	5,429,777.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	550,986.35	852,497.00	301,510.65	5,114,982.00
TOTAL TENANT SERVICES EXPENSES	45,025.63	1,402.52	-43,623.11	8,415.00
TOTAL UTILITY EXPENSES	8,431.26	7,976.00	-455.26	47,856.00
Total Materials	428.21	450.00	21.79	2,700.00
Total Contract Costs	10,234.78	13,510.68	3,275.90	81,064.00
TOTAL MAINTENACE EXPENSES	10,662.99	13,960.68	3,297.69	83,764.00
TOTAL PROTECTIVE SERVICES	5,935.08	5,594.34	-340.74	33,566.00
TOTAL GENERAL EXPENSES	32,644.61	23,533.12	-9,111.49	141,194.00
TOTAL OPERATING EXPENSES	653,685.92	904,963.66	251,277.74	5,429,777.00
NET INCOME	169,011.22	0.00	169,011.22	0.00

MEMORANDUM

To: Latasha Barnes, Acting Executive Director

From: Carla Matthews, Acting Director of Operations for Housing Choice Voucher

Date: January 10, 2024

Subject: Housing Choice Voucher Board Report

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

HCV Programs

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

1) Housing Choice Voucher (Section 8)

The general Section 8 program assists very low-income, elderly, and disabled families afford decent and safe housing in the private market. There are 5,908 active participants in the Section 8 program and approximately 4,730 families on the waitlist. During this reporting period, 39 new vouchers were issued and 207 families are currently searching for housing.

The HCV program is actively working to increase Section 8 utilization rates. HUD defines a program's utilization rate as the higher of the number of unit months leased divided by unit months available (leased/available), or total Housing Assistance Payment (HAP) spent divided by budget authority (HAP/Budget). HCV's current utilization rate based on budget authority during this reporting period is 94%. The current utilization rate is consistent with the most recent three-month trends.

October 2023	November 2023	December 2023
94%	94%	94%

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

Recent trends indicate that families are experiencing difficulties locating suitable housing. To prevent households from being penalized during the process, HCV works closely with program participants to extend the voucher terms per 24 CFR 982.303(b)(1). HCV has also enacted

regularly scheduled landlord briefings to expand the pool of interested landlord participants and improve leasing ability. Landlord briefings are typically held on the first Tuesday of each month. A briefing was held on December 5, 2023.

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

2) Project-Based Vouchers

Project-based vouchers (PBVs) are a component of SLHA's Housing Choice Voucher (HCV) program. Per HUD guidance, SLHA can use up to 20 percent of its authorized voucher units to dedicate affordable housing units within a residential development. There are 428 active participants.

3) Emergency Housing Vouchers

The Emergency Housing Voucher (EHV) program is a special voucher program that promotes rapid rehousing for individuals who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Through this initiative, HCV partners with the Continuums of Care (CoCs) and Victim Service Providers (VSPs) to develop strategies that effectively address the needs of vulnerable populations in the community. Since the program was implemented July 2021, 150 families have been housed. Twenty (20) families are currently searching for units.

HCV will meet with collaborative partners to ensure accurate transfer of data and to fine tune program implementation and the referral process. The HCV team is exploring new and innovative ways to house clients, work with community partners, and boost efforts to increase landlord participation.

4) HUD-VASH Vouchers

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program is a special rental assistance program for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). There are 205 active participants in the HUD-VASH program. During this reporting period, 12 referrals were received and 30 additional families are actively searching for housing.

5) Bridge to Homeownership Vouchers

The Bridge to Homeownership program allows families that are assisted under the HCV program to use their voucher/subsidy to buy a home and receive monthly mortgage payment assistance. The Bridge to Homeownership program has 28 active participants.

6) Mainstream Vouchers

SLHA also administers a Mainstream Voucher program that targets vouchers directly to non-elderly persons with disabilities. The Mainstream Voucher program currently has a total of 87 Mainstream vouchers, with 24 active families under lease and eight families presently searching for housing. To promote maximum program utilization, HCV has taken the following steps: HCV staff is reviewing applications on the HCV waitlist for eligible applicants.

7) Foster Youth to Independence Vouchers

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

Program Maintenance

Recertification

207 annual recertifications were completed during this reporting period. Recertification packets were mailed to program participants prior to the recertification date and participants were asked to return the same via mail, email, fax, or in-person. Participants who fail to respond to recertification requests will receive a second and final request for information before being terminated from the program. Currently, 310 annual recertifications are over 14 months past-due. HCV is working to resolve outstanding recertifications by conducting weekly reviews of recertifications that are due.

Housing Quality Standards Inspections

During the reporting period, HCV conducted 567 inspections: 335 biennial inspections, 146 reinspections, 73 initial inspections, 0 quality control, 0 24-hour emergency and 13 special inspections. This represents a decrease in the number of inspections over the past three months.

	September 2023	October 2023	November 2023
Biennial Inspections	109	467	335
Reinspection	278	147	146
Initial Inspections	178	60	73
Quality Control	3	13	0
Special Inspections	25	9	13
24-hour emergency	0	1	0
Total	593	697	567

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

SEMAP Indicators

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

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs

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

Rent Café

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

	October 2023	November 2023	December 2023
HCV Participants	2040	2856	2893
Landlords	1681	1699	1709
Total	4467	3721	4602

Family Self Sufficiency

The Family Self Sufficiency (FSS) program helps families in HUD-assisted rental housing to improve financial security and build financial capability and assets. The FSS program provides participants with case management/financial coaching and an escrow incentive that allows them to apply income increases towards saving goals. Currently, 43 participants are enrolled and approximately 36 participants have escrow accounts.

