



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS

FEBRUARY 22

2024



MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Acting Executive Director

Date: February 16, 2024

Subject: Monthly Activities Report

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

I. Public Housing Program Activities

- Asset Management Memo
- Occupancy Summary
- Move-Out Analysis
- Demographic Summary Report
- Property Management Memo
- Public Housing Cash Activity as of 12/31/2023
- Public Housing AMP Budgets as of 12/31/2023
- Financial Condition Indicators as of 12/31/2023
- Management Operations Indicator as of 12/31/2023

II. Housing Choice Voucher (Section 8) Program Activities

- Section 8 Cash Activity as of 12/31/2023
- HCV Budget as of 12/31/2023
- Housing Choice Voucher Memo
- Waitlist Breakdown Summary
- Inspection Activity Summary Report

III. Finance

- Income Statement as of 12/31/2023

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: February 7, 2024

SUBJECT: Asset Management Board Report

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

Management Transition: Effective October 1, 2023, SLHA assumed self-management of its entire public housing portfolio of 12 AMPS and 1,748 units. Asset Management staff has worked to support the transition to self-management by assisting with interviews, onboarding and training of 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 include, but were not limited to, keys, inventories (equipment, tools, supplies, etc.), vendor contracts, vendor contact information, and files for residents to send to the attorney. Asset Management staff continues to support property management staff and operations as needed, especially assisting with invoices and other accounts payables functions.

Management Meetings: To monitor 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 regular monthly meetings with each of management agents. In January, Asset Management held its first monthly management meeting with SLHA's property management team.

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. Although SLMPD is experiencing significant staffing shortages, Asset Management continues to hold regular meetings with the Housing Unit and representatives of management 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. In an effort 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:

January	86.06%
HUD GOAL	95%

Prior Months:

December	November	October
89.54*	91.72*	96.35

*The recent decline in the HUD reporting is due to Habitat's failure to promptly complete recertifications over the past year. A significant number of the overdue recertifications should have been completed by Habitat prior to SLHA taking over management October 1, 2023. Asset Management is working closely with SLHA's property management and other mixed-finance management companies to address outstanding recertifications and exceed the HUD goal of 95%.

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

Number of HUD Approved Units (Start of the month):	214
New Requests Submitted to HUD	2
Extension Requests Submitted to HUD	23

NSPIRE: In January, HUD conducted an NSPIRE inspection of Cambridge Heights Phase I. To prepare, SLHA's Asset Management staff completed a pre-inspection of the development and provided technical assistance to the management staff on how to utilize HUD's NSPIRE website. Asset Management will continue to monitor management's progress on addressing outstanding violations to ensure that all violations are promptly resolved.

Northside Scattered Sites - Cupples: For the past several months, Asset Management has assisted Northside Scattered Sites with renovations at 4704 Cupples. The four units in this building had significant damage from vandalism and water due to frozen pipes in December 2023. Asset Management issued a solicitation in July 2023 to identify a contractor to complete repairs on three vacant units. MOSAIC Associates, Inc. was awarded a contract in October 2023 and construction started in November 2023. Construction is approximately 90% complete and anticipated to be completed by the end of February. Upon completion of construction, the two 3-bedroom and one 1-bedroom units will have received a complete renovation, including new flooring, cabinets and new appliances.

DEV #	AMP #	DEVELOPMENT	# UNITS	Offline	10/1/2023 Occupied	Occ. %	Offline	11/1/2023 Occupied	Occ. %	Offline	12/1/2023 Occupied	Occ. %	Offline	1/1/2024 Occupied	Occ. %
20	MO001000002	Clinton-Peabody	358	121	152	64%	121	147	62%	121	139	59%	114	143	59%
100	MO001000010	James House	126		108	86%		108	86%		106	84%		102	81%
132	MO001000013	Euclid Plaza Elderly	108		108	100%		105	97%		103	95%		101	94%
170	MO001000017	West Pine	99		85	86%		83	84%		81	82%		78	79%
190	MO001000019	Parkview Elderly	295	7	246	85%	1	243	83%	1	239	81%	1	235	80%
280	MO001000028	Badenhaus Elderly	100		85	85%		86	86%		86	86%		87	87%
390		Badenfest Elderly	21		20	95%		19	90%		19	90%		19	90%
340	MO001000034	LaSalle Park	148	2	133	91%	1	134	91%	1	129	88%	0	131	89%
370	MO001000037	Cochran Plaza	78	4	64	86%	4	62	84%	4	64	86%	4	64	86%
220	MO001000038	Lafayette Apartments	26		23	88%		23	88%		23	88%		22	85%
230		California Gardens	28	10	18	100%	10	18	100%	10	18	100%	10	18	100%
350		Armand & Ohio	4		4	100%		4	100%		4	100%		4	100%
380		Folsom	6	1	5	100%	1	5	100%	1	5	100%	1	5	100%
382		Marie Fanger	6		5	83%		5	83%		5	83%		4	67%
410		South Broadway	10		10	100%		10	100%		10	100%		10	100%
420		Lafayette Townhomes	38	12	25	96%	12	24	92%	12	24	92%	12	25	96%
421		Tiffany Turnkey	25		21	84%		20	80%		19	76%		19	76%
150	MO001000041	Towne XV	8	3	4	80%	3	4	80%	0	6	75%		7	88%
160		McMillan Manor	20	3	16	94%	3	16	94%	3	16	94%	3	16	94%
260		Page Manor	10	4	6	100%	4	6	100%	4	6	100%	4	6	100%
381		Samuel Shepard	16	3	10	77%	3	10	77%	3	10	77%	3	10	77%
383		Cupples	4	2	0	0%	2	0	0%	2	0	0%	2	0	0%
384		Hodiamont	22	22	0	-	22	0	0%	22	0	-	22	0	0%
411		Walnut Park	13		13	100%		13	100%		13	100%		13	100%
412		Lookaway	17	3	12	86%	3	12	86%	3	12	86%	3	12	86%
510		McMillan Manor II	18		15	83%		15	83%		15	83%		13	72%
440	MO001000044	Murphy Park I	93	13	70	88%	12	71	88%	12	71	88%	12	71	88%
450	MO001000045	Murphy Park II	64	2	51	82%	2	54	87%	2	56	90%	2	55	89%
460	MO001000046	Murphy Park III	65	2	55	87%	1	55	86%	1	56	88%	1	56	88%
470	MO001000047	King Louis Square	36		31	86%		32	89%		32	89%		34	94%
480	MO001000048	Les Chateaux	40		35	88%		38	95%		39	98%		39	98%
490	MO001000049	King Louis Square II	44		38	86%		37	84%		37	84%		37	84%
500	MO001000050	Renaissance Pl @ Grand	62		60	97%		60	97%		60	97%		59	95%
520	MO001000052	King Louis III	24	1	19	83%	1	19	83%	1	18	78%	1	18	78%
540	MO001000054	Sr. Living at Renaissance Pl	75		74	99%		73	97%		73	97%		73	97%
550	MO001000055	Gardens at Renaissance Pl	22		21	95%		20	91%		21	95%		20	91%
560	MO001000056	Cahill House	80		76	95%		76	95%		77	96%		77	96%
570	MO001000057	Renaissance Pl @ Grand II	36		34	94%		33	92%		33	92%	1	32	91%
580	MO001000058	Cambridge Heights	46	13	24	73%	11	27	77%	11	27	77%	11	27	77%
590	MO001000059	Renaissance Place @ Grand III	50		46	92%		47	94%		48	96%		49	98%
600	MO001000060	Cambridge Heights II	44	10	25	74%	7	28	76%	7	28	76%	7	25	68%
620	MO001000062	Sr. Living at Cambridge Heights	75		69	92%		73	97%		72	96%		73	97%
630	MO001000063	Arlington Grove	70		64	91%		63	90%		63	90%		63	90%
640	MO001000064	North Sarah	59		53	90%		52	88%		53	90%		55	93%
650	MO001000065	North Sarah II	46		36	78%		36	78%		37	80%		38	83%
660	MO001000066	North Sarah III	35		33	94%		33	94%		33	94%		33	94%
661	MO001000061	Kingsbury Terrace	120		110	92%		111	93%		110	92%		109	91%
670	MO001000067	Preservation Square I	19		18	95%		17	89%		17	89%		17	89%
	TOTAL		2,809	238	2,230		224	2,227		221	2,213		214	2,204	

Move-Out Analysis

January 1- January 31, 2024

	January 2024		October 2023 - January 2024	
Abandonment of Unit	2	3.8%	9	6.2%
Deceased	6	11.3%	14	9.7%
Did Not Like Unit	-	-	-	-
Evicted-Legal Action	11	20.8%	20	13.8%
Incarcerated	-	-	1	0.7%
Moved- In Legal	-	-	1	0.7%
Moved to HCV Prog S8	-	-	3	2.1%
Moved with Notice	10	18.9%	40	27.6%
One Strike	1	1.9%	4	2.8%
Nursing Home Placement	-	-	4	2.8%
Purchased Home	-	-	-	-
Relocation Transfer	-	-	3	2.1%
Transfer to Diff PH Unit	23	43.4%	46	31.7%
Total	53	100.0%	145	100.0%

Demographic Report
January 1 - January 31, 2024*

	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

*Due to a reporting issue with Yardi, current month data for January was not available.

MEMORANDUM

TO: Latasha Barnes, Acting Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: February 7, 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. The Property Management Department is in the process of stabilizing sites by continuing to provide training to staff, resolve outstanding issues and ensure that residents are provided with decent, safe, and sanitary housing. Property Management is continuing the search for qualified candidates to fill vacant positions by partnering with the Human Resources Department to host a job fair to recruit and retain qualified staff members.

Occupancy: Property Management is inspecting all vacant units to determine the extent of repairs needed to make units ready for occupancy. Property Management is prioritizing units based on the degree of work and materials required in the make-ready process. Property Management plans to host an occupancy campaign to assist with mass unit turns. The campaign will include tips and tricks for getting a unit ready for the new resident, employee incentives and recognition of sites that exceed goals. Occupancy is expected to increase 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 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 whose waiting list are continuously open.

		# of Bedrooms					
Development	# of Families	1	2	3	4	5	6
Clinton Peabody	368	0	270	74	24	0	0
West Pine	2406	1272	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	92	0	0
Kingsbury	509	198	311	0	0	0	0
James House	4455	3089	1366	0	0	0	0
Euclid Plaza	3356	3171	185	0	0	0	0
Parkview	208	208	0	0	0	0	0
Baden (comb.)	3217	1882	1335	0	0	0	0
Northside Scattered	1678	0	1546	112	0	20	0
Cochran	2556	1021	946	400	170	1	18
Total	23248	12716	8531	1558	400	25	18

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

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 and the overwhelming volume of incomplete recertifications from The Habitat Company, 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 12/31/2023

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	12/31/23 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	12/31/23 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$16,586,235.49	BANK OF DELIGHT CD	2/22/2024	2.85%	\$243,386.85
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$171,017.53	CHARLES SCHWAB BANK SSB CD	2/23/2024	4.85%	\$99,775.45
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$819,821.82	FEDERAL HOME LOAN BANK STEP-UP	3/28/2024	1.50%	\$247,159.44
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$734,599.78	FANNIE MAE	3/1/2024	5.33%	\$189,960.36
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$290,712.27	FIRST TECHNOLOGY FEDERAL CD	3/25/2024	5.40%	\$190,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$101,454.82	GOLDMAN SACHS BANK USA CD	5/6/2024	2.60%	\$98,193.30
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,358.98	GREENSTATE CREDIT UNION CD	2/28/2024	1.60%	\$99,187.70
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,284.81	MEDALLION BANK UTAH CD	3/15/2024	2.8	\$242,938.65
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$428,728.19	MORGAN STANLEY PVT BANK CD	2/7/2024	3.10%	\$242,693.27
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$16,676.37	UBS BANK USA CD	4/3/2024	2.90%	\$243,851.80
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$279,945.10	US BANK NATL ASSOC CD	3/28/2024	2.80%	\$250,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$386,306.84	WI TREASURY BILL	6/27/2024	0.00%	\$487,396.93
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$663,050.99	TREASURY BILL	2/1/2024	0.00%	\$341,205.32
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,431,909.80	TREASURY BILL	3/7/2024	0.00%	\$493,548.50
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	184,105.60				
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$22,107,208.39	TOTAL INVESTMENTS			\$3,469,297.57

Clinton Peabody

Income Statement

Period = Oct 2023-Dec 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	1,147.10	42,000.00	-40,852.90	168,000.00
Utility Reimb.-LIPH	-16,573.00	-17,499.99	926.99	-70,000.00
Total Rental Income	-15,425.90	24,500.01	-39,925.91	98,000.00
Other Tenant Income				
Damages/Maintenance	0.00	50.01	-50.01	200.00
Late Charges	2,802.00	5,000.01	-2,198.01	20,000.00
Misc TPA Balance	1,077.00	0.00	1,077.00	0.00
Total Other Tenant Income	3,879.00	5,050.02	-1,171.02	20,200.00
NET TENANT INCOME	-11,546.90	29,550.03	-41,096.93	118,200.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	608,648.00	620,968.74	-12,320.74	2,483,875.00
Interest Income -Private Management	0.00	9.99	-9.99	40.00
Allocated Interest Income	0.00	45.00	-45.00	180.00
Non-Dwelling Rent	900.00	300.00	600.00	1,200.00
Other Miscellaneous Income	2,640.01	0.00	2,640.01	0.00
Allocated Other Income	29,518.96	12,773.76	16,745.20	51,095.00
TOTAL GRANT AND OTHER INCOME	641,706.97	634,097.49	7,609.48	2,536,390.00
TOTAL INCOME	630,160.07	663,637.53	-33,477.46	2,654,550.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	88,463.89	154,023.24	65,559.35	616,093.00
TOTAL TENANT SERVICES EXPENSES	5,998.81	6,825.00	826.19	27,300.00
TOTAL UTILITY EXPENSES	104,854.33	159,975.03	55,120.70	639,900.00
Total Maint Salaries	37,783.60	72,448.98	34,665.38	289,796.00
Total Materials	711.70	25,099.95	24,388.25	100,400.00
Total Contract Costs	55,278.07	100,395.06	45,116.99	401,580.00
TOTAL MAINTENACE EXPENSES	93,773.37	197,943.99	104,170.62	791,776.00
TOTAL PROTECTIVE SERVICES	274.99	86,904.24	86,629.25	347,617.00
TOTAL INSURANCE PREMIUMS	44,779.50	50,497.74	5,718.24	201,991.00
TOTAL GENERAL EXPENSES	3,806.90	7,467.51	3,660.61	29,870.00
TOTAL OPERATING EXPENSES	341,951.79	663,637.53	321,684.96	2,654,550.00
NET INCOME	288,208.18	0.00	288,208.18	0.00