New Business/Upcoming Events

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

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

St. Louis Housing Authority

S8 Waitlist Breakdown Summary

By Bedroom Size

Waiting List	Bedroom Size								Total
	0	1	2	3	4	5	6	Other	
Housing Choice Voucher Pgm	3	2855	1247	447	139	30	6	3	4730
	3	2855	1247	447	139	30	6	3	4730

Filters:

ApplicationDate = ALL &
WLStatus = 'p ' &
WaitingList = 'housing choice voucher pgm ' &
ZeroBdr = ALL &
OneBdr = ALL &
TwoBdr = ALL &
ThreeBdr = ALL &
FourBdr = ALL &
FiveBdr = ALL &
SixBdr = ALL &
OtherBdr = ALL

St. Louis Housing Authority

December 2023 Section 8 Inspections Activity Report

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	13	5	8	0	0	5	2	0	0	2	38.46%
Biennials	335	343	-8	165	2	51	56	0	0	52	102.39%
Initials	73	56	17	56	2	4	4	0	0	1	76.71%
Reinspections	146	122	24	82	0	39	20	0	0	5	83.56%
24 hr Emergency	0	0	0	0	0	0	0	0	0	0	0.00%
Quality Control	0	0	0	0	0	0	0	0	0	0	0.00%
Total	567	526	41	303	4	99	82	0	0	60	92.77%

Property: HCV
Inspected Date: 12/01/2023 - 12/31/2023
Primary Status: Fail

	Total Observations
All burners not working (all burners have to be operable)	4
Badly cracked outlet	1
Ceiling material is bulging and/or buckling and must be repaired	3
Clogged	2
Cracked pane	1
Evidence of sewer back-up	1
Exhaust fan does not work	2
Falling material	15
Handrail missing (4 or more steps)	1
Holes or cracks	15
Leaking	6
Leaks	2
Locks exterior door	1
Loose sections of plaster which are in danger of falling	1
Major leak at main water drain and feed pipes	1
Missing cover plate	3
Missing pane	1
No railing	1
No smoke detector	12
No window	1
Not weatherized	2
Other hazards-tripping	1
Oven does not work	1
Permanent floor covering or floor boards which present serious tripping hazards	1
Poor condition	1
Ripped, torn or frayed stair coverings, such as carpets or mats	1
Roof leaks	1
Severe bulging	4
Signs of rats, mice or vermin	2
Smoke detector not working	16
Temperature too high	2
Toilet does not flush	2
Toilet does not work	2
Tripping hazard	3
Unit has evidence of roach infestation	2
Unit has mice or rats as evidenced by mice and rat holes and or droppings	1
Unsupported fixture	2
Water damage to interior ceiling (indicating leaks)	1
Total	119

FINANCE

St. Louis Housing Authority
Balance Sheet

Period = Nov 2023

Book = Accrual

		Current Balance
ASSETS		
CURRENT ASSETS:		
CASH		
Unrestricted Cash		
Cash HCV Admin	6,612,512.17	
Cash Non-Fed Gala Fundraiser	2,693.41	
Cash Private Management	1,648,062.45	
Cash SLHA Property Management	835,384.04	
Petty Cash	4,852.57	
Cash General Disbursing	15,580,361.98	
Cash Non-Fed Rent	286,281.30	
Cash-Non-Fed-Link Market	20,496.94	
Cash Clinton Peabody TAB	279.43	
Cash City Faces	24,679.97	
Cash James House TAB	19,552.51	
Cash Euclid TAB	52,553.85	
Cash West Pine TAB	133.48	
Cash Parkview TAB	44,063.32	
Cash Lafayette Sr TAB	7,006.73	
Cash California Gard TAB	3,503.55	
Cash Badenhaus TAB	3,767.42	
Cash Les Chateaux TAB	61.51	
Cash-Renaissance PL @ Grand	4,551.92	
Cash -Kingsbury	2,879.79	
Cash Cambridge Sr TAB	613.92	
Cash Payroll	246,562.98	
Total Unrestricted Cash	25,400,855.24	
Restricted Cash		
Cash Restricted-Security Deposits	282,878.43	
Cash Restricted-FSS Escrow	500,830.98	
Cash Restricted-HAP	-754,273.72	
Cash Restricted-Trust/Escrow Reserves	4,418,022.23	
Cash Restricted-Endowment/Homeownership	619,282.08	
Cash Restricted-Cochran Program Income	384,840.49	
Cash Restricted-Rev Bonds Debt Service	29,538.34	
Total Restricted Cash	5,481,118.83	
TOTAL CASH	30,881,974.07	
ACCOUNTS AND NOTES RECEIVABLE		
A/R-Tenants	1,159,432.58	
Allowance for Doubtful Accounts-Tenants	-176,558.68	

St. Louis Housing Authority
Balance Sheet

Period = Nov 2023

Book = Accrual

	Current Balance
A/R Repayment Agreement	24,735.67
A/R-HUD	2,338.61
A/R-Other	101,832.00
A/R-Other-Section 8 Owners/Tenants	1,061,719.12
A/R Fraudulent	11,636.38
Accrued Interest Receivable	11,277.64
TOTAL ACCOUNTS AND NOTES RECEIVABLE	2,196,413.32
 OTHER CURRENT ASSETS	
Investments-Unrestricted	3,614,253.80
Investments-Restricted	1,786,273.91
Investments Restricted -WC Self Insurance	368,972.96
Prepaid Insurance Auto	44,156.25
Prepaid Insurance Property	734,214.20
Prepaid Insurance Liability	275,784.36
Prepaid Insurance Fidelity Bond	3,582.15
Prepaid Insurance Workers Comp	7,274.00
Insurance Surplus Deposits	1,348,838.40
TOTAL OTHER CURRENT ASSETS	8,183,350.03
TOTAL CURRENT ASSETS	41,261,737.42
 NONCURRENT ASSETS:	
FIXED ASSETS	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	232,355,521.31
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	502,680.60
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,595,141.17
Construction in Progress	5,728,329.93
Accum Depreciation-Buildings	-185,020,480.86
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-421,608.63
Accum Depreciation-Vehicles	-331,053.17
Accum Depreciation-Leashold Improvements	-437,840.00
Accum Depreciation-Site Improvements	-4,595,464.57
Operations	10,884,216.71
Administration & Other Costs	6,177,210.85
Project Coordinator	736,526.38