James House

Income Statement

Period = Oct 2023-Dec 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	56,314.00	71,499.99	-15,185.99	286,000.00
Total Rental Income	56,314.00	71,499.99	-15,185.99	286,000.00
Other Tenant Income				
Damages/Maintenance	0.00	50.01	-50.01	200.00
Late Charges	3,346.00	7,625.01	-4,279.01	30,500.00
Legal Fees - Tenant	743.00	0.00	743.00	0.00
Vacate Charges	0.00	575.01	-575.01	2,300.00
Total Other Tenant Income	4,089.00	8,250.03	-4,161.03	33,000.00
NET TENANT INCOME	60,403.00	79,750.02	-19,347.02	319,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	206,482.24	214,248.75	-7,766.51	856,995.00
Interest Income -Private Management	8.99	43.74	-34.75	175.00
Allocated Interest Income	0.00	5.25	-5.25	21.00
Other Miscellaneous Income	8,782.00	99.99	8,682.01	400.00
Allocated Other Income	4,422.58	1,913.76	2,508.82	7,655.00
TOTAL GRANT AND OTHER INCOME	219,695.81	216,311.49	3,384.32	865,246.00
TOTAL INCOME	280,098.81	296,061.51	-15,962.70	1,184,246.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	37,446.20	63,461.25	26,015.05	253,845.00
TOTAL TENANT SERVICES EXPENSES	2,876.07	3,895.26	1,019.19	15,581.00
TOTAL UTILITY EXPENSES	48,443.13	54,331.26	5,888.13	217,325.00
Total Maint Salaries	20,190.47	42,156.00	21,965.53	168,624.00
Total Materials	13,865.96	10,362.45	-3,503.51	41,450.00
Total Contract Costs	16,945.97	48,336.27	31,390.30	193,345.00
TOTAL MAINTENACE EXPENSES	51,002.40	100,854.72	49,852.32	403,419.00
TOTAL PROTECTIVE SERVICES	52,690.88	48,591.51	-4,099.37	194,366.00
TOTAL INSURANCE PREMIUMS	20,833.59	23,527.98	2,694.39	94,112.00
TOTAL GENERAL EXPENSES	2.08	1,398.75	1,396.67	5,595.00
TOTAL OPERATING EXPENSES	213,294.35	296,061.51	82,766.38	1,184,246.00
NET INCOME	66,804.46	0.00	66,804.46	0.00

Euclid Plaza Elderly

Income Statement

Period = Oct 2023-Dec 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	65,097.00	63,999.99	1,097.01	256,000.00
Total Rental Income	65,097.00	63,999.99	1,097.01	256,000.00
Other Tenant Income				
Damages/Maintenance	0.00	37.50	-37.50	150.00
Late Charges	2,910.00	2,499.99	410.01	10,000.00
Vacate Charges	900.00	1,925.01	-1,025.01	7,700.00
Total Other Tenant Income	3,810.00	4,462.50	-652.50	17,850.00
NET TENANT INCOME	68,907.00	68,462.49	444.51	273,850.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	173,016.50	175,275.00	-2,258.50	701,100.00
Interest Income	31.72	150.00	-118.28	600.00
Allocated Interest Income	0.00	4.50	-4.50	18.00
Other Miscellaneous Income	33.65	174.99	-141.34	700.00
Allocated Other Income	3,931.18	1,701.24	2,229.94	6,805.00
TOTAL GRANT AND OTHER INCOME	177,013.05	177,305.73	-292.68	709,223.00
TOTAL INCOME	245,920.05	245,768.22	151.83	983,073.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	34,936.33	57,954.48	23,018.15	231,818.00
TOTAL TENANT SERVICES EXPENSES	2,518.62	4,509.00	1,990.38	18,036.00
TOTAL UTILITY EXPENSES	45,601.04	53,375.01	7,773.97	213,500.00
Total Maint Salaries	25,170.23	41,451.48	16,281.25	165,806.00
Total Materials	3,989.86	13,375.02	9,385.16	53,500.00
Total Contract Costs	16,382.52	35,281.32	18,898.80	141,125.00
TOTAL MAINTENANCE EXPENSES	45,542.61	90,107.82	44,565.21	360,431.00
TOTAL PROTECTIVE SERVICES	8,070.93	17,122.50	9,051.57	68,490.00
TOTAL INSURANCE PREMIUMS	17,492.01	21,423.75	3,931.74	85,695.00
TOTAL GENERAL EXPENSE	153.45	1,276.50	1,123.05	5,106.00
TOTAL OPERATING EXPENSES	154,314.99	245,768.22	91,454.07	983,073.00
NET INCOME	91,605.06	0.00	91,605.06	0.00

West Pine

Income Statement

Period = Oct 2023-Dec 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	54,824.00	69,000.00	-14,176.00	276,000.00
Total Rental Income	54,824.00	69,000.00	-14,176.00	276,000.00
Other Tenant Income				
Damages/Maintenance	10.00	12.51	-2.51	50.00
Late Charges	1,218.00	4,560.00	-3,342.00	18,240.00
Total Other Tenant Income	1,228.00	4,572.51	-3,344.51	18,290.00
NET TENANT INCOME	56,052.00	73,572.51	-17,520.51	294,290.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	167,982.00	166,645.74	1,336.26	666,583.00
Interest Income	10.68	24.99	-14.31	100.00
Allocated Interest Income	0.00	4.26	-4.26	17.00
Other Miscellaneous Income	-125.35	75.00	-200.35	300.00
Allocated Other Income	3,650.38	1,579.74	2,070.64	6,319.00
TOTAL GRANT AND OTHER INCOME	171,517.71	168,329.73	3,187.98	673,319.00
TOTAL INCOME	227,569.71	241,902.24	-14,332.53	967,609.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	29,156.06	56,903.49	27,747.43	227,614.00
TOTAL TENANT SERVICES EXPENSES	1,774.40	2,415.27	640.87	9,661.00
TOTAL UTILITY EXPENSES	43,485.56	53,400.00	9,914.44	213,600.00
Total Maint Salaries	21,906.37	40,946.22	19,039.85	163,785.00
Total Materials	2,496.70	7,799.76	5,303.06	31,199.00
Total Contract Costs	5,733.29	34,505.01	28,771.72	138,020.00
TOTAL MAINTENACE EXPENSES	30,136.36	83,250.99	53,114.63	333,004.00
TOTAL PROTECTIVE SERVICES	23,380.14	24,766.50	1,386.36	99,066.00
TOTAL INSURANCE PREMIUMS	16,146.30	19,398.75	3,252.45	77,595.00
TOTAL GENERAL EXPENSES	89.83	1,768.26	1,678.43	7,073.00
TOTAL OPERATING EXPENSES	144,168.65	241,902.24	97,734.61	967,609.00
NET INCOME	83,401.06	0.00	83,401.06	0.00

Parkview Elderly

Income Statement

Period = Oct 2023-Dec 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	166,030.35	160,374.99	5,655.36	641,500.00
Total Rental Income	166,030.35	160,374.99	5,655.36	641,500.00
Other Tenant Income				
Late Charges	12,357.00	15,048.75	-2,691.75	60,195.00
Vacate Charges	0.00	999.99	-999.99	4,000.00
Total Other Tenant Income	12,357.00	16,048.74	-3,691.74	64,195.00
NET TENANT INCOME	178,387.35	176,423.73	1,963.62	705,695.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	455,681.00	443,644.50	12,036.50	1,774,578.00
Interest Income	24.10	114.99	-90.89	460.00
Allocated Interest Income	0.00	12.00	-12.00	48.00
Non-Dwelling Rent	3,300.00	3,300.00	0.00	13,200.00
Other Miscellaneous Income	853.65	43.74	809.91	175.00
Allocated Other Income	10,354.46	4,480.74	5,873.72	17,923.00
TOTAL GRANT AND OTHER INCOME	470,213.21	451,595.97	18,617.24	1,806,384.00
TOTAL INCOME	648,600.56	628,019.70	20,580.86	2,512,079.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	68,801.81	119,757.72	50,955.91	479,031.00
TOTAL TENANT SERVICES EXPENSES	2,100.89	3,500.25	1,399.36	14,001.00
TOTAL UTILITY EXPENSES	87,646.63	157,175.01	69,528.38	628,700.00
Total Maint Salaries	32,830.47	95,260.23	62,429.76	381,041.00
Total Materials	923.54	16,900.02	15,976.48	67,600.00
Total Contract Costs	9,495.70	78,020.76	68,525.06	312,083.00
TOTAL MAINTENACE EXPENSES	43,249.71	190,181.01	146,931.30	760,724.00
TOTAL PROTECTIVE SERVICES	97,006.25	106,406.49	9,400.24	425,626.00
TOTAL INSURANCE PREMIUMS	39,380.88	52,022.25	12,641.37	208,089.00
TOTAL GENERAL EXPENSES	437.58	5,383.74	4,946.16	21,535.00
TOTAL OPERATING EXPENSES	338,623.75	634,426.47	295,802.72	2,537,706.00
NET INCOME	309,976.81	-6,406.77	-275,221.86	-25,627.00

Baden House Elderly/Badenfest

Income Statement

Period = Oct 2023-Dec 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	52,151.00	63,187.50	-11,036.50	252,750.00
Utility Reimb.-LIPH	-488.00	-375.00	-113.00	-1,500.00
Total Rental Income	51,663.00	62,812.50	-11,149.50	251,250.00
Other Tenant Income				
Damages/Maintenance	0.00	249.99	-249.99	1,000.00
Late Charges	3,365.00	3,500.01	-135.01	14,000.00
Vacate Charges	0.00	924.99	-924.99	3,700.00
Total Other Tenant Income	3,365.00	4,674.99	-1,309.99	18,700.00
NET TENANT INCOME	55,028.00	67,487.49	-12,459.49	269,950.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	172,866.00	174,217.26	-1,351.26	696,869.00
Interest Income	7.23	37.50	-30.27	150.00
Allocated Interest Income	0.00	5.01	-5.01	20.00
Other Miscellaneous Income	33.65	62.49	-28.84	250.00
Allocated Other Income	4,352.38	1,883.49	2,468.89	7,534.00
TOTAL GRANT AND OTHER INCOME	177,259.26	176,205.75	1,053.51	704,823.00
TOTAL INCOME	232,287.26	243,693.24	-11,405.98	974,773.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	41,901.69	63,176.46	21,274.77	252,706.00
TOTAL TENANT SERVICES EXPENSES	980.50	1,459.98	479.48	5,840.00
TOTAL UTILITY EXPENSES	40,904.44	54,950.01	14,045.57	219,800.00
Total Maint Salaries	22,442.21	41,921.25	19,479.04	167,685.00
Total Materials	0.00	8,647.50	8,647.50	34,590.00
Total Contract Costs	8,416.92	37,961.76	29,544.84	151,847.00
TOTAL MAINTENANCE EXPENSES	30,859.13	88,530.51	57,671.38	354,122.00
TOTAL PROTECTIVE SERVICES	18,480.55	19,492.26	1,011.71	77,969.00
TOTAL INSURANCE PREMIUMS	12,378.30	15,287.25	2,908.95	61,149.00
TOTAL GENERAL EXPENSES	173.38	798.24	624.86	3,193.00
TOTAL OPERATING EXPENSES	145,677.99	243,693.24	98,016.72	974,773.00
NET INCOME	86,609.27	0.00	86,609.27	0.00

LaSalle Park

Income Statement

Period = Oct 2023-Dec 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	41,865.00	63,037.50	-21,172.50	252,150.00
Utility Reimb.-LIPH	-16,875.00	-18,750.00	1,875.00	-75,000.00
Utility Reimbursement Refund	843.00	0.00	843.00	0.00
Total Rental Income	25,833.00	44,287.50	-18,454.50	177,150.00
Other Tenant Income				
Damages/Maintenance	0.00	39.99	-39.99	160.00
Late Charges	1,405.00	3,500.01	-2,095.01	14,000.00
Vacate Charges	10,061.00	950.01	9,110.99	3,800.00
Total Other Tenant Income	11,466.00	4,490.01	6,975.99	17,960.00
NET TENANT INCOME	37,299.00	48,777.51	-11,478.51	195,110.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	223,429.26	294,949.26	-71,520.00	1,179,797.00
Allocated Interest Income	0.00	18.51	-18.51	74.00
Insurance Proceeds	14,039.88	0.00	14,039.88	0.00
Allocated Other Income	15,900.21	6,880.50	9,019.71	27,522.00
TOTAL GRANT AND OTHER INCOME	253,369.35	301,848.27	-48,478.92	1,207,393.00
TOTAL INCOME	290,668.35	350,625.78	-59,957.43	1,402,503.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	54,770.32	86,331.45	31,561.13	345,326.00
TOTAL TENANT SERVICES EXPENSES	3,226.09	3,676.26	450.17	14,705.00
TOTAL UTILITY EXPENSES	45,405.10	53,499.99	8,094.89	214,000.00
Total Maint Salaries	23,165.28	60,007.74	36,842.46	240,031.00
Total Materials	203.98	21,384.96	21,180.98	85,540.00
Total Contract Costs	15,916.67	57,434.97	41,518.30	229,740.00
TOTAL MAINTENANCE EXPENSES	39,285.93	138,827.67	99,541.74	555,311.00
TOTAL PROTECTIVE SERVICES	39,002.93	35,926.50	-3,076.43	143,706.00
TOTAL INSURANCE PREMIUMS	22,401.00	28,334.22	5,933.22	113,337.00
TOTAL GENERAL EXPENSES	327.26	4,028.01	3,700.75	16,112.00
TOTAL OPERATING EXPENSES	204,418.63	350,625.78	146,205.47	1,402,503.00
NET INCOME	86,249.72	0.00	86,249.72	0.00

Cochran Plaza

Income Statement

Period = Oct 2023-Dec 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	16,163.00	34,175.01	-18,012.01	136,700.00
Utility Reimb.-LIPH	-13,276.00	-11,250.00	-2,026.00	-45,000.00
Total Rental Income	2,887.00	22,925.01	-20,038.01	91,700.00
Other Tenant Income				
Damages/Maintenance	-1,050.46	99.99	-1,150.45	400.00
Late Charges	278.00	1,500.00	-1,222.00	6,000.00
Misc. Tenant Income	-334.00	0.00	-334.00	0.00
Vacate Charges	0.00	99.99	-99.99	400.00
Total Other Tenant Income	-1,106.46	1,699.98	-2,806.44	6,800.00
NET TENANT INCOME	1,780.54	24,624.99	-22,844.45	98,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	194,088.00	218,053.74	-23,965.74	872,215.00
Allocated Interest Income	0.00	10.74	-10.74	43.00
Other Miscellaneous Income	11,671.10	0.00	11,671.10	0.00
Allocated Other Income	9,231.24	3,994.74	5,236.50	15,979.00
TOTAL GRANT AND OTHER INCOME	214,990.34	222,059.22	-7,068.88	888,237.00
TOTAL INCOME	216,770.88	246,684.21	-29,913.33	986,737.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	30,881.15	58,447.26	27,566.11	233,789.00
TOTAL TENANT SERVICES EXPENSES	1,873.00	2,134.50	261.50	8,538.00
TOTAL UTILITY EXPENSES	62,728.91	53,710.02	-9,018.89	214,840.00
Total Maint Salaries	25,428.58	31,019.73	5,591.15	124,079.00
Total Materials	1,509.73	17,208.72	15,698.99	68,835.00
Total Contract Costs	10,473.02	45,042.51	34,569.49	180,170.00
TOTAL MAINTENANCE EXPENSES	37,411.33	93,270.96	55,859.63	373,084.00
TOTAL PROTECTIVE SERVICES	20,754.73	18,934.74	-1,819.99	75,739.00
TOTAL INSURANCE PREMIUMS	13,158.75	14,361.24	1,202.49	57,445.00
TOTAL GENERAL EXPENSES	185.87	882.24	696.37	3,529.00
TOTAL OPERATING EXPENSES	166,993.74	241,740.96	74,747.22	966,964.00
NET INCOME	49,777.14	4,943.25	44,833.89	19,773.00

Southside Scattered Sites Income Statement

Period = Oct 2023-Dec 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	47,739.00	51,249.99	-3,510.99	205,000.00
Utility Reimb.-LIPH	-4,714.00	-6,125.01	1,411.01	-24,500.00
Total Rental Income	43,025.00	45,124.98	-2,099.98	180,500.00
Other Tenant Income				
Late Charges	5,700.00	3,875.01	1,824.99	15,500.00
Vacate Charges	0.00	750.00	-750.00	3,000.00
Total Other Tenant Income	5,700.00	4,625.01	1,074.99	18,500.00
NET TENANT INCOME	48,725.00	49,749.99	-1,024.99	199,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	255,244.00	255,588.00	-344.00	1,022,352.00
Allocated Interest Income	0.00	9.24	-9.24	37.00
Other Miscellaneous Income	0.00	2.49	-2.49	10.00
Allocated Other Income	7,967.66	3,447.75	4,519.91	13,791.00
TOTAL GRANT AND OTHER INCOME	263,211.66	259,047.48	4,164.18	1,036,190.00
TOTAL INCOME	311,936.66	308,797.47	3,139.19	1,235,190.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	41,831.25	71,454.99	29,623.74	285,820.00
TOTAL TENANT SERVICES EXPENSES	1,616.61	1,842.27	225.66	7,369.00
TOTAL UTILITY EXPENSES	57,179.20	65,799.99	8,620.79	263,200.00
Total Maint Salaries	28,510.46	73,894.47	45,384.01	295,578.00
Total Materials	6,385.45	17,522.55	11,137.10	70,090.00
Total Contract Costs	27,771.57	53,028.27	25,256.70	212,113.00
TOTAL MAINTENANCE EXPENSES	62,667.48	144,445.29	81,777.81	577,781.00
TOTAL PROTECTIVE SERVICES	222.00	0.00	-222.00	0.00
TOTAL INSURANCE PREMIUMS	22,346.52	22,491.99	145.47	89,968.00
TOTAL GENERAL EXPENSES	158.10	2,764.26	2,606.16	11,057.00
TOTAL OPERATING EXPENSES	186,021.16	308,797.47	122,777.63	1,235,190.00
NET INCOME	125,915.50	0.00	125,915.50	0.00

Northside Scattered Sites

Income Statement

Period = Oct 2023-Dec 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	34,958.80	35,750.01	-791.21	143,000.00
Utility Reimb.-LIPH	-13,632.00	-9,999.99	-3,632.01	-40,000.00
Total Rental Income	21,326.80	25,750.02	-4,423.22	103,000.00
Other Tenant Income				
Cleaning Fee	90	0	90	0
Late Charges	1018	1125	-107	4500
Legal Fees - Tenant	0.00	500.01	-500.01	2,000.00
Tenant Owed Utilities	948.00	0.00	948.00	0.00
Vacate Charges	514.00	0.00	514.00	0.00
Total Other Tenant Income	2,570.00	1,625.01	944.99	6,500.00
NET TENANT INCOME	23,896.80	27,375.03	-3,478.23	109,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	328,523.00	325,050.99	3,472.01	1,300,204.00
Allocated Interest Income	0.00	18.24	-18.24	73.00
Fraud Recovery PH	-2,806.00	0.00	-2,806.00	0.00
Allocated Other Income	15,584.32	6,743.76	8,840.56	26,975.00
TOTAL GRANT AND OTHER INCOME	341,301.32	331,812.99	9,488.33	1,327,252.00
TOTAL INCOME	365,198.12	359,188.02	6,010.10	1,436,752.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	38,733.28	81,418.77	42,685.49	325,675.00
TOTAL TENANT SERVICES EXPENSES	3,161.99	4,603.50	1,441.51	18,414.00
TOTAL UTILITY EXPENSES	52,887.11	60,624.99	7,737.88	242,500.00
Total Maint Salaries	16,491.75	49,452.27	32,960.52	197,809.00
Total Materials	6,393.43	19,962.51	13,569.08	79,850.00
Total Contract Costs	41,469.49	107,130.03	65,660.54	428,520.00
TOTAL MAINTENANCE EXPENSES	64,354.67	176,544.81	112,190.14	706,179.00
TOTAL PROTECTIVE SERVICES	290.85	624.99	334.14	2,500.00
TOTAL INSURANCE PREMIUMS	22,748.86	24,602.76	1,853.90	98,411.00
TOTAL GENERAL EXPENSES	253.32	3,173.76	2,920.44	12,695.00
TOTAL OPERATING EXPENSES	182,430.08	351,593.58	169,163.50	1,406,374.00
NET INCOME	182,768.04	7,594.44	175,173.60	30,378.00

King Louis Square III

Income Statement

Period = Oct 2023-Dec 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	-3,317.00	15,750.00	-19,067.00	63,000.00
Utility Reimb.-LIPH	3,340.00	-2,600.01	5,940.01	-10,400.00
Total Rental Income	23.00	13,149.99	-13,126.99	52,600.00
Other Tenant Income				
Late Charges	210.00	624.99	-414.99	2,500.00
Total Other Tenant Income	210.00	624.99	-414.99	2,500.00
NET TENANT INCOME	233.00	13,774.98	-13,541.98	55,100.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	38,997.01	44,156.76	-5,159.75	176,627.00
Allocated Interest Income	0.00	2.25	-2.25	9.00
Allocated Other Income	1,965.59	850.50	1,115.09	3,402.00
TOTAL GRANT AND OTHER INCOME	40,962.60	45,009.51	-4,046.91	180,038.00
TOTAL INCOME	41,195.60	58,784.49	-17,588.89	235,138.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,321.52	13,872.51	5,550.99	55,490.00
TOTAL TENANT SERVICES EXPENSES	398.81	454.50	55.69	1,818.00
TOTAL UTILITY EXPENSES	8,951.95	11,754.99	2,803.04	47,020.00
Total General Maint Expense	3,188.12	4,812.51	1,624.39	19,250.00
Total Materials	0.00	3,035.01	3,035.01	12,140.00
Total Contract Costs	5,129.82	13,325.01	8,195.19	53,300.00
TOTAL MAINTENACE EXPENSES	8,317.94	21,172.53	12,854.59	84,690.00
TOTAL PROTECTIVE SERVICES	6,393.03	5,826.00	-567.03	23,304.00
TOTAL INSURANCE PREMIUMS	3,765.00	3,710.73	-54.27	14,843.00
TOTAL GENERAL EXPENSES	1,980.03	1,994.76	14.73	7,979.00
TOTAL OPERATING EXPENSES	38,128.28	58,784.49	20,656.21	235,138.00
NET INCOME	3,067.32	0.00	3,067.32	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Dec 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	120,577.00	147,978.00	-27,401.00	591,912.00
Investment Inc -Restricted Non-Allocated	145.47	0.00	145.47	0.00
TOTAL GRANT AND OTHER INCOME	120,722.47	147,978.00	-27,255.53	591,912.00
TOTAL INCOME	120,722.47	147,978.00	-27,255.53	591,912.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	13,592.67	18,793.77	5,201.10	75,175.00
TOTAL UTILITY EXPENSES	35,460.75	36,715.74	1,254.99	146,863.00
TOTAL INSURANCE PREMIUMS	1,944.99	2,507.49	562.50	10,030.00
TOTAL GENERAL EXPENSES	86,978.49	89,961.00	2,982.51	359,844.00
TOTAL OPERATING EXPENSES	137,976.90	147,978.00	10,001.10	591,912.00
NET INCOME	-17,254.43	0.00	-17,254.43	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	69,389.00	88,710.00	-19,321.00	354,836.00
Investment Inc -Restricted Non-Allocated	4,478.42	0.00	4,478.42	0.00
TOTAL GRANT AND OTHER INCOME	73,867.42	88,710.00	-14,842.58	354,836.00
TOTAL INCOME	73,867.42	88,710.00	-14,842.58	354,836.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	9,096.59	12,619.50	3,522.91	50,484.00
TOTAL UTILITY EXPENSES	20,328.24	25,032.00	4,703.76	100,127.00
TOTAL INSURANCE PREMIUMS	1,337.49	1,725.00	387.51	6,898.00
TOTAL GENERAL EXPENSES	54,103.26	49,332.00	-4,771.26	197,327.00
TOTAL OPERATING EXPENSES	84,865.58	88,710.00	3,842.92	354,836.00
NET INCOME	-10,998.16	0.00	-10,998.16	0.00