St. Louis Housing Authority
Balance Sheet

Period = Nov 2023

Book = Accrual

	Current Balance
Computer/Related Equip	79,072.51
Travel Costs	31,216.79
Legal Support Services	93,000.00
Technical Assistance	60,237.52
Rent Incentives	1,112,980.00
Case Management	1,400,992.01
CFG-Fees & Cost	279,669.71
CFG-Fee & Cost-Soft	2,801,078.73
Soft Cost Contra	-24,222,342.08
CFG-Hard Cost Contra	-15,698,000.83
CFG-Site Improvement	677,380.75
CFG-Site Improvement-Soft	251,294.27
CFG-Dwelling Structure	14,390,659.08
CFG-Dwelling Structure-Soft	573,612.69
CFG-Dwelling Equipment	112,056.80
CFG-Dwelling Equipment-Soft	16,367.68
CFG-Non-Dwelling Structure	76,693.50
CFG-Non-Dwelling Equipment	318,662.41
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	30,287.50
CFG-Bond Debt Obligation	4,278,280.00
CFG-Contra Bond Debt Obligation	-4,278,280.00
TOTAL FIXED ASSETS (NET)	73,584,841.23
NOTES, LOANS & MORTGAGES RECEIVABLE	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	1,754,339.93
Discount Notes/Amortization	-41,578,804.42
Darst HO- Notes & Mortgage Rec	4,284,023.95
Darst HO- Discount Notes/Amortization	-4,284,023.95
Blumeyer HO- Notes & Mortgage Rec	1,428,908.39
Blumeyer HO- Discount Notes/Amortization	-1,428,908.39
Cochran HO- Notes & Mortgage Rec	795,651.67
Cochran HO- Discount Notes/Amortization	-553,094.60
Notes & Mortgages - SOLAR	5,608,174.00
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	76,756,114.67
OTHER ASSETS	
Right of Use Asset -Leases	151,306.88
Right of Use Asset -Leases	45,290.18
Right of Use- Accum/Amort-Leases	-88,449.66
Right of Use -Accum/Amort-Leases	-43,554.22

St. Louis Housing Authority
Balance Sheet

Period = Nov 2023

Book = Accrual

	Current Balance
TOTAL OTHER ASSETS	64,593.18
TOTAL NONCURRENT ASSETS	150,405,549.08
TOTAL ASSETS	191,667,286.50

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	149,003.18
A/P Vendors -Non Control	1,061,028.12
A/P Vendors and Contractors	97,791.65
Tenant Security Deposits-S8 offset	691.00
Tenant Security Deposits	248,933.21
Security Deposit Interest	-29.03
Security Deposit Clearing Account	-3,841.77
Security Deposit-Pet	1,692.00
United Way	26.00
Dental Deduction	-596.64
United Negro College Fund	26.00
Arts & Education	19.85
Retirement Insurance	1,723.02
Section 125 Childcare Deduction	2,095.00
Section 125 Medical Deduction	11,384.97
Medical Insurance	10,089.33
Long Term Disability	-994.17
Vision Insurance	402.64
Voluntary/Term Life Ins Deduction	84.82
Colonial Life Ins Deduction	863.22
Landlord Back-up Withholdings	2,108.16
A/P -Other	2,075.19
Current Portion of LT Debt -Solar Panels	10,629.96
Current Portion of LT Debt - Bonds	865,000.00
Accrued Interest Payable-Bonds	-0.25
Accrued Payroll & Payroll Taxes	-15,983.43
Accrued Liabilities-Other	25,000.00
Accrued Liabilities-Other	66,364.40
Accrued Compensated Absences-Current	99,321.79
Lease Liability-Short Term	31,363.18
Lease Liability-Short Term	944.76
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33

St. Louis Housing Authority
Balance Sheet

Period = Nov 2023

Book = Accrual

	Current Balance
Tenant Prepaid Rents	89,491.51
Unearned Revenue -EHV	251,902.00
TOTAL CURRENT LIABILITIES	3,013,210.00
 NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	346,249.99
FSS Escrow	527,644.95
Lease Liability -Long Term	31,840.51
Lease Liability -Long Term	800.62
Loan Payable LT-Solar Panels	314,100.57
Bonds Payable-Long Term	2,855,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	4,075,636.64
TOTAL LIABILITIES	7,088,846.64
 EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	89,567,097.41
Restricted Net Position	-5,279.46
TOTAL RESERVED FUND BALANCE	89,561,817.95
RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	70,067,747.06
Unrestricted Net Assets-Retained Earnings	22,476,617.65
Unrestricted Net Assets -Retained Earnings	2,472,257.20
TOTAL RETAINED EARNINGS:	95,016,621.91
TOTAL EQUITY	184,578,439.86
TOTAL LIABILITIES AND EQUITY	191,667,286.50

St. Louis Housing Authority
Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	820,511.64	820,511.64
Utility Reimb.-LIPH	-67,321.00	-67,321.00
Utility Reimbursement Refund	307.00	307.00
Total Rental Income	753,497.64	753,497.64
Other Tenant Income		
Damages/Maintenance	-1,040.46	-1,040.46
Late Charges	39,339.00	39,339.00
Legal Fees - Tenant	743.00	743.00
Tenant Owed Utilities	632.00	632.00
Misc.Tenant Income	983.00	983.00
Vacate Charges	-1,509.10	-1,509.10
Total Other Tenant Income	39,147.44	39,147.44
NET TENANT INCOME	792,645.08	792,645.08
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	1,690,871.68	1,690,871.68
HUD PHA Operating Grants/Subsidy	465,827.32	465,827.32
Capital Fund Revenue	-582,431.34	-582,431.34
Capital Fund Revenue-PM	539,631.34	539,631.34
Section 8 HAP Earned	8,375,643.00	8,375,643.00
Section 8 Admin. Fee Income	820,906.00	820,906.00
Capital Fund Grants	203,410.37	203,410.37
Capital Fund Grants-Soft Costs	3,826,723.93	3,894,154.48
TOTAL GRANT INCOME	15,340,582.30	15,408,012.85
OTHER INCOME		
Interest Income	1,873.86	1,873.86
Investment Income - Unrestricted	20,757.23	20,757.23
Investment Inc -Restricted Non-Allocated	36,575.34	36,575.34
Investment Income - WC Self Insurance	46.50	46.50
Fraud Recovery PH	20,581.65	20,581.65
Market Value Adjustment	-485.20	-485.20
Non-Dwelling Rent	2,900.00	2,900.00
Vending Income-James House TAB	960.77	960.77
Vending Income -West Pine	133.48	133.48
Vending Income-Parkview	3,988.74	3,988.74
Vending Income-Lafayette TAB	30.14	30.14
Vending Income-Badenhaus TAB	52.49	52.49
Vending Income-Kingsbury	2,314.67	2,314.67
Other Miscellaneous Income	1,181.44	1,181.44
Other Income-Bank Rent	5,866.66	5,866.66
Other Income-Link Market Ren	535.00	535.00
Pension Forfeitures	1,875.08	1,875.08
Insurance Proceeds	14,039.88	14,039.88
TOTAL OTHER INCOME	113,227.73	113,227.73
TOTAL INCOME	16,246,455.11	16,313,885.66