Mixed Finance Properties Income Statement

Period = Oct 2023-Dec 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	80,067.00	99,557.25	-19,490.25	398,229.00
TOTAL GRANT AND OTHER INCOME	80,067.00	99,557.25	-19,490.25	398,229.00
TOTAL INCOME	80,067.00	99,557.25	-19,490.25	398,229.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	9,835.92	13,637.73	3,801.81	54,551.00
TOTAL UTILITY EXPENSES	21,311.49	25,919.49	4,608.00	103,678.00
TOTAL INSURANCE PREMIUMS	1,344.99	1,736.49	391.50	6,946.00
TOTAL GENERAL EXPENSES	51,316.20	58,263.51	6,947.31	233,054.00
TOTAL OPERATING EXPENSES	83,808.60	99,557.22	15,748.62	398,229.00
NET INCOME	-3,741.55	0.03	-3,741.58	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	36,485.00	42,123.99	-5,638.99	168,496.00
Investment Inc -Restricted Non-Allocated	7.80	0.00	7.80	0.00
TOTAL GRANT AND OTHER INCOME	36,492.80	42,123.99	-5,631.19	168,496.00
TOTAL INCOME	36,492.80	42,123.99	-5,631.19	168,496.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,028.51	5,634.75	1,606.24	22,539.00
TOTAL UTILITY EXPENSES	3,516.65	3,399.99	-116.66	13,600.00
TOTAL PROTECTIVE SERVICES	9,574.42	8,739.00	-835.42	34,956.00
TOTAL INSURANCE PREMIUMS	788.01	1,012.26	224.25	4,049.00
TOTAL GENERAL EXPENSES	20,648.35	15,297.51	-5,350.84	61,190.00
TOTAL OPERATING EXPENSES	38,555.94	34,083.51	-4,472.43	136,334.00
NET INCOME	-2,063.14	8,040.48	-10,103.62	32,162.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Dec 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	38,794.00	28,809.51	9,984.49	115,238.00
TOTAL GRANT AND OTHER INCOME	38,794.00	46,137.51	-7,343.51	184,550.00
TOTAL INCOME	38,794.00	46,137.51	-7,343.51	184,550.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,212.54	3,974.25	761.71	15,897.00
TOTAL TENANT SERVICES EXPENSES	600.00	150.00	-450.00	600.00
TOTAL UTILITY EXPENSES	13,963.50	13,963.50	0.00	55,854.00
TOTAL PROTECTIVE SERVICES	10,634.90	9,710.01	-924.89	38,840.00
TOTAL INSURANCE PREMIUMS	687.51	885.51	198.00	3,542.00
TOTAL GENERAL EXPENSES	14,846.01	14,846.01	0.00	59,384.00
TOTAL OPERATING EXPENSES	43,944.46	43,529.28	-415.18	174,117.00
NET INCOME	-5,150.46	2,608.23	-7,758.69	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	45,543.00	52,593.72	-7,050.72	210,375.00
Investment Inc -Restricted Non-Allocated	4.83	0.00	4.83	0.00
TOTAL GRANT AND OTHER INCOME	45,547.83	52,593.72	-7,045.89	210,375.00
TOTAL INCOME	45,547.83	52,593.72	-7,045.89	210,375.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	5,091.51	7,053.24	1,961.73	28,213.00
TOTAL UTILITY EXPENSES	6,479.17	6,375.00	-104.17	25,500.00
TOTAL PROTECTIVE SERVICES	11,725.65	10,680.99	-1,044.66	42,724.00
TOTAL INSURANCE PREMIUMS	939.51	1,208.76	269.25	4,835.00
TOTAL GENERAL EXPENSES	24,569.57	22,179.99	-2,389.58	88,720.00
TOTAL OPERATING EXPENSES	48,805.41	47,497.98	-1,307.43	189,992.00
NET INCOME	-3,257.58	5,095.74	-8,353.32	20,383.00
NET INCOME	48,805.41	47,497.98	1,307.43	189,992.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Dec 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	59,625.00	77,719.02	-18,094.02	310,876.00
Investment Inc -Restricted Non-Allocated	527.08	0.00	527.08	0.00
TOTAL GRANT AND OTHER INCOME	60,152.08	77,719.02	-17,566.94	310,876.00
TOTAL INCOME	60,152.08	77,719.02	-17,566.94	310,876.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,628.66	11,937.00	3,308.34	47,748.00
TOTAL TENANT SERVICES EXPENSES	0.00	232.50	232.50	930.00
TOTAL UTILITY EXPENSES	18,030.24	18,729.24	699.00	74,917.00
TOTAL PROTECTIVE SERVICES	16,512.91	15,050.76	-1,462.15	60,203.00
TOTAL INSURANCE PREMIUMS	1,308.75	1,686.24	377.49	6,745.00
TOTAL GENERAL EXPENSES	30,496.71	33,057.51	2,560.80	132,230.00
TOTAL OPERATING EXPENSES	74,977.27	80,693.25	5,715.98	322,773.00
NET INCOME	-14,825.19	-2,974.23	-11,850.96	-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	75,291.00	92,175.48	-16,884.48	368,702.00
Investment Inc -Restricted Non-Allocated	8,300.29	0.00	8,300.29	0.00
TOTAL GRANT AND OTHER INCOME	83,591.29	92,175.48	-8,584.19	368,702.00
TOTAL INCOME	83,591.29	92,175.48	-8,584.19	368,702.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,578.87	6,238.74	1,659.87	24,955.00
TOTAL TENANT SERVICES EXPENSES	1,225.00	281.25	-943.75	1,125.00
TOTAL UTILITY EXPENSES	25,770.99	26,360.25	589.26	105,441.00
TOTAL PROTECTIVE SERVICES	19,966.98	18,206.25	-1,760.73	72,825.00
TOTAL INSURANCE PREMIUMS	1,391.76	1,648.50	256.74	6,594.00
TOTAL GENERAL EXPENSES	35,445.60	39,242.49	3,796.89	156,970.00
TOTAL OPERATING EXPENSES	88,379.20	91,977.48	3,598.28	367,910.00
NET INCOME	-4,787.91	198.00	-4,985.91	792.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Dec 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	29,989.00	32,904.27	-2,915.27	131,617.00
Investment Inc -Restricted Non-Allocated	1,303.53	0.00	1,303.53	0.00
TOTAL GRANT AND OTHER INCOME	31,292.53	32,904.27	-1,611.74	131,617.00
TOTAL INCOME	31,292.53	32,904.27	-1,611.74	131,617.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,357.57	1,873.26	515.69	7,493.00
TOTAL TENANT SERVICES EXPENSES	0.00	82.50	82.50	330.00
TOTAL UTILITY EXPENSES	8,617.50	9,911.01	1,293.51	39,644.00
TOTAL PROTECTIVE SERVICES	5,847.66	5,340.75	-506.91	21,363.00
TOTAL INSURANCE PREMIUMS	543.00	626.49	83.49	2,506.00
TOTAL GENERAL EXPENSES	15,467.16	13,932.00	-1,535.16	55,728.00
TOTAL OPERATING EXPENSES	31,832.89	31,766.01	-66.88	127,064.00
NET INCOME	-540.36	1,138.26	-1,678.62	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	79,780.00	72,766.98	7,013.02	291,068.00
Investment Inc -Restricted Non-Allocated	8,612.98	0.00	8,612.98	0.00
TOTAL GRANT AND OTHER INCOME	88,392.98	72,766.98	15,626.00	291,068.00
TOTAL INCOME	88,392.98	72,766.98	15,626.00	291,068.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,726.90	6,391.23	1,664.33	25,565.00
TOTAL UTILITY EXPENSES	31,103.49	33,416.25	2,312.76	133,665.00
TOTAL INSURANCE PREMIUMS	1,837.50	2,120.01	282.51	8,480.00
TOTAL GENERAL EXPENSES	37,031.04	31,500.24	-5,530.80	126,001.00
TOTAL OPERATING EXPENSES	74,698.93	73,427.73	-1,271.20	293,711.00
NET INCOME	13,694.05	-660.75	14,354.80	-2,643.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Dec 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	61,558.00	73,133.49	-11,575.49	292,534.00
Investment Inc -Restricted Non-Allocated	1,710.80	0.00	1,710.80	0.00
TOTAL GRANT AND OTHER INCOME	63,268.80	73,133.49	-9,864.69	292,534.00
TOTAL INCOME	63,268.80	73,133.49	-9,864.69	292,534.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,418.86	6,179.25	1,760.39	24,717.00
TOTAL TENANT SERVICES EXPENSES	0.00	135.00	135.00	540.00
TOTAL UTILITY EXPENSES	10,005.75	15,207.99	5,202.24	60,832.00
TOTAL PROTECTIVE SERVICES	9,574.42	8,739.00	-835.42	34,956.00
TOTAL INSURANCE PREMIUMS	762.99	983.01	220.02	3,932.00
TOTAL GENERAL EXPENSES	30,494.25	36,073.50	5,579.25	144,294.00
TOTAL OPERATING EXPENSES	55,256.27	67,317.75	12,061.48	269,271.00
NET INCOME	8,012.53	5,815.74	2,196.79	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	55,591.00	66,065.52	-10,474.52	264,262.00
Investment Inc -Restricted Non-Allocated	3,399.67	0.00	3,399.67	0.00
TOTAL GRANT AND OTHER INCOME	58,990.67	66,065.52	-7,074.85	264,262.00
TOTAL INCOME	58,990.67	66,065.52	-7,074.85	264,262.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	5,822.63	8,049.24	2,226.61	32,197.00
TOTAL UTILITY EXPENSES	19,402.50	19,402.26	-0.24	77,609.00
TOTAL PROTECTIVE SERVICES	12,240.73	11,166.75	-1,073.98	44,667.00
TOTAL INSURANCE PREMIUMS	980.76	1,292.01	311.25	5,168.00
TOTAL GENERAL EXPENSES	34,704.78	34,704.75	-0.03	138,819.00
TOTAL OPERATING EXPENSES	73,151.40	74,615.01	1,463.61	298,460.00
NET INCOME	-14,160.73	-8,549.49	-5,611.24	-34,198.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Dec 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	65,837.00	83,454.51	-17,617.51	333,818.00
Investment Inc -Restricted Non-Allocated	3,097.84	0.00	3,097.84	0.00
TOTAL GRANT AND OTHER INCOME	68,934.84	83,454.51	-14,519.67	333,818.00
TOTAL INCOME	68,934.84	83,454.51	-14,519.67	333,818.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,511.87	10,406.76	2,894.89	41,627.00
TOTAL TENANT SERVICES EXPENSES	0.00	187.50	187.50	750.00
TOTAL UTILITY EXPENSES	19,124.49	20,544.24	1,419.75	82,177.00
TOTAL PROTECTIVE SERVICES	13,301.20	12,137.76	-1,163.44	48,551.00
TOTAL INSURANCE PREMIUMS	1,037.49	1,339.50	302.01	5,358.00
TOTAL GENERAL EXPENSES	42,989.28	44,627.25	1,637.97	178,509.00
TOTAL OPERATING EXPENSES	83,964.33	89,243.01	5,278.68	356,972.00
NET INCOME	-15,029.49	-5,788.50	-9,240.99	-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	51,945.00	71,114.49	-19,169.49	284,458.00
Investment Inc -Restricted Non-Allocated	1,496.87	0.00	1,496.87	0.00
TOTAL GRANT AND OTHER INCOME	53,441.87	71,114.49	-17,672.62	284,458.00
TOTAL INCOME	53,441.87	71,114.49	-17,672.62	284,458.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,898.88	9,516.00	2,617.12	38,064.00
TOTAL UTILITY EXPENSES	18,395.25	18,395.25	0.00	73,581.00
TOTAL PROTECTIVE SERVICES	11,726.52	10,680.99	-1,045.53	42,724.00
TOTAL INSURANCE PREMIUMS	927.00	1,224.24	297.24	4,897.00
TOTAL GENERAL EXPENSES	30,192.99	30,192.99	0.00	120,772.00
TOTAL OPERATING EXPENSES	68,140.64	70,009.47	1,868.83	280,038.00
NET INCOME	-14,698.77	1,105.02	-19,541.45	4,420.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Dec 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	46,300.00	170,592.99	-124,292.99	682,372.00
Investment Inc -Restricted Non-Allocated	7,753.84	0.00	7,753.84	0.00
TOTAL GRANT AND OTHER INCOME	54,053.84	170,592.99	-116,539.15	682,372.00
TOTAL INCOME	54,053.84	170,592.99	-116,539.15	682,372.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,792.83	9,384.00	2,591.17	37,536.00
TOTAL UTILITY EXPENSES	54,750.00	58,125.00	3,375.00	232,500.00
TOTAL GENERAL EXPENSES	48,368.76	98,857.74	50,488.98	395,431.00
TOTAL OPERATING EXPENSES	109,911.59	166,366.74	56,455.15	665,467.00
NET INCOME	-55,857.75	4,226.25	-60,084.00	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	55,014.00	69,784.74	-14,770.74	279,139.00
Investment Inc -Restricted Non-Allocated	94.49	0.00	94.49	0.00
TOTAL GRANT AND OTHER INCOME	55,108.49	69,784.74	-14,676.25	279,139.00
TOTAL INCOME	55,108.49	69,784.74	-14,676.25	279,139.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,465.61	6,130.23	1,664.62	24,521.00
TOTAL UTILITY EXPENSES	31,175.25	30,136.50	-1,038.75	120,546.00
TOTAL PROTECTIVE SERVICES	19,966.98	18,206.25	-1,760.73	72,825.00
TOTAL INSURANCE PREMIUMS	1,289.49	1,633.50	344.01	6,534.00
TOTAL GENERAL EXPENSES	15,046.74	10,288.74	-4,758.00	41,155.00
TOTAL OPERATING EXPENSES	71,944.07	66,395.22	-5,548.85	265,581.00
NET INCOME	-16,835.58	3,389.52	-20,225.10	13,558.00

Mixed Finance Properties Income Statement

Period = Oct 2023-Dec 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	95,352.00	104,209.50	-8,857.50	416,838.00
Investment Inc -Restricted Non-Allocated	73.42	0.00	73.42	0.00
TOTAL GRANT AND OTHER INCOME	95,425.42	104,209.50	-8,784.08	416,838.00
TOTAL INCOME	95,425.42	104,209.50	-8,784.08	416,838.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,907.12	12,265.98	3,358.86	49,064.00
TOTAL UTILITY EXPENSES	34,955.49	37,073.25	2,117.76	148,293.00
TOTAL INSURANCE PREMIUMS	1,435.74	1,854.51	418.77	7,418.00
TOTAL GENERAL EXPENSES	58,357.89	58,002.24	-355.65	232,009.00
TOTAL OPERATING EXPENSES	103,656.24	109,195.98	5,539.74	436,784.00
NET INCOME	-8,230.82	-4,986.48	-3,244.34	-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	67,917.00	71,916.51	-3,999.51	287,666.00
Investment Inc -Restricted Non-Allocated	195.02	0.00	195.02	0.00
TOTAL GRANT AND OTHER INCOME	68,112.02	71,916.51	-3,804.49	287,666.00
TOTAL INCOME	68,112.02	71,916.51	-3,804.49	287,666.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,649.10	10,674.75	3,025.65	42,699.00
TOTAL UTILITY EXPENSES	15,884.76	16,670.01	785.25	66,680.00
TOTAL INSURANCE PREMIUMS	1,235.01	1,592.49	357.48	6,370.00
TOTAL GENERAL EXPENSES	47,558.55	47,949.00	390.45	191,796.00
TOTAL OPERATING EXPENSES	72,327.42	76,886.25	4,558.83	307,545.00
NET INCOME	-4,215.40	-4,969.74	754.34	-19,879.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Dec 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	60,328.00	53,374.50	6,953.50	213,498.00
Investment Inc -Restricted Non-Allocated	3,303.25	0.00	3,303.25	0.00
TOTAL GRANT AND OTHER INCOME	63,631.25	53,374.50	10,256.75	213,498.00
TOTAL INCOME	63,631.25	53,374.50	10,256.75	213,498.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	5,135.09	7,242.00	2,106.91	28,968.00
TOTAL UTILITY EXPENSES	11,616.00	10,899.99	-716.01	43,600.00
TOTAL INSURANCE PREMIUMS	968.25	1,242.24	273.99	4,969.00
TOTAL GENERAL EXPENSES	47,806.32	38,826.51	-8,979.81	155,306.00
TOTAL OPERATING EXPENSES	65,525.66	58,210.74	-7,314.92	232,843.00
NET INCOME	-1,894.41	-4,836.24	2,941.83	-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	34,472.00	34,892.76	-420.76	139,571.00
Investment Inc -Restricted Non-Allocated	4,536.89	0.00	4,536.89	0.00
TOTAL GRANT AND OTHER INCOME	39,008.89	34,892.76	4,116.13	139,571.00
TOTAL INCOME	39,008.89	34,892.76	4,116.13	139,571.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,065.22	5,781.24	1,716.02	23,125.00
TOTAL UTILITY EXPENSES	8,067.00	8,120.01	53.01	32,480.00
TOTAL INSURANCE PREMIUMS	742.50	1,234.74	492.24	4,939.00
TOTAL GENERAL EXPENSES	24,952.95	24,048.24	-904.71	96,193.00
TOTAL OPERATING EXPENSES	37,827.67	39,184.23	1,356.56	156,737.00
NET INCOME	1,181.22	-4,291.47	5,472.69	-17,166.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Dec 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	30,151.00	24,567.99	5,583.01	98,272.00
Investment Inc -Restricted Non-Allocated	3.60	0.00	3.60	0.00
TOTAL GRANT AND OTHER INCOME	30,154.60	24,567.99	5,586.61	98,272.00
TOTAL INCOME	30,154.60	24,567.99	5,586.61	98,272.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	0.00	3,997.98	3,997.98	15,992.00
TOTAL UTILITY EXPENSES	4,068.75	4,068.75	0.00	16,275.00
TOTAL INSURANCE PREMIUMS	389.49	449.49	60.00	1,798.00
TOTAL GENERAL EXPENSES	16,740.00	16,740.00	0.00	66,960.00
TOTAL OPERATING EXPENSES	21,198.24	25,256.22	4,057.98	101,025.00
NET INCOME	8,956.36	-688.23	1,528.63	-2,753.00

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of December 31, 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		\$ 2,832,412.69	\$ 337,758.90	\$ 341,617.21	\$ 307,819.47	\$ 665,053.68	\$ 383,312.18	
114 Cash - tenant security deposits		\$ 24,087.91	\$ 22,139.68	\$ 22,775.57	\$ 21,578.98	\$ 58,905.67	\$ 22,036.39	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 52,806.60	\$ 125,542.19	\$ 20,797.79	\$ 34,578.09	\$ 199,898.49	\$ 12,964.74	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 504,511.73	\$ 141,803.04	\$ 114,848.35	\$ 107,416.79	\$ 275,547.84	\$ 103,781.41	
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QR Numerator Total:		\$ 3,413,818.93	\$ 627,243.81	\$ 500,038.92	\$ 471,393.33	\$ 1,199,405.68	\$ 522,094.72	
310 Total Current Liabilities		\$ 46,841.43	\$ 49,831.69	\$ 45,097.26	\$ 34,483.44	\$ 90,401.54	\$ 35,305.69	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds				\$ -	\$ -	\$ -	\$ -	
QR Denominator Total:		\$ 46,841.43	\$ 49,831.69	\$ 45,097.26	\$ 34,483.44	\$ 90,401.54	\$ 35,305.69	
Quick Ratio:		72.88	12.59	11.09	13.67	13.27	14.79	
Quick Ratio Score (max points 12):		12	12	12	12	12	12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)								
FDS #								
111 Cash -unrestricted		\$ 2,832,412.69	\$ 337,758.90	\$ 341,617.21	\$ 307,819.47	\$ 665,053.68	\$ 383,312.18	
114 Cash - tenant security deposits		\$ 24,087.91	\$ 22,139.68	\$ 22,775.57	\$ 21,578.98	\$ 58,905.67	\$ 22,036.39	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 52,806.60	\$ 125,542.19	\$ 20,797.79	\$ 34,578.09	\$ 199,898.49	\$ 12,964.74	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 504,511.73	\$ 141,803.04	\$ 114,848.35	\$ 107,416.79	\$ 275,547.84	\$ 103,781.41	
310 (-) Total Current Liabilities		\$ 46,841.43	\$ 49,831.69	\$ 45,097.26	\$ 34,483.44	\$ 90,401.54	\$ 35,305.69	
MENAR Numerator Total:		\$ 3,366,977.50	\$ 577,412.12	\$ 454,941.66	\$ 436,909.89	\$ 1,109,004.14	\$ 486,789.03	
Average Monthly Operating Expenses:								
96900 Total Operating Expenses		\$ 341,951.79	\$ 213,294.35	\$ 154,314.99	\$ 144,168.65	\$ 338,623.75	\$ 145,677.99	
97100 Extraordinary Maintenance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MENAR Denominator Total:		\$ 113,983.93	\$ 71,098.12	\$ 51,438.33	\$ 48,056.22	\$ 112,874.58	\$ 48,559.33	
MENAR:		29.54	8.12	8.84	9.09	9.83	10.03	
MENAR Score (max points 11):		11	11	11	11	11	11	

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of December 31, 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		\$ 288,208.18	\$ 66,804.46	\$ 91,605.03	\$ 83,401.66	\$ 309,976.81	\$ 86,609.27
96700	Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:			\$ 288,208.18	\$ 66,804.46	\$ 91,605.03	\$ 83,401.66	\$ 309,976.81	\$ 86,609.27
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	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)			2	2	2	2	2	2
Project FASS score			25	25	25	25	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)		39475	8300	3150	2700	2450	7175	3025
Total number of units in PHA's portfolio		1579	332	126	108	98	287	121
Overall AMPs Financial Condition Indicator Score		25.00	25.00	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
Financial Condition Indicators-AMPs
As of December 31, 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	\$ 1,132,952.21	\$ 926,977.36	\$ 833,318.34	\$ 1,021,788.18	\$ 277,045.26
114 Cash - tenant security deposits	\$ 39,545.66	\$ 16,610.00	\$ 27,258.02	\$ 29,854.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 131,502.55	\$ 43,196.95	\$ 81,661.23	\$ 6,995.73	\$ 3,887.56
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 239,862.68	\$ 153,172.60	\$ 175,589.52	\$ 268,720.87	\$ 29,088.73
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,543,863.10	\$ 1,139,956.91	\$ 1,117,827.11	\$ 1,327,358.99	\$ 315,327.55
310 Total Current Liabilities	\$ 95,784.74	\$ 575,186.37	\$ 69,368.41	\$ 48,259.71	\$ 13,497.83
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 530,000.00	\$ -		\$ 2,620.00
QR Denominator Total:	\$ 95,784.74	\$ 45,186.37	\$ 69,368.41	\$ 48,259.71	\$ 10,877.83
Quick Ratio:	16.12	25.23	16.11	27.50	28.99
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,132,952.21	\$ 926,977.36	\$ 833,318.34	\$ 1,021,788.18	\$ 277,045.26
114 Cash - tenant security deposits	\$ 39,545.66	\$ 16,610.00	\$ 27,258.02	\$ 29,854.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 131,502.55	\$ 43,196.95	\$ 81,661.23	\$ 6,995.73	\$ 3,887.56
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 239,862.68	\$ 153,172.60	\$ 175,589.52	\$ 268,720.87	\$ 29,088.73
310 (-) Total Current Liabilities	\$ 95,784.74	\$ 575,186.37	\$ 69,368.41	\$ 48,259.71	\$ 13,497.83
MENAR Numerator Total:	\$ 1,448,078.36	\$ 564,770.54	\$ 1,048,458.70	\$ 1,279,099.28	\$ 301,829.72
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 204,418.63	\$ 166,993.74	\$ 186,021.16	\$ 182,430.08	\$ 38,128.28
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 68,139.54	\$ 55,664.58	\$ 62,007.05	\$ 60,810.03	\$ 12,709.43
MENAR:	21.25	10.15	16.91	21.03	23.75
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of December 31, 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	\$ 86,249.72	\$ 49,777.14	\$ 125,915.50	\$ 182,768.04	\$ 3,067.32
96700	Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 86,249.72	\$ 49,777.14	\$ 125,915.50	\$ 182,768.04	\$ 3,067.32
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 December 31, 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		438	322	316	249	728	315
OR Numerator Total:		438	322	316	249	728	315
11190 Unit Months Available		713	378	324	297	876	363
OR Denominator Total:		713	378	324	297	876	363
Occupancy Rate:		0.61431	0.85185	0.97531	0.83838	0.83105	0.86777
Occupancy Rate Score (max points 16):		0	0	12	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #							
(Maximum points 5)							
126 Accounts Receivable - Tenants							
TAR Numerator Total:		\$ 87,528.51	\$ 142,572.56	\$ 22,837.67	\$ 39,082.79	\$ 213,067.87	\$ 17,920.18
70500 Total Tenant Revenue		\$ (46,235.60)	\$ 241,564.00	\$ 275,580.00	\$ 224,160.00	\$ 713,501.40	\$ 221,084.00
TAR Denominator Total:		\$ (46,235.60)	\$ 241,564.00	\$ 275,580.00	\$ 224,160.00	\$ 713,501.40	\$ 221,084.00
TAR:		-189.0%	59.0%	8.0%	17.0%	30.0%	8.0%
TAR Score (max points 5):		5	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)							
FDS #							
(Maximum points 4)							
312 Accounts Payable - Current		\$ 18,990.77	\$ 15,897.15	\$ 15,970.63	\$ 2,217.78	\$ 4,333.54	\$ 7,625.60
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 18,990.77	\$ 15,897.15	\$ 15,970.63	\$ 2,217.78	\$ 4,333.54	\$ 7,625.60
96900 Total Operating Expenses /12		\$ 113,983.93	\$ 71,098.12	\$ 51,438.33	\$ 48,056.22	\$ 112,874.58	\$ 48,559.33
AP Denominator Total:		\$ 113,983.93	\$ 71,098.12	\$ 51,438.33	\$ 48,056.22	\$ 112,874.58	\$ 48,559.33
AP:		0.17	0.22	0.31	0.05	0.04	0.16
AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		0	0	12	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)		5	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		11	5	23	10	7	10
Number of units in Project	1531	330	126	108	99	282	121
Weighted Value (Project MASS score times number of units)	14363	3630	630	2484	990	1974	1210
Total number of units in PHA's portfolio	1531	330	126	108	99	282	121
Overall AMPs Management Operations Indicator Score:	9.38	11.00	5.00	23.00	10.00	7.00	10.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of December 31, 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	396	190	328	230	56
OR Numerator Total:	396	190	328	230	56
11190 Unit Months Available	440	222	360	267	69
OR Denominator Total:	440	222	360	267	69
Occupancy Rate:	0.90000	0.85586	0.91111	0.86142	0.81159
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	\$ 161,104.05	\$ 35,573.10	\$ 111,309.74	\$ 23,142.46	\$ 7,886.00
TAR Numerator Total:	\$ 161,104.05	\$ 35,573.10	\$ 111,309.74	\$ 23,142.46	\$ 7,886.00
70500 Total Tenant Revenue	\$ 90,004.00	\$ (4,877.84)	\$ 194,900.00	\$ 95,587.20	\$ 932.00
TAR Denominator Total:	\$ 90,004.00	\$ (4,877.84)	\$ 194,900.00	\$ 95,587.20	\$ 932.00
TAR:	179.0%	-729.0%	57.0%	24.0%	846.0%
TAR Score (max points 5):	0	5	0	2	0
Indicator #3 - Accounts Payable (AP)					
FDS #					
(Maximum points 4)					
312 Accounts Payable - Current	\$ 2,458.52	\$ 16,218.11	\$ 10,494.58	\$ 12,039.98	\$ 4,400.00
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 2,458.52	\$ 16,218.11	\$ 10,494.58	\$ 12,039.98	\$ 4,400.00
96900 Total Operating Expenses /12	\$ 68,139.54	\$ 55,664.58	\$ 62,007.05	\$ 60,810.03	\$ 12,709.43
AP Denominator Total:	\$ 68,139.54	\$ 55,664.58	\$ 62,007.05	\$ 60,810.03	\$ 12,709.43
AP:	0.04	0.29	0.17	0.2	0.35
AP Score (max points 4):	4	4	4	4	4
Overall AMP Score					
Indicator #1 - Occupancy Rate (OR)	1	0	1	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)	0	5	0	2	0
Indicator #3 - Accounts Payable (AP)	4	4	4	4	4
Physical condition adjustment	1	1	1	1	0
Neighborhood environment adjustment	1	1	0	1	1
Project MASS score (Maximum points 25)	7	11	6	8	5
Number of units in Project	146	71	138	88	22
Weighted Value (Project MASS score times number of units)	1022	781	828	704	110
Total number of units in PHA's portfolio	146	71	138	88	22
Overall AMPs Management Operations Indicator Score:	7.00	11.00	6.00	8.00	5.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 12/31/2023

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 5,197,054.25

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 283,678.90
	TOTAL INVESTED		\$ 283,678.90

Housing Choice Voucher Income Statement -Admin

Period = Oct 2023-Dec 2023

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME				
Section 8 Admin. Fee Income	1,241,255.00	1,254,814.50	-13,559.50	5,019,258.00
Section 8 -Placement/Issuance Fees	700.00	849.99	-149.99	3,400.00
TOTAL GRANT INCOME	1,241,955.00	1,255,664.49	-13,709.49	5,022,658.00
OTHER INCOME				
Interest Income	2,635.00	0.00	2,635.00	0.00
Operating Shortfall Revenue	0.00	101,781.00	-101,781.00	407,119.00
TOTAL OTHER INCOME	2,635.00	101,781.00	-99,146.00	407,119.00
TOTAL INCOME	1,244,590.00	1,357,445.49	-112,855.49	5,429,777.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	871,776.74	1,278,745.50	406,968.76	5,114,982.00
TOTAL TENANT SERVICES EXPENSES	94,470.63	2,103.78	-92,366.85	8,415.00
TOTAL UTILITY EXPENSES	12,411.61	11,964.00	-447.61	47,856.00
Total Materials	937.57	675.00	-262.57	2,700.00
Total Contract Costs	14,839.69	20,266.02	5,426.33	81,064.00
TOTAL MAINTENACE EXPENSES	15,777.26	20,941.02	5,163.76	83,764.00
TOTAL PROTECTIVE SERVICES	8,886.12	8,391.51	-494.61	33,566.00
TOTAL INSURANCE PREMIUMS	30,544.51	27,779.76	-2,764.75	111,119.00
TOTAL GENERAL EXPENSES	35,497.35	7,518.75	-27,978.60	30,075.00
TOTAL OPERATING EXPENSES	1,069,364.22	1,357,445.49	288,081.27	5,429,777.00
NET INCOME	175,225.78	0.00	175,225.78	0.00



MEMORANDUM

To: Latasha Barnes, Interim Executive Director

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

Date: February 7, 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 HCV 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 5,926 active participants in the Section 8 program and approximately 4,735 families on the waitlist. During this reporting period, 10 new vouchers were issued and 186 families are currently searching for housing.