St. Louis Housing Authority
Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	Period to Date	Year to Date
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	606,268.05	642,845.22
Administrative Salaries	114,329.70	114,329.70
Administrative Salaries-PT	13,505.82	14,045.85
Admin Salaries-Overtime	137.90	137.90
FICA	45,602.68	48,145.52
Health Benefits	68,056.95	73,770.16
Retirement Benefits	52,615.87	57,404.16
Unemployment Insurance	344.46	350.71
Long Term Disability	497.98	539.31
Dental	2,831.43	2,996.51
Cell Phones	2,142.80	2,226.85
Beneflex HSA	4,651.27	4,651.27
Employee Benefit Contribution-Admin	-2,135.04	-2,135.04
WC MO 2nd Injury Fund	207.59	207.59
WC Self-Insurers Qtrly Taxes	103.50	103.50
FICA	8,813.39	8,813.39
Health Benefits	11,702.14	11,702.14
Retirement Benefits	3,916.57	3,916.57
Unemployment Insurance	1,032.34	1,032.34
Long Term Disability	20.80	20.80
Dental	436.36	436.36
Cell Phones	149.49	149.49
Total Administrative Salaries	935,232.05	985,690.30
Legal Expense		
Legal Services	4,833.90	4,833.90
Legal Services	3,546.75	3,546.75
Total Legal Expense	8,380.65	8,380.65
Other Admin Expenses		
Staff Training	1,314.30	1,314.30
Travel	387.96	387.96
Port Out Admin Fee Paid	4,596.55	4,596.55
Total Other Admin Expenses	6,298.81	6,298.81
Miscellaneous Admin Expenses		
Office Supplies	5,776.01	5,776.01
Office Supplies	3,052.92	3,052.92
Temporary Admin Labor	4,104.00	4,104.00
Temporary Admin Labor	2,577.92	2,577.92
Postage	14,859.91	14,859.91
Postage	2,821.78	2,821.78
Advertising	6,962.49	6,962.49
Printing & Publications	425.25	425.25
Printing & Publications	227.40	227.40
Membership Fees	219.60	219.60
Telephone	5,323.70	5,323.70
Telephone	9,550.93	9,550.93

St. Louis Housing Authority
Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	Period to Date	Year to Date
Maint Agreement-Office Equipment	1,079.68	1,079.68
Maint Agreement-Office Equipment	800.00	800.00
Professional/Technical Services	84,560.86	84,560.86
Software License Fees	30,608.82	30,608.82
Internet / Cable	647.93	647.93
Computer Supplies	3,413.04	4,707.99
Computer Supplies	12,179.63	12,179.63
Other Admin Expense	4,055.63	4,055.63
Other Admin Expense	183.06	183.06
Bank Fees	12.00	12.00
Bank Fees	10,323.94	10,323.94
D/A Testings/Results	441.30	441.30
Copying Expense	2,036.05	2,036.05
Copying Expense	79.71	79.71
Allocated OH-Administrative Expense	4,456.55	16,382.92
Allocated OH-Legal Expense	186.50	733.90
Allocated OH-Tenant Services Expense	0.00	5.78
Allocated OH-Utilities Expense	2,107.81	3,658.12
Allocated OH-Materials Expense	107.05	183.62
Allocated OH-Maintenance Expense	2,095.72	2,881.15
Allocated OH-Protective Services Expense	799.39	1,172.25
Allocated OH-Insurance Expense	5,779.72	6,192.22
Allocated OH-General Expense	30.63	30.76
Total Miscellaneous Admin Expenses	221,886.93	238,859.23
TOTAL ADMINISTRATIVE EXPENSES	1,171,798.44	1,239,228.99
TENANT SERVICES		
Tenant Services Salaries	11,332.07	11,332.07
FICA	856.14	856.14
Health Benefits	1,239.70	1,239.70
Retirement Benefits	1,248.95	1,248.95
Long Term Disability	13.44	13.44
Dental	57.78	57.78
Cell Phones	80.78	80.78
Tenant Srv Rec/Pub/Other	1,727.48	1,727.48
Tenant Srv Rec/Pub/Other-Euclid TAB	400.00	400.00
Tenant Srv Rec/Pub/Other-Parkview	137.71	137.71
Security Deposit Assistance	43,717.00	43,717.00
Tenant Services Screening	1,798.76	1,798.76
Tenant Participation Funds	600.00	600.00
Tenant Srv Lobby Monitors	3,493.75	3,493.75
Tenant Services Other-Circle of Friends (SLU)	4,122.55	4,122.55
TOTAL TENANT SERVICES EXPENSES	70,826.11	70,826.11
UTILITIES		
Mixed Finance Utilities	274,758.45	274,758.45
Water	58,463.08	58,463.08
Electricity	170,862.20	170,862.20
Gas	35,656.54	35,656.54
Sewer	143,570.60	143,570.60

St. Louis Housing Authority
Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	Period to Date	Year to Date
TOTAL UTILITY EXPENSES	683,310.87	683,310.87
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Salaries	951.94	951.94
Maintenance Labor-Grounds	84,888.11	84,888.11
Maint Labor -Janitorial Cleaning	36,162.62	36,162.62
Employee Benefit Contribution-Maint.	2,938.59	2,938.59
Maintenance Labor-Overtime	10,354.96	10,354.96
FICA	10,111.94	10,111.94
Health Benefits	12,042.80	12,042.80
Retirement Benefits	2,030.88	2,030.88
Unemployment Insurance	1,895.26	1,895.26
Long Term Disability	21.40	21.40
Dental	693.42	693.42
Cell Phones	57.15	57.15
Total General Maint Expense	162,149.07	162,149.07
Materials		
Materials-Custodial	555.68	555.68
Materials-Custodial	5,562.53	5,562.53
Materials-Electrical	149.81	149.81
Materials-Plumbing	2,121.16	2,121.16
Materials-Tools/Equipment	50.96	50.96
Materials-Tools/Equipment	419.62	419.62
Materials-Other	2,548.49	2,548.49
Materials-HVAC	1,075.13	1,075.13
Materials-Appliances	1,031.55	1,031.55
Materials-Hardware	2,383.26	2,383.26
Materials-Flooring	194.98	194.98
Materials-Cabinets/Countertops Doors/Windows	1,010.99	1,010.99
Total Materials	17,104.16	17,104.16
Contract Costs		
Contract-Elevators	2,873.05	2,873.05
Contract-Elevators	13,016.62	13,016.62
Contract-Trash Removal	7,566.82	7,566.82
Contract-Trash Removal	14,071.54	14,071.54
Contract-Custodian	5,695.00	5,695.00
Contract-Custodian	1,020.00	1,020.00
Contract-Plumbing	11,234.00	11,234.00
Contract-Uniform Cleaning	1,580.74	1,580.74
Contract-Grounds/Lawn	3,807.70	3,807.70
Contract-Grounds/Lawn	62,572.34	62,572.34
Contract-Auto Gas	883.54	883.54
Contract-Auto Gas	581.07	581.07
Contract-HVAC	2,400.00	2,400.00
Contract-HVAC	35,058.50	35,058.50
Contract-Fire Protection	1,096.32	1,096.32
Contract-Vehicle Repairs	2,086.97	2,086.97
Contract-Vehicle Repairs	2,147.18	2,147.18
Contract-Other	8,611.63	8,611.63

St. Louis Housing Authority
Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	Period to Date	Year to Date
Contract-Exterior Building Repairs	167.00	167.00
Contract-Parking Lot Repairs	1,045.00	1,045.00
Contract-Electrical	872.49	872.49
Contract-Extermination	115.26	115.26
Contract-Extermination	7,489.00	7,489.00
Contract-Flooring Installation	7,994.74	7,994.74
Contract-Painting/Wall Repairs	18,340.00	18,340.00
Contract-Lease Automobiles	7,360.15	7,360.15
Contract-Occupancy Permits	740.00	740.00
Total Contract Costs	220,426.66	220,426.66
TOTAL MAINTENACE EXPENSES	399,679.89	399,679.89
PROTECTIVE SERVICES		
Security Alarm Service	97.75	97.75
Security Alarm Service	-1,436.15	-1,436.15
Security/Law Enforcement	47,804.69	47,804.69
Security Enforcement-Police	7,039.30	7,039.30
TOTAL PROTECTIVE SERVICES	53,505.59	53,505.59
INSURANCE PREMIUMS		
Workers Comp Claims	24,041.10	24,041.10
Auto Insurance	6,321.25	6,321.25
Property Insurance	66,746.75	66,746.75
Fidelity Bond Insurance	325.65	325.65
Liability Insurance	21,371.70	21,371.70
TOTAL INSURANCE PREMIUMS	118,806.45	118,806.45
Severance Expense	19,346.28	19,346.28
Other General Expense	760,673.26	760,673.26
Other General Expense	1,170.23	1,170.23
PH FSS Escrow Expense	12,389.97	12,389.97
ACC Reserve Shortfall Disbursement	81,199.00	81,199.00
TOTAL OPERATING EXPENSES	3,372,706.09	3,440,136.64
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	7,795,767.00	7,795,767.00
Tenant Utility Payments-Voucher	353,079.00	353,079.00
Portable Out HAP Payments	130,333.00	130,333.00
FSS Escrow Payments	14,424.00	14,424.00
TOTAL HOUSING ASSISTANCE PAYMENTS	8,293,603.00	8,293,603.00
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	203,410.37	203,410.37
Equity Transfer Capital Assets OUT	203,410.37	203,410.37
Operating Transfers IN	20,000.00	20,000.00
Operating Transfers OUT	20,000.00	20,000.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00
UTILITY CONSUMPTION		
Water Consumption	27,186.92	27,186.92
Water Consumption Contra	27,186.92	27,186.92

St. Louis Housing Authority
Income Statement

Period = Oct 2023-Nov 2023

Book = Accrual

	Period to Date	Year to Date
Electric Consumption	1,480,581.00	1,480,581.00
Electric Consumption Contra	1,480,581.00	1,480,581.00
Gas Consumption	22,932.00	22,932.00
Gas Consumption Contra	22,932.00	22,932.00
Sewer Consumption	23,039.00	23,039.00
Sewer Consumption Contra	23,039.00	23,039.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	11,666,309.09	11,733,739.64
NET INCOME	4,580,146.02	4,580,146.02

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Acting Executive Director

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

Date: January 10, 2024

Subject: Development and Modernization Department Board Report

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

General

RD22-03 - Clinton-Peabody Apartments Redevelopment – The focus of the December community engagement meeting held on the 14th was one of celebration and a focus on the future. After some housekeeping announcements and updates, residents were included in a celebratory gift-giving provided by the development team, SLHA, and staff through donations. In addition, books were given to children and t-shirts with a Clinton-Peabody logo were distributed. The meeting provided a venue to celebrate the hard work residents have put in to inform the plan for their community and recognize the efforts of 11 months of planning and engagement.

The MHDC LIHTC application submitted on September 21, 2023 was not included for an award by the MHDC board at their December 8, 2023 meeting. The development team was extremely disappointed with the decision and reached out to MHDC to schedule a meeting to discuss why Clinton-Peabody Phase I was denied funding. The application was the second highest-scoring application in the 9% tax credit pool. Residents were given all this information at the beginning of this month's community engagement meeting.

Moves from the Green Zone to the Yellow Zone began in earnest at the end of December, eventually including approximately 30 households. This is in preparation for the first phase of development. Once the units have been vacated, the area will be boarded up and fenced to secure it. Beginning in January, the relocation staff will start interviewing residents in the Pink Zone to the Yellow Zone to match them with units that will be refreshed over the coming months.

Rental Assistance Demonstration (RAD)

King Louis Square (KLS) and King Louis Square II (KLSII) – SLHA is still communicating with the developer requesting the RAD conversion. They have closed on MHDC financing for their first phase and are expected to reengage with this process in the coming months.

SLHA was approached by DeSales KLS, a developer working to rehabilitate KLS and KLSII, in 2022 with a request to submit a RAD application to HUD for the conversion of public housing units in KLS (36) and KLSII (44) to a RAD Section 8 HAP contract.

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

Projects

The California Garden Fence Replacement and Security Upgrades – The contractor continued to submit shop drawings for approval in preparation for beginning work.

Parkview Elevator Replacement – Elevator shop drawings were received. SLHA staff is reviewing the package and is expected to complete the review in January. This is a significant milestone for the project. Work should begin in the spring of 2024. The elevator equipment ordered earlier in 2023 needs to be manufactured and delivered. This is still expected to occur in Spring 2024.

LaSalle Park Apartments Security Cameras – SLHA staff and the contractor have been working with Ameren to provide the necessary drawings for permit submission with the City. The submission of this permit is expected in January.