The HCV Department 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.

November 2023	December 2023	January 2024
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 January 9, 2024.

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

2) Project-Based Vouchers

Project-based vouchers (PBVs) are a component of SLHA's Housing Choice Voucher (HCV) program. Per HUD guidance, SLHA can use up to 20 percent of its authorized voucher units to dedicate affordable housing units within a residential development. There are 424 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, 144 families have been housed. Eleven (11) 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 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 202 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 25 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 27 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

440 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 and offering overtime to staff for completion of recertifications.

Housing Quality Standards Inspections

During the reporting period, HCV conducted 729 inspections: 270 biennial inspections, 252 reinspection, 176 initial inspections, 0 quality control, 1 24-hour emergency and 30 special inspection. This represents an increase in the number of inspections over the past three months.

	November	December 2023	January 2024
Biennial Inspections	467	335	270
Reinspection	147	146	252
Initial Inspections	60	73	176
Quality Control	13	0	0
Special Inspections	9	13	30
24-hour Emergency	1	0	1
Total	697	567	729

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, 42 participants are enrolled and approximately 35 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

St. Louis Housing Authority

January 2024 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	34	30	4	6	0	17	3	0	0	4	88.24%
Biennials	299	270	29	125	0	39	74	0	0	29	90.30%
Initials	196	176	20	119	1	5	28	0	0	20	89.80%
Reinspections	266	252	14	127	2	54	52	0	0	17	94.74%
24 hr. Emergency	1	1	0	1	0	0	0	0	0	0	0.00%
Quality Control	0	0	0	0	0	0	0	0	0	0	0.00%
Total	796	729	67	378	3	115	157	0	0	70	91.58%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 01/01/2024 - 01/31/2024

Primary Status: Fail

	Total Observations
Absent or insecure railings	1
All burners not working (all burners have to be operable)	11
Badly cracked outlet	2
Broken or frayed wire	1
Broken/missing steps or boards	2
Ceiling material is bulging and/or buckling and must be repaired	2
Ceiling surface is wet and has mold-like substances	1
Clogged	2
Cracked pane	5
Damaged floor boards	5
Entry of significant ground water into unit (flooding of basement)	1
Evidence of sewer back-up	2
Falling material	17
Handrail missing (4 or more steps)	1
Heating equipment not capable of providing adequate heat	1
Holes or cracks	19
Holes which are approximately 4" in diameter or larger (such as missing hot air register cover)	1
Internal water damage	3
Large cracks or holes	2
Large cracks or holes which penetrate both the finish floor and subfloor (allow weather and vermin to enter)	1
Large sections of crumbling brick, stone or concrete	1
Large sections of damaged or missing parts (floor boards)	2
Leaking	10
Leaks	1
Light fixture hanging from electrical wires without other firm support of fixture	1
Lock(s) striker plate not operable or fasten securely to frame (jamb)	1
Locks exterior door	1
Loose, broken or missing step(s)	2

Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of failing (24 hr)	1
Many missing parts such as ceiling tile	1
Missing cover plate	7
Missing cover plate on switch or outlets	2
No Refrigerator	1
No smoke detector	13
No window	2
Not connected to an acceptable drainage system	1
Not weatherized	2
Other air pollution	1
Other hazards-tripping	2
Oven does not work	2
Permanent floor covering or floor boards which present serious tripping hazards	1
Refrigerator not maintaining a low enough temperature to keep food from spoiling	2
Repair/replace leaking water heater	1
Ripped, torn or frayed stair coverings, such as carpets or mats	1
Roof leaks	3
Severe buckling or movement under walking stress	2
Severe bulging	4
Severe leaning	1
Signs of rats, mice or vermin	1
Smoke detector not working	14
Stove is missing oven door handle	1
Temperature too high	1
Toilet does not flush	1
Toilet does not work	1
Toilet is clogged	3
Tripping hazard	5
Unit has evidence of roach infestation	2
Unit has mice or rats as evidenced by mice and rat holes and or droppings	1
Unsecured handrail	1
Unsupported fixture	3

Water damage to interior ceiling (indicating leaks)	2
Window does not have a tight seal, allowing serious drafts to enter unit	1
Total	186

FINANCE

St. Louis Housing Authority

Balance Sheet

Period = Dec 2023

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	6,401,408.93
Cash Non-Fed Gala Fundraiser	2,475.88
Cash Private Management	1,811,301.45
Cash SLHA Property Management	1,068,159.47
Petty Cash	2,474.00
Petty Cash	2,378.57
Cash General Disbursing	14,308,615.37
Cash Non-Fed Rent	293,783.90
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	279.43
Cash City Faces	24,679.97
Cash James House TAB	19,619.81
Cash Euclid TAB	52,553.85
Cash West Pine TAB	170.64
Cash Parkview TAB	44,063.32
Cash Lafayette Sr TAB	7,044.79
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	3,118.51
Cash Cambridge Sr TAB	613.92
Cash Payroll	243,025.72
Total Unrestricted Cash	24,318,148.87
Restricted Cash	
Cash Restricted-Security Deposits	281,821.43
Cash Restricted-FSS Escrow	527,735.70
Cash Restricted-HAP	-817,285.87
Cash Restricted-Trust/Escrow Reserves	4,432,522.18
Cash Restricted-ELM Security Deposits	328.00
Cash Restricted-SLHA Mgt Security Deposits	2,874.00
Cash Restricted-Endowment/Homeownership	1,431,909.80
Cash Restricted-Cochran Program Income	485,251.45
Cash Restricted-Rev Bonds Debt Service	29,658.91
Total Restricted Cash	6,374,815.60
TOTAL CASH	30,692,964.47

St. Louis Housing Authority

Balance Sheet

Period = Dec 2023

Book = Accrual

	Current Balance
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	1,803,252.90
Allowance for Doubtful Accounts-Tenants	-176,558.68
A/R Repayment Agreement	24,533.67
A/R-Other	98,000.00
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	1,061,719.12
A/R Fraudulent	11,636.38
Accrued Interest Receivable	5,060.75
TOTAL ACCOUNTS AND NOTES RECEIVABLE	2,831,476.14
OTHER CURRENT ASSETS	
Investments-Unrestricted	3,194,386.93
Investments-Restricted	966,271.05
Investments Restricted -WC Self Insurance	368,972.96
Prepaid Insurance Auto	36,127.75
Prepaid Insurance Property	600,720.70
Prepaid Insurance Liability	176,307.50
Prepaid Insurance Liability	60,297.46
Prepaid Insurance Fidelity Bond	2,930.85
Prepaid Insurance Workers Comp	85,526.20
Insurance Surplus Deposits	1,348,838.40
TOTAL OTHER CURRENT ASSETS	6,840,379.80
TOTAL CURRENT ASSETS	40,364,820.41
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

St. Louis Housing Authority

Balance Sheet

Period = Dec 2023

Book = Accrual

	Current Balance
Accum Depreciation-Site Improvements	-4,595,464.57
Operations	14,122,004.71
Administration & Other Costs	6,230,228.69
Project Coordinator	756,032.05
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	2,831,260.95
Soft Cost Contra	-27,566,416.01
CFG-Hard Cost Contra	-15,698,000.83
CFG-Site Improvement	677,380.75
CFG-Site Improvement-Soft	251,294.27
CFG-Dwelling Structure	14,516,726.30
CFG-Dwelling Structure-Soft	577,192.89
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)	73,710,908.45
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

St. Louis Housing Authority

Balance Sheet

Period = Dec 2023

Book = Accrual

	Current Balance
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
TOTAL OTHER ASSETS	64,593.18
TOTAL NONCURRENT ASSETS	150,531,616.30
TOTAL ASSETS	190,896,436.71

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	53,727.25
Tenant Security Deposits-S8 offset	691.00
Tenant Security Deposits	243,976.21
Security Deposit Interest	-29.03
Security Deposit Clearing Account	-843.04
Security Deposit-Pet	1,942.00
United Way	26.00
Dental Deduction	-2,270.85
United Negro College Fund	26.00
Arts & Education	19.85
Retirement Insurance	1,763.33
Section 125 Childcare Deduction	2,355.00
Section 125 Medical Deduction	10,442.35
Medical Insurance	-18,909.84
Long Term Disability	-1,193.21
Vision Insurance	174.81
Voluntary/Term Life Ins Deduction	38.06
Colonial Life Ins Deduction	6,433.94
Landlord Back-up Withholdings	2,248.80
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	91,364.40
Accrued Compensated Absences-Current	99,321.79
Lease Liability-Short Term	32,307.94
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	81,180.07
Unearned Revenue -EHV	251,902.00
TOTAL CURRENT LIABILITIES	1,723,016.63

St. Louis Housing Authority

Balance Sheet

Period = Dec 2023

Book = Accrual

	Current Balance
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	346,249.99
FSS Escrow	543,367.68
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	4,091,359.37
TOTAL LIABILITIES	5,814,376.00
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	22,980,238.50
Unrestricted Net Assets -Retained Earnings	2,472,257.20
TOTAL RETAINED EARNINGS:	95,520,242.76
TOTAL EQUITY	185,082,060.71
TOTAL LIABILITIES AND EQUITY	190,896,436.71

St. Louis Housing Authority

Income Statement

Period = Oct 2023-Dec 2023

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	1,301,672.44	1,301,672.44
Utility Reimb.-LIPH	-100,361.00	-100,361.00
Utility Reimbursement Refund	685.00	685.00
Total Rental Income	1,201,996.44	1,201,996.44
Other Tenant Income		
Cleaning Fee	90.00	90.00
Damages/Maintenance	-1,040.46	-1,040.46
Late Charges	60,279.00	60,279.00
Legal Fees - Tenant	743.00	743.00
Tenant Owed Utilities	948.00	948.00
Misc TPA Bal Forward	1,317.00	1,317.00
Misc.Tenant Income	-429.00	-429.00
Vacate Charges	9,126.90	9,126.90
Total Other Tenant Income	71,034.44	71,034.44
NET TENANT INCOME	1,273,030.88	1,273,030.88
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	2,565,057.42	2,565,057.42
HUD PHA Operating Grants/Subsidy	698,740.98	698,740.98
Capital Fund Revenue	2,364,140.99	2,364,140.99
Capital Fund Revenue-PM	809,447.01	809,447.01
Section 8 HAP Earned	12,403,880.00	12,403,880.00
Section 8 Admin. Fee Income	1,241,255.00	1,241,255.00
Section 8 -Placement/Issuance Fees	700.00	700.00
Capital Fund Grants	203,410.37	203,410.37
Capital Fund Grants-Soft Costs	3,899,972.65	3,899,972.65
TOTAL GRANT INCOME	24,186,604.42	24,186,604.42
OTHER INCOME		
Interest Income	2,635.00	2,635.00
Interest Income -Private Management	82.72	82.72
Investment Income - Unrestricted	28,288.47	28,288.47
Investment Inc -Restricted Non-Allocated	67,453.11	67,453.11
Investment Income - WC Self Insurance	46.50	46.50
Fraud Recovery PH	20,379.65	20,379.65
Market Value Adjustment	-485.20	-485.20
Non-Dwelling Rent	4,200.00	4,200.00
Vending Income-James House TAB	1,028.07	1,028.07
Vending Income -West Pine	170.64	170.64
Vending Income-Parkview	3,988.74	3,988.74
Vending Income-Lafayette TAB	68.20	68.20
Vending Income-Badenhaus TAB	52.49	52.49
Vending Income -Kingsbury	2,553.39	2,553.39
Other Miscellaneous Income	101,553.14	101,553.14
Other Income-Bank Rent	13,369.26	13,369.26

St. Louis Housing Authority

Income Statement

Period = Oct 2023-Dec 2023

Book = Accrual

	Period to Date	Year to Date
Other Income-Link Market Ren	535.00	535.00
Non Alloc-LRCA Construction Easement	4,804.00	4,804.00
Pension Forfeitures	1,875.08	1,875.08
Insurance Proceeds	14,039.88	14,039.88
TOTAL OTHER INCOME	266,638.14	266,638.14
TOTAL INCOME	25,726,273.44	25,726,273.44

EXPENSES

OPERATING EXPENSES

ADMINISTRATIVE

Administrative Salaries

Administrative Salaries	899,765.34	899,765.34
Administrative Salaries	179,787.90	179,787.90
Administrative Salaries-PT	20,468.03	20,468.03
Admin Salaries-Overtime	426.43	426.43
FICA	67,486.91	67,486.91
Health Benefits	106,922.01	106,922.01
Retirement Benefits	83,236.58	83,236.58
Unemployment Insurance	524.65	524.65
Long Term Disability	790.34	790.34
Dental	4,449.41	4,449.41
Cell Phones	3,320.44	3,320.44
Beneflex HSA	4,651.27	4,651.27
Employee Benefit Contribution-Admin	-2,135.04	-2,135.04
WC MO 2nd Injury Fund	415.19	415.19
WC Self-Insurers Qtrly Taxes	103.50	103.50
FICA	13,610.86	13,610.86
Health Benefits	25,840.51	25,840.51
Retirement Benefits	6,353.01	6,353.01
Unemployment Insurance	1,484.90	1,484.90
Long Term Disability	47.79	47.79
Dental	1,030.72	1,030.72
Cell Phones	233.71	233.71