Lafayette Townhomes (2900 Park) – SLHA and the contractor have been working to create a scope of work necessary to address the critical code issues discovered in October. The modification to perform the work was completed on November 20, 2023. A completion of Spring 2024 is still expected.

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

Parkview Parking Deck Evaluation – Development and Modernization staff continue to monitor the parking deck's shoring and have ensured regular structural engineering inspections.

LaSaison Phase I – LaSaison Phase I has completed the construction of five (5) single-family homes by Habitat for Humanity St. Louis (HFHSL). HFHSL has identified families for each of the homes, and four (4) of the properties have transferred ownership. One (1) unit remains for transfer in Phase I.

LaSaison Phase II – Development and Modernization staff have been working with the master developer, Habitat for Humanity, to begin construction on Phase II of the LaSaison homeownership project. The development is still on track and will start in early 2024.

Section 18

Hodiamont Board Up – SLHA staff is working to complete the Section 18 application. Staff was unable to meet with the SLHA Resident TAB board in November and December, but has

scheduled a meeting with the board in January. The environmental review and Capital Needs Assessment (CNA) have been completed in preparation for the application.

Projects Ready for Close-Out

None.

Grant Applications

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

Safety and Security Grant 2023 – SLHA was awarded \$250,000 for the installation of security cameras and fencing improvements at Cochran Gardens.

Design work for the camera system has begun, and bidding is anticipated to be completed in the first quarter of 2024.

Solicitations

West Pine Roof Replacement – The bid date for the project was extended to December 7, 2023 to allow bidders to receive pricing quotes from local suppliers. Two bids were received after the architects contacted the supplier, who was not responding to requests for quotes. Development and Modernization staff are analyzing the apparent low bidder's information in anticipation of recommending them for the contract.

Badenhaus Sewer Repair – This project went to bid on December 18, 2023.

Re-Solicitations

Parkview Apartments Access Control System (Parkview) – The bid date for the project was extended to December 7, 2023 to allow bidders additional time, given the holiday and difficulty that occurred receiving bids during the initial solicitation. SLHA received three bids as a direct result of extending the bid date. Development and Modernization staff are analyzing the apparent low bidder's information in anticipation of recommending them for the contract.

Pre-Solicitation

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

On Hold Solicitations

Cochran Plaza Mini-Mall – The Cochran Gardens Mini-Mall select demolition and repairs were completed in August 2022. The design work for the project has been put on hold so that the agency's occupancy needs can be addressed first.

DEVELOPMENT AND MODERNIZATION
DECEMBER MONTHLY ACTIVITY REPORT

1/10/2024

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	4	8/1/19, 10/16/19	5/31/2024	TBD	Grice / Trivers	11/29/2021	100%	100%	100%	100%	100%	N/A	N/A	Part 50	10/2/2020	10/19/2020
MO001000019	Parkview Apartments	N/A	Elevator Replacement Parking Lot	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/16/2019	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000019	Parkview Apartments	N/A	Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/22/2022	50%	0%	0%	0%	0%	11/16/2020	6/8/2021	Part 50	9/22/2020	Pending
MO001000028	Badenhaus	N/A	Sewer Repairs	9	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	5/16/2016	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/22/2020
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/1/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	0	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A	Part 58				
MO001000002	Al Chappelle Building	N/A	Renovation	1	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	0%	0%	12/17/2020	Under Review	TBD	TBD	TBD
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	22	5/1/2021	4/30/2024	5/1/2022	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	9/22/2020, Tier II required
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	0	0	0	N/A	N/A	N/A	Design Build	N/A	N/A	N/A	N/A	100%	100%	N/A	N/A	N/A	N/A	8/16/2021
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	0	N/A	N/A	N/A	Webb Engineering	N/A	100%	100%	100%	100%	100%	N/A	N/A	N/A	N/A	N/A
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	0	N/A	N/A	N/A	Hurst-Rosche	5/4/2023	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	
MO001000019	Parkview Apartments	N/A	Parkview Lobby Renovations	1	0	0	N/A	N/A	N/A	St. Louis Design Alliance	9/22/2023	20%	80%	80%	0%	0%	11/16/2020	6/2/2021	Part 50		1/14/2022
MO001000002	Clinton-Peabody	I	Clinton Peabody Make Ready Unit	12	41	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	N/A	N/A	N/A	N/A	N/A
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	0	N/A	N/A	N/A	Hurst-Rosche	9/22/2023	100%	80%	40%	0%	0%		4/6/2020	Part 50	9/21/2020	10/2/2020

1/10/2024

1/10/2024

DEVELOPMENT AND MODERNIZATION
DECEMBER MONTHLY ACTIVITY REPORT

1/10/2024

Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	5/31/2023	9/28/2023	TBD	TBD	TBD	TBD	100%	49%	
MO001000019	Parkview Apartments	N/A	Elevator Replacement Parking Lot	1	0	TBD	TBD	2/7/2025	TBD	TBD	TBD	-		
MO001000019	Parkview Apartments	N/A	Repair/Reconstruction	1	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000028	Badenhaus	N/A	Sewer Repairs	9	0	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	TBD	-	N/A	TBD	N/A	N/A	-		
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	TBD	-	N/A				-		
MO001000002	Al Chappelle Building	N/A	Renovation	1	N/A	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	N/A	N/A	-	TBD	-		
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	0	0	11/16/2022	1/15/2023	N/A	TBD	N/A	N/A	100%	75%	
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	TBD	TBD	TBD	TBD	N/A	N/A	-		
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	TBD	TBD	TBD	TBD	N/A	N/A	-		
MO001000019	Parkview Apartments	N/A	Parkview Lobby Renovations	1	0	TBD	TBD	TBD	TBD	N/A	N/A	-		
MO001000002	Clinton-Peabody	I	Clinton Peabody Make Ready Unit	12	41	N/A	N/A	N/A	N/A	8/5/2023	TBD	-		
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	TBD	TBD	TBD	TBD	N/A	N/A	-		

DEVELOPMENT AND MODERNIZATION DECEMBER 2023 MONTHLY ACTIVITY REPORT



2900 Park Structural Repairs & Unit Upgrades



2900 Park Structural Repairs & Unit Upgrades



Clinton Peabody Make-Ready Units



LaSalle Park Site Security Cameras

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

AT 12/31/2023

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150116	555	379,956.00	379,956.00	0.00	379,956.00	0.00	31-Aug-2024	31-Aug-2024
MO36R00150216	556	1,888,651.00	1,572,649.22	316,001.78	215,508.28	1,673,142.72	31-Aug-2024	31-Aug-2024
MO36R00150117	558	294,831.00	29,483.10	265,347.90	29,483.10	265,347.90	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	178,587.50	1,607,287.50	178,587.50	1,607,287.50	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	7,993,897.06	793,946.94	7,990,819.10	797,024.90	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	7,421,516.61	1,599,416.39	5,061,640.18	3,959,292.82	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	7,793,316.25	548,203.75	6,965,885.93	1,375,634.07	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	123,277.00	0.00	123,277.00	0.00	9-Sep-2022	9-Sep-2023
MO36P00150122	567	9,630,778.00	5,684,453.78	3,946,324.22	4,051,072.45	5,579,705.55	23-May-2025	23-May-2027
MO36P00150123	568	8,977,188.00	1,948,833.80	7,028,354.20	1,131,121.10	7,846,066.90	16-Feb-2025	16-Feb-2027
Totals		\$49,230,853.00	\$33,125,970.32	\$16,104,882.68	\$26,127,350.64	\$23,103,502.36		
			67.3%		53.1%			

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Acting Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: January 10, 2024

Subject: Resident Initiatives Board Report

In December 2023, the Resident Initiatives Department maintained active engagement with residents. A summary of the same is highlighted below:

ROSS Service Coordinator

The ROSS Service Coordinators attended several community events to build awareness of the ROSS program and made several social service referrals to address residents' needs. Resident Initiatives provided 88 bus tickets to residents in need of access to transportation. The ROSS Coordinators are consistently building relationships with partners throughout the region. In December, they connected with St. Louis University, Turn the page STL and Urban Harvest STL to discuss how they can support the upcoming Resident Initiatives' Resource Fair.

Resident Engagement

The ROSS Coordinators continue to conduct outreach to enroll new residents and reactivate the previous caseload.

Community Outreach

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

12/5/23 - Loyola Academy Student Activity

The Resident Initiatives team supported a PCC member with their student engagement activity and participated in a tour of the school to learn more about their curriculum and enrollment opportunities.

12/5/23 - Parkview TAB Meeting

The Coordinators attended a TAB informational meeting held for the residents of Parkview. During this meeting, the Coordinators were able to share what they do and meet with a prospective ROSS client.

12/12/23 - Circle of Friends Holiday Dinner

The Coordinators supported the Elderly and Disabled Coordinator with the execution of a holiday dinner for members of Circle of Friends.

12/14/23 - Clinton-Peabody - Christmas Event

The Coordinators supported Clinton-Peabody residents as they hosted a Christmas event for their neighbors.

Seniors/Disabled

The Elderly and Disabled Services program provided case management services to elderly and disabled residents across SLHA developments and facilitated several activities through the Circle of Friends program.

In December, the Coordinator hosted a holiday party to celebrate the Circle of Friends participants. This event was held at the Missouri Athletic Club and was a wonderful afternoon filled with a great lunch, music, games, and giveaways.



Family Self Sufficiency

As of December 2023, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had thirty (30) participants, twenty-six (26) with established escrow accounts, and twelve (12) actively receiving a monthly escrow credit. In addition, there were twenty (20) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which thirteen (13) have established escrow accounts and eight (8) received a monthly escrow credit. There was one (1) new participant enrolled in the FSS-PH program.

There were no FSS-HCV/PH graduations, partial disbursements, or transfers for December 2023.

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	30	26	0	81.1%
PH	20	13	0	66.7%

In December, the Coordinators attended meetings with St. Louis Community Credit Union (SLCCU) to discuss SLCCU joining the PCC and the resources they could offer active FSS participants. Additionally, the FSS Coordinators attended the following community events and conducted multiple outreach strategies to engage residents and participants in the FSS program:

12/5/23 - Parkview TAB Meeting

The Coordinators attended a TAB informational meeting held for the residents of Parkview. During this meeting, the Coordinators were able to share information about the FSS program.

12/12/23 - Circle of Friends Holiday Dinner

The Coordinators supported the Elderly and Disabled Coordinator with the execution of a holiday dinner for members of Circle of Friends.

12/13/23 - Family Self Sufficiency Briefing and Informational

The FSS-HCV Coordinator hosted a briefing for HCV participants at SLHA headquarters. The theme for this event was “Let’s Start New Beginnings for 2024!” The participants were given an inside look at the program and requirements. The Coordinator discussed the importance of goal-setting, and how the program would assist participants with their progress. As a result of the briefing, there were four participants who are now in the process of completing their applications for the FSS program.

12/19/23 - Badenfest Resident Meeting

The Coordinators attended the resident meeting to share FSS resources and connect with residents.

12/20/23 - Renaissance at the Grand “Circle of Friends” Christmas Luncheon

The Coordinators attended this holiday event to support the Circle of Friends facilitator and build relationships with SLHA residents.

12/22/23 - North Sarah Christmas Party

The Coordinators attended this holiday event to support the Circle of Friends facilitator and build relationships with SLHA residents.

TABs

The St. Louis TAB met December 13, 2023. During this meeting, the FSS Coordinator shared the TAB Roadshow strategy and timeline. Additionally, the Resident Initiatives Director facilitated a TAB informational meeting with Parkview residents that have expressed interest in reactivating their TAB. These meetings were used to build an understanding of HUD guidelines and share SLHA's timeline for elections. Additionally, the Capital Projects Manager and Director of Property Management met with the residents to answer key questions and provide updates on Parkview's physical improvements.



LEGAL

MEMORANDUM

To: Latasha K. Barnes, Acting Executive Director

From: Sarah J. Hugg-Turner, General Counsel

Date: January 10, 2024

Subject: Procurement Board Report – December 2023

Capital Fund

A. Contracts Awarded

None.

B. Solicitations Pending

RD 23-03A Invitation for Bids (IFB) for Re-solicitation of Parkview Apartments Access Control System. The General Scope of Work for this project will consist of, but not be limited to, the procurement and installation of all required equipment, cabling, and applicable software for an access control system to be provided for the use of the St. Louis Housing Authority and its designated agents. The Acquisition and Solicitation Plans were approved on August 31, 2023. Bid Documents were approved on September 21, 2023. The IFB was advertised in the September 28, 2023 edition of the St. Louis American and the October 1, 2023 edition of the St. Louis Post-Dispatch. The IFB was issued on October 2, 2023. A pre-bid conference was scheduled for October 12, 2023. Sealed bids were due on November 9, 2023. The bid due date was changed to December 12, 2023. Three bids were received. Information was requested from the apparent low bidder on December 18, 2023.