Total Administrative Salaries	1,418,814.46	1,418,814.46
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Legal Expense

Legal Services	38,998.27	38,998.27
Legal Services	13,340.75	13,340.75

Total Legal Expense	52,339.02	52,339.02
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Other Admin Expenses

Staff Training	1,359.30	1,359.30
Travel	539.17	539.17
Auditing Fees	16,135.00	16,135.00
Port Out Admin Fee Paid	6,073.53	6,073.53

Total Other Admin Expenses	24,107.00	24,107.00
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Miscellaneous Admin Expenses

Office Supplies	13,617.73	13,617.73
Office Supplies	3,052.92	3,052.92
Temporary Admin Labor	8,755.20	8,755.20
Temporary Admin Labor	7,756.06	7,756.06

St. Louis Housing Authority

Income Statement

Period = Oct 2023-Dec 2023

Book = Accrual

	Period to Date	Year to Date
Postage	21,255.77	21,255.77
Postage	616.70	616.70
Advertising	7,733.11	7,733.11
Printing & Publications	451.50	451.50
Printing & Publications	519.34	519.34
Membership Fees	219.60	219.60
Telephone	8,289.11	8,289.11
Telephone	12,630.03	12,630.03
Maint Agreement-Office Equipment	1,079.68	1,079.68
Maint Agreement-Office Equipment	2,050.00	2,050.00
Professional/Technical Services	115,107.71	115,107.71
Software License Fees	30,608.82	30,608.82
Internet / Cable	12,932.38	12,932.38
Computer Supplies	3,446.41	3,446.41
Computer Supplies	12,179.63	12,179.63
Other Admin Expense	11,713.35	11,713.35
Other Admin Expense	184.43	184.43
Bank Fees	18.00	18.00
Bank Fees	10,323.94	10,323.94
D/A Testings/Results	441.30	441.30
Copying Expense	18,910.79	18,910.79
Copying Expense	206.29	206.29
Allocated OH-Administrative Expense	9,068.97	9,068.97
Allocated OH-Legal Expense	3,675.10	3,675.10
Allocated OH-Utilities Expense	3,102.90	3,102.90
Allocated OH-Materials Expense	234.39	234.39
Allocated OH-Maintenance Expense	3,070.62	3,070.62
Allocated OH-Protective Services Expense	1,194.96	1,194.96
Allocated OH-Insurance Expense	10,629.42	10,629.42
Allocated OH-General Expense	34.22	34.22
Total Miscellaneous Admin Expenses	335,110.38	335,110.38
TOTAL ADMINISTRATIVE EXPENSES	1,830,370.86	1,830,370.86
TENANT SERVICES		
Tenant Services Salaries	16,627.44	16,627.44
FICA	1,253.72	1,253.72
Health Benefits	1,948.10	1,948.10
Retirement Benefits	1,617.23	1,617.23
Long Term Disability	21.12	21.12
Dental	90.80	90.80
Cell Phones	126.94	126.94
Tenant Srv Rec/Pub/Other	1,945.01	1,945.01
Tenant Srv Rec/Pub/Other-Euclid TAB	600.00	600.00
Tenant Srv Rec/Pub/Other-Parkview	137.71	137.71
Security Deposit Assistance	93,162.00	93,162.00
Tenant Services Screening	1,798.76	1,798.76
Tenant Participation Funds	1,825.00	1,825.00
Tenant Srv Lobby Monitors	4,733.50	4,733.50
Tenant Services -Other	53.42	53.42

St. Louis Housing Authority

Income Statement

Period = Oct 2023-Dec 2023

Book = Accrual

	Period to Date	Year to Date
Tenant Services Other-Circle of Friends (SLU)	7,025.45	7,025.45
TOTAL TENANT SERVICES EXPENSES	132,966.20	132,966.20
UTILITIES		
Mixed Finance Utilities	412,027.26	412,027.26
Water	93,596.93	93,596.93
Electricity	213,733.17	213,733.17
Gas	65,241.66	65,241.66
Sewer	243,197.08	243,197.08
TOTAL UTILITY EXPENSES	1,027,796.10	1,027,796.10
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Salaries	951.94	951.94
Maintenance Labor-Grounds	135,581.10	135,581.10
Maint Labor -Janitorial Cleaning	57,359.24	57,359.24
Employee Benefit Contribution-Maint.	2,938.59	2,938.59
Maintenance Labor-Overtime	14,747.95	14,747.95
FICA	15,786.54	15,786.54
Health Benefits	22,668.80	22,668.80
Retirement Benefits	3,035.32	3,035.32
Unemployment Insurance	2,561.97	2,561.97
Long Term Disability	29.08	29.08
Dental	1,389.86	1,389.86
Cell Phones	57.15	57.15
Total General Maint Expense	257,107.54	257,107.54
Materials		
Materials-Custodial	1,277.28	1,277.28
Materials-Custodial	9,467.11	9,467.11
Materials-Electrical	149.81	149.81
Materials-Plumbing	4,226.32	4,226.32
Materials-Tools/Equipment	89.00	89.00
Materials-Tools/Equipment	777.80	777.80
Materials-Other	14,966.72	14,966.72
Materials-HVAC	78.58	78.58
Materials-Appliances	1,787.90	1,787.90
Materials-Hardware	3,339.35	3,339.35
Materials-Flooring	194.98	194.98
Materials-Cabinets/Countertops Doors/Windows	1,491.78	1,491.78
Total Materials	37,846.63	37,846.63
Contract Costs		
Contract-Elevators	2,873.05	2,873.05
Contract-Elevators	4,912.83	4,912.83
Contract-Trash Removal	11,872.51	11,872.51
Contract-Trash Removal	41,928.25	41,928.25
Contract-Custodian	8,542.50	8,542.50
Contract-Custodian	1,020.00	1,020.00
Contract-Plumbing	9,674.00	9,674.00
Contract-Uniform Cleaning	1,580.74	1,580.74

St. Louis Housing Authority **Income Statement**

Period = Oct 2023-Dec 2023

Book = Accrual

	Period to Date	Year to Date
Contract-Grounds/Lawn	3,807.70	3,807.70
Contract-Grounds/Lawn	62,964.78	62,964.78
Contract-Auto Gas	1,585.76	1,585.76
Contract-Auto Gas	2,416.58	2,416.58
Contract-HVAC	2,400.00	2,400.00
Contract-HVAC	17,687.28	17,687.28
Contract-Fire Protection	1,421.32	1,421.32
Contract-Vehicle Repairs	2,326.29	2,326.29
Contract-Vehicle Repairs	2,686.76	2,686.76
Contract-Other	3,580.20	3,580.20
Contract-Other	18,505.73	18,505.73
Contract-Exterior Building Repairs	2,772.00	2,772.00
Contract-Parking Lot Repairs	3,475.96	3,475.96
Contract-Electrical	1,505.62	1,505.62
Contract-Extermination	115.26	115.26
Contract-Extermination	7,489.00	7,489.00
Contract-Painting/Wall Repairs	14,690.00	14,690.00
Contract-Lease Automobiles	10,466.15	10,466.15
Contract-Occupancy Permits	330.00	330.00
Total Contract Costs	242,630.27	242,630.27
TOTAL MAINTENACE EXPENSES	537,584.44	537,584.44
PROTECTIVE SERVICES		
Security Alarm Service	123.25	123.25
Security Alarm Service	-939.16	-939.16
Security/Law Enforcement	200,939.75	200,939.75
Security Enforcement-Police	217,611.40	217,611.40
Security Enforcement-Circuit Atty	586.61	586.61
TOTAL PROTECTIVE SERVICES	418,321.85	418,321.85
INSURANCE PREMIUMS		
Workers Comp Claims	36,942.32	36,942.32
Auto Insurance	14,349.75	14,349.75
Property Insurance	200,240.25	200,240.25
Fidelity Bond Insurance	976.95	976.95
Liability Insurance	60,551.10	60,551.10
Excess Workers Comp Insurance	15,049.10	15,049.10
TOTAL INSURANCE PREMIUMS	328,109.47	328,109.47
GENERAL EXPENSES		
Payments in Lieu of Taxes	18.09	18.09
Misc. Taxes/Liscenses/Insurance	132.00	132.00
Severance Expense	40,538.81	40,538.81
Other General Expense	1,019,573.08	1,019,573.08
Other General Expense	1,335.43	1,335.43
PH FSS Escrow Expense	18,584.95	18,584.95
ACC Reserve Shortfall Disbursement	193,050.00	193,050.00
TOTAL GENERAL EXPENSES	1,273,232.36	1,273,232.36
TOTAL OPERATING EXPENSES	5,548,381.28	5,548,381.28

St. Louis Housing Authority **Income Statement**

Period = Oct 2023-Dec 2023

Book = Accrual

	Period to Date	Year to Date
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	11,616,147.00	11,616,147.00
Tenant Utility Payments-Voucher	498,089.00	498,089.00
Portable Out HAP Payments	180,057.00	180,057.00
FSS Escrow Payments	23,861.00	23,861.00
TOTAL HOUSING ASSISTANCE PAYMENTS	12,318,154.00	12,318,154.00
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	3,237,788.00	3,237,788.00
Operating Transfers OUT	20,000.00	20,000.00
TOTAL OTHER FINANCING SOURCES	-3,237,788.00	-3,237,788.00
UTILITY CONSUMPTION		
Water Consumption	43,101.32	43,101.32
Water Consumption Contra	43,101.32	43,101.32
Electric Consumption	1,980,117.10	1,980,117.10
Electric Consumption Contra	1,980,117.10	1,980,117.10
Gas Consumption	41,674.00	41,674.00
Gas Consumption Contra	41,674.00	41,674.00
Sewer Consumption	39,812.00	39,812.00
Sewer Consumption Contra	39,812.00	39,812.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	21,104,323.28	21,104,323.28
NET INCOME	4,621,950.16	4,621,950.16

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Acting Executive Director

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

Date: February 7, 2024

Subject: Development and Modernization Department Board Report

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

General

RD22-03 – Clinton-Peabody Apartments Redevelopment – The Development team used the month of January to redouble efforts to engage Clinton-Peabody residents and plan for the coming year.

A community engagement meeting was held on January 24, 2024 to discuss the upcoming Section 18 demo/disposition application that will be made to HUD on their behalf. Residents have overwhelmingly stated repeatedly that they want the current Clinton-Peabody demolished and new construction built on the site. The planning process has taken this into consideration, but the request for demolition and disposition of the units must be made to HUD. This meeting satisfied the resident consultation requirement of 24 CFR Part 970. In addition to discussing the Section 18 application, the Development team began talking about the upcoming onsite resident moves from the Pink Zone into the Yellow Zone. Office hours were held for residents on January 27, 2024 for those that could not make the January 24 meeting.

In addition to the community engagement meeting, the Development team gathered for an all-day retreat on January 25, 2024 that was organized by the Board of Commissioners Advisor with assistance from SLHA's development partner, POAH. The retreat was attended by a resident representative of Clinton-Peabody, SLHA staff, POAH, Key Strategic Group, and various partners of the design team. The purpose of the retreat was to discuss ways the Development team could continue to engage residents throughout the year, find ways to reactivate support services that may have been lost over the years, and reflect on the previous year's planning and engagement efforts.

On January 24, 2024, the Development team met remotely with MHDC staff to receive a debrief on why the Clinton-Peabody Phase I LIHTC application did not receive an award during this

round of funding. The MHDC staff stated that while the application received a very high score, they also took other aspects of the request into consideration as well. The Development team disagreed with some of their assessment and have asked for a meeting with the Asset Management team to discuss their review of the operating budget.

Moves from the Green Zone to the Yellow Zone have largely been completed. Four households remain to be relocated. These have been larger household sizes that have required additional accommodations to place in an appropriately sized unit. The notices for residents in the Pink Zone were sent via certified mail and the interview process has begun for these residents. The relocation partner will make an assessment of the units needed for these households and they will be discussed at the next community engagement meeting.

Rental Assistance Demonstration (RAD)

King Louis Square (KLS) and King Louis Square II (KLSII) – SLHA is still in communication 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 be of benefit to the residents and to 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 large 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 are continuing to work with Ameren to determine who is responsible for running the cable for power to the buildings. Permits have been applied for with the City of St. Louis.

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) units of housing back to productive use and occupancy.

Parkview Parking Deck Evaluation – Development and Modernization staff are continuing to monitor the shoring of the parking deck and have ensured regular structural engineering inspections.

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

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

Section 18

Hodiamont Board Up – SLHA staff is working to complete the Section 18 application. Staff was able to meet with the SLHA Resident TAB board in January and received their support for submitting a disposition application with HUD. The next step will be to request support from the Mayor's office. The environmental review and 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) – SLHA was awarded \$520,300 by HUD for the conversion of units at Northside Scattered Sites from gas to electric to remove indoor pollutants to units.

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 project was awarded to Rody Exteriors on January 24, 2024. A contract has been drafted and is expected to be approved in February.

Badenhaus Sewer Repair – This project bid date has been extended to February 6, 2024.

Re-Solicitations

Parkview Apartments Access Control System (Parkview) – An award to the apparent low bidder is being evaluated.

Pre-Solicitation

Parkview Apartments First Floor Renovation (Parkview) – The acquisition plan was approved on January 29, 2024. The solicitation is expected to be released in February.

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.

Planning

West Pine Elevator Replacement – A task order for design of the elevator replacement at West Pine has been submitted to SCB, an architecture firm contracted to SLHA.