RD23-12 Invitation for Bids (IFB) for West Pine Roof Replacement. The General Scope of Work for this project consists of, but is not limited to, the removal and replacement of the entire existing asphalt built-up roof system with new single-ply membrane roofing system, including all substrate insulation, and related accessories, metal flashing and wood blocking. Electrical repairs, HVAC equipment replacement, new lightning protection system, and painting of the penthouse and stair tower trim and doors are also included as a part of this project. The Acquisition and Solicitation

Plans were approved on September 19, 2023. Bid Documents were approved on September 8, 2023. The IFB was advertised in the October 5, 2023 edition of the St. Louis American and the October 8, 2023 edition of the St. Louis Post-Dispatch. The IFB was issued on October 9, 2023. A pre-bid conference was held on October 24, 2023 and October 26, 2023. Sealed bids were due on November 16, 2023. The bid due date was changed to December 7, 2023. Two bids were received. Information was requested from the apparent low bidder on December 11, 2023.

RD24-04

Invitation for Bids (IFB) for Badenhause Sewer Repairs and Water Heater Replacements. The General Scope of Work for this project will consist of, but will not be limited to, the "in-place" repair and/or replacement of existing sewer lines throughout the 100-unit Badenhause development. In most locations, a minimally invasive strategy will be used that will allow residents the ability to remain in place while these repairs are being performed. In addition, the natural gas water heaters throughout the complex will be replaced. The Acquisition and Solicitation Plans were approved on November 22, 2023. Bid Documents were approved on December 5, 2023. The IFB was advertised in the December 14, 2023 edition of the St. Louis American and the December 17, 2023 edition of the St. Louis Post-Dispatch. The IFB was issued on December 18, 2023. The pre-bid conference is scheduled for January 9, 2024. Sealed bids are due January 25, 2024.

Other Contracting Activity

A. Contracts Awarded

None.

B. Solicitations Pending

None.

COMMUNICATIONS

Communications Department

MEMORANDUM

To: Latasha Barnes, Acting Executive Director

From: Val Joyner, Director of Communications

Date: January 10, 2024

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	0	
News coverage	0	
Outreach Events	2	<ul style="list-style-type: none"> Clinton-Peabody Holiday Celebration SLHA Staff Holiday Party
Social Media Campaign		
Facebook Posts	28	Highest Performing (Facebook) <ul style="list-style-type: none"> <i>Elderly Public Housing Waiting List</i> 371 Reach; 9 Engagements <i>Clinton-Peabody Holiday Celebration</i> 576 Reach; 10 Engagements
Twitter Posts	25	Highest Performing (Twitter) <ul style="list-style-type: none"> <i>Elderly Public Housing Waiting List</i> 39 Impressions; 17 Engagements <i>Kwanzaa Celebration</i> 31 Impressions; 3 Engagements
LinkedIn Posts	24	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <i>SLHA Staff Holiday Party</i> 91 Impressions; 48 Engagements <i>Landlord Signing Bonus</i> 62 Impressions; 5 Engagements

Social media analytics are as follows:

Facebook Total Followers: 2,070	DEC 2023	NOV 2023	OCT 2023	SEPT 2023
Reach	1,074	2,079 (+47%)	1,410	1,664
Post Engagement	112	197	280 (+536%)	44
Visits	1,273	1,300	1,586 (+19%)	1,328
New Followers	22 (+57%)	14	22 (0%)	22

Please note: Twitter Analytics is still undergoing an update. Many metrics are unavailable.

Twitter Total Followers: 147	DEC 2023	NOV 2023	OCT 2023	SEPT 2023
Impressions	384	821 (+26%)	651 (+6%)	617
Profile Visits	u/a	u/a	u/a	u/a
Mentions	u/a	u/a	u/a	u/a
New Followers	u/a	0	4 (+500%)	-1

LinkedIn Total Followers: 315	DEC 2023	NOV 2023	OCT 2023	SEPT 2023
Impressions	1,039	1,278	1,683 (+46%)	1,155 (+14%)
Page Views	139	171	173 (+82%)	95
Unique Visitors	57	80 (+36%)	59 (+48%)	40
Post Reactions	33	46 (+84%)	25	26

HUMAN RESOURCES

MEMORANDUM

To: Latasha Barnes, Acting Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: January 10, 2024

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF DECEMBER 31, 2023

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
100	0	4	104

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Lorese Johnson	Assistant Property Manager
Maria McMiller	Intake Coordinator
Leo Townsend	Maintenance Technician

<u>New Employees Temporary Full-Time:</u>	<u>Name</u>	<u>Title</u>
None this reporting period.		

<u>New Employees Regular Part-Time:</u>	<u>Name</u>	<u>Title</u>
None this reporting period.		

<u>New Employees Temporary Part-Time:</u>	<u>Name</u>	<u>Title</u>
None this reporting period.		

Promotions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Bridgette Harvey	Accounting Manager	Director of Finance
LaKayla Johnson	Leasing Agent	Property Manager
Paul Werner	Acting Director of Operations – PH	Director of Operations – PH

Status Change Acting Positions:

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

Title Change:

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

Status Change (Temporary to Regular Full-Time):

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

Status Change (Temporary to Regular Part-Time):

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

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

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

RECRUITMENT**Number of Position Vacancies Published This Month: 2****Number of Position Vacancies Carried Over From Previous Month: 14**

Applications	<u>Received This Month</u>
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Position Vacancies Published this Month:

Accounting – HCV Programs	6
Accounting Manager	17

Additional Applications Received this Month:

Accountant	19
Accounts Payable Specialist	10
Compliance Specialist	18
Contract and Compliance Specialist	14
Custodian	17
Facilities Manager	8
Groundskeeper	8
Housing Specialist	16
Intake Specialist	16
Integrated Pest Management	4
Maintenance Technician	6
Program Specialist (Finance)	11
Senior Maintenance Technician (Full-Time)	1
Staff Attorney	2

Position Applied for by Residents:

None this reporting period.

EEO COMPLAINTS:

None this reporting period.

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Keisha Shelton	Cyber Awareness Challenge	1.75
Leo Townsend	Cyber Awareness Challenge	1.75

EMPLOYEE TRAINING OUT- OF- STATE:

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