On Hold Solicitations

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

DEVELOPMENT AND MODERNIZATION
JANUARY MONTHLY ACTIVITY REPORT

2/2/2024

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	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/16/2019	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/22/2022	50%	0%	0%	0%	0%	11/16/2020	6/8/2021	Part 50	9/22/2020	Pending
MO001000028	Badenhaus	N/A	Sewer Repairs	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

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DEVELOPMENT AND MODERNIZATION
JANUARY MONTHLY ACTIVITY REPORT

2/2/2024

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
JANUARY MONTHLY ACTIVITY REPORT

2/2/2024

Project Information							
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units		Monthly Narrative
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4		Submittals and Subcontractor packages are being reviewed. The Notice to Proceed was issued on May 30, 2023. Installation of fire rated ceiling assemblies, electrical, HVAC and plumbing rough in ongoing.
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0		Contract was executed on April 3rd; the submittal review process is beginning and a Pre-Construction Meeting was held on the 24th of May. The contractor is currently submitting shop drawings. The Notice to Proceed has not been issued. The completion date is an estimated date.
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0		The parking deck at Parkview Elderly has temporary shoring to stabilization and support the deck. Architectural and Engineering Design services for the repair and reconstruction of the parking deck / garage are on-going.
MO001000028	Badenhaus	N/A	Sewer Repairs	19	0		The Acquisition Plan was approved on 11/22/2023. A Pre-Bid Meeting was held on 1/9/2024. The bids are due on 2/6/2024.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0		Modernization staff engaged an architect to add concrete stair repairs to the project scope of work. Two bids were received on December 20, 2022. The Notice of Award was issued to Roady Exteriors and a Pre-Constructicon Meeting was held on September 26, 2023. Modification #1, reducing the unforeseen conditions allowance & updating the wage decision due to time elapsed since the bid date was executed 10/31/23. Notice to Proceed has not been issued. The contractor is preparing and submitting shop drawing for approval.
MO001000002	Clinton-Peabody	N/A	Parking Lot Repair/Reconstruction	31	0		This project will be re-evaluated upon the completion of the Environmental review by HUD. HUD has requested that an environmental work plan be produced in response to the Phase II report before the environmental review will be approved. The work plan has been submitted to the state and is being reviewed.
MO001000041	Lookaway	N/A	Exterior Improvements	17	0		The installation of replacement siding is 100% complete. Concrete sidewalk repairs are complete. The Certificate of Substantial Completion was issued on November 18, 2022. The contractor submitted all closeout documents. The final payment was routed for approval and the project was closed out.
N/A	NSS Homeownership, La Saison	II	New Home Construction	5	5		The financial closing date for Phase II is to be determined.
Various	PHA Wide	N/A	Physical Needs Assessment		2809		Agency Annual Plan and the 5-Year plan documents submissions have been accepted by HUD. The 5-year agency plan will be updated in 2024.
Various	PHA Wide	N/A	A&E Design/CA		TBD		Contracts for general architectural and engineering services have been executed with (5) firms.
MO001000002	Al Chappelle Building	N/A	Renovation	1	None		Part of Redevelopment.
MO001000384	Hodiamont - Section 18 Application	1	Emergency Unit Repairs	3	22		All residents have been relocated. In anticipation of a Section 18 Application. The property is being evaluated for a HUD Environmental Review. The Phase 1 assessment has been completed and a limited Phase II has been recommended. SLHA will contract with the subcontractor to complete the Phase 2 assessment.
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	N/A	N/A		The installation of the cameras started the first week of August. All camera bases are installed. In the process of installing additional electrical service to the cameras.
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0		The Acquisition Plan was approved on 8/31/2023. The Pre-Bid Meeting was held on 10/12/2023. Two bids were received on 12/12/23. Recommendation for award documents are being prepared.
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0		The Acquisition Plan was approved on 9/19/2023. Pre-Bid Meetings were held on 10/24/2023 and 10/26/2023. Two bids were received on 12/7/23. Notice of Award was issued to Roady Exteriors on 1/24/2024.
MO001000019	Parkview Apartments	N/A	Parkview Lobby Renovations	1	0		The A/E firm is currently preparing bid documents for solicitation in early 2024.
MO001000002	Clinton-Peabody	1	Clinton Peabody Make Ready Unit	10	41		41 units being prepared for occupancy for relocation of residents in phase I of redevelopment. 37 of the 41 units were accepted by SLHA.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0		The A/E firm is currently preparing bid documents for solicitation in early 2024.

DEVELOPMENT AND MODERNIZATION JANUARY 2024 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 1/31/2024

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150216	556	1,888,651.00	1,584,751.22	303,899.78	433,761.12	1,454,889.88	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	7,995,852.14	791,991.86	7,992,773.68	795,070.32	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	7,422,543.11	1,598,389.89	5,078,842.68	3,942,090.32	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	7,793,703.25	547,816.75	6,971,883.43	1,369,636.57	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	4,051,115.44	5,579,662.56	23-May-2025	23-May-2027
MO36P00150123	568	9,005,579.00	2,904,223.00	6,101,356.00	1,167,587.60	7,837,991.40	16-Feb-2025	16-Feb-2027
MO36E00150123	569	250,000.00	0.00	250,000.00	0.00	250,000.00	17-Sep-2024	17-Sep-2025
MO36H00150122	570	520,300.00	0.00	520,300.00	0.00	520,300.00	7-Sep-2025	7-Sep-2027
Totals		\$49,649,588.00	\$33,716,874.10	\$15,162,413.90	\$26,027,311.55	\$22,851,976.45		
			67.9%			52.4%		

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Acting Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: February 7, 2024

Subject: Resident Initiatives Board Report

In January 2024, the Resident Initiatives Department maintained active engagement with residents. A summary of the same is highlighted below:

ROSS Service Coordinator

The ROSS Service Coordinators attended several community events to build awareness of the ROSS program and made several social service referrals to address residents' needs. Resident Initiatives provided 52 bus tickets to residents in need of access to transportation. The ROSS Coordinators are consistently building relationships with partners throughout the region. In January, they connected with several community partners, including St. Louis University to discuss summer camp opportunities for SLHA youth. Additionally, there were two new residents enrolled in the ROSS program.

Resident Engagement

The ROSS Coordinators continue to conduct outreach to enroll new residents and reactivate the previous caseload. In January, the Coordinators jumped into action as members of the SLHA crisis response team, providing resources to residents of Parkview. During this time, the Coordinators:

- Distributed 40 fire blankets provided by Americorps
- Distributed 80 meals from the North Sarah Food Hub
- Prepared and distributed 100 hygiene kits with snacks for residents that were relocated, which included Resident Initiatives contact flyers
- Prepared food vouchers (visa gift cards) in the amounts of \$96, \$144, \$204 for families being relocated
- Connected with Salvation Army who provided bottled water, hygiene kits and MRE's
- Stocked Parkview fridge with 100 meals provided by Fit Flavors and SLATE



Community Outreach

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

- 1/10/24 - Meeting with North Sarah Food HUB
During this meeting, the Coordinators learned more about HOSCO and the possibility of partnering with the Resident Initiatives Department to provide healthy meals during the Resident Initiatives Jamboree.
- 1/11/24 - James House Road Show
The Coordinators met with James House residents and shared information about the ROSS program.
- 1/11/24 - HUD Training for Connect Home USA Expansion
The Coordinators attended this training to learn how SLHA can apply to eventually utilize HUD funding to support ROSS U “School of Digital Inclusion” initiatives.
- 1/12/24 - Meeting with Ready Readers
The Coordinators learned about their neighborhood Captains program and would like to implement it at SLHA sites.
- 1/16/24 - Meeting with Love in Action
The Coordinators learned about their offerings on Medicare and Medicaid to understand eligibility and access.
- 1/24/24 - Resident Meeting at Clinton-Peabody (POAH)
The Coordinators attended the resident engagement meeting to support residents.
- 1/26/24 Clinton-Peabody / POAH Strategy Meeting
The Coordinators attended the meeting to understand how Resident Initiatives can support POAH’s Clinton-Peabody engagement strategy.

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. The Coordinator submitted their progress report to the Senior Fund and met with the grants manager to receive a positive update on the status of the funding and the Circle of Friends work to date.

Family Self Sufficiency

As of January 2024, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had thirty-one (31) participants, twenty-seven (27) with established escrow account and fifteen (15) actively receiving a monthly escrow credit. In addition, there were twenty-four (24) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which fourteen (14) have established escrow accounts and eight (8) received a monthly escrow credit. There were three (3) new participants enrolled in the FSS-PH program.

There was one HCV/PH graduation for January 2024.

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	31	27	0	81.1%
PH	24	14	3	66.7%

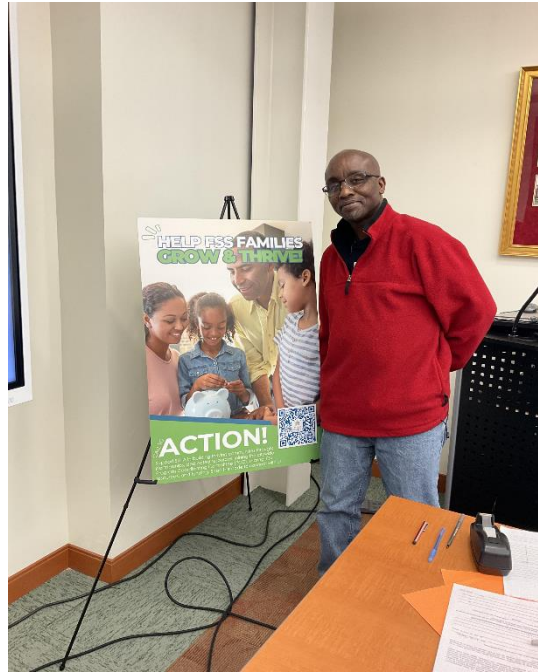
In January, the FSS Coordinators attended meetings with partners to discuss resources for active FSS participants. Additionally, the FSS Coordinators attended the following community events and conducted multiple outreach strategies to engage residents and participants in the FSS program:

- 1/11/24 - Resident Initiatives Roadshow at James House
The FSS Coordinators facilitated their first Roadshow for 2024, providing program information to James House residents.
- 1/12/24 - Meeting with St. Louis County Housing Authority
The FSS Coordinators met with our FSS partners from the Housing Authority of St. Louis County to collaborate on ways of building a stronger PCC in order to better serve our clients.
- 1/13/24 - Participated in the GBI Resource Fair
The FSS Coordinators had an excellent opportunity for outreach by participating in the GBI resource fair with a special appearance by Cedric the Entertainer. This event was held in the Wool Ballroom at St. Louis University. Our informative resource area was set up with posters, flyers, and literature regarding the FSS program. We had a good number of people visit our area to hear about the program. From this event, six families were interested in receiving applications for the program.



- 1/18/24 - FSS Informational Briefing
This will be an on-going event to be held in the agency's boardroom. Since the HCV participants are scattered throughout St. Louis City and County, hosting the briefings monthly at SLHA gives the participants the opportunity of meeting at a centralized place. The briefing gives the HCV participants an overview of the program, along with

the benefits of receiving coaching in assisting them with their goals, and the understanding of creating earned income to build their escrow. From this briefing, one resident was extremely motivated to begin the application process.

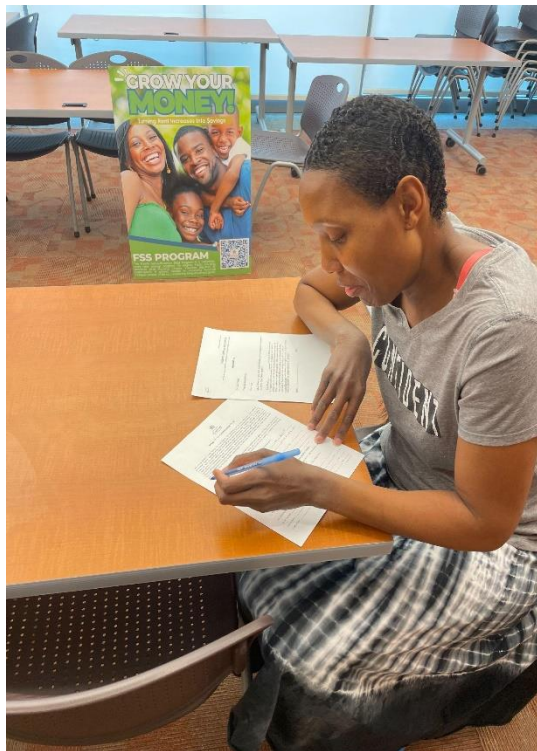


➤ 1/23/24 - Badenhaus Resident Meeting

The FSS Coordinators attended the resident meeting to continue building awareness about the FSS program.

Lastly, on January 30, 2024, the FSS/PH Coordinator graduated his first participant! The resident met with the Coordinator to discuss next steps and will return for an official ceremony in the Summer of 2024.





TABs

The St. Louis TAB met on January 24, 2024. During this meeting, the Director of Real Estate Development discussed the Hodiament property and asked TAB members for their support in the Section 18 process. TAB members asked questions and decided to sign a letter of support. Additionally, the Resident Initiatives Director updated the TAB board on the progress of reactivating Tenant Associations and Boards.

Additionally, the Resident Initiatives Director hosted a TAB campaign prep meeting with candidates of Parkview. During this meeting, the residents reviewed qualifications and identified the positions they would like to run for. Parkview's TAB elections are scheduled for February 27, 2024. They will be the first of 10 TABs to reactivate.

LEGAL

MEMORANDUM

To: Latasha K. Barnes, Acting Executive Director

From: Sarah J. Hugg-Turner, General Counsel

Date: February 7, 2024

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

RD23-12 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. The 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. The contract was awarded to Rody Exteriors on January 24, 2024.

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 scheduled to advertise in the October 1, 2023 edition of the St. Louis Post-Dispatch. The IFB will be issued on October 2, 2023. A pre-bid conference was scheduled for October 12, 2023. Sealed bids are 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. The contract award is pending.

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 were originally due on January 25, 2024, but the bid opening date was extended to February 6, 2024.

RD24-07 Invitation for Bids (IFB) for Parkview Apartments First Floor Renovation. The general scope of work for this project will consist of, but not be limited to, interior demolition, new partitions, new acoustic ceiling tile and gypsum board ceilings, new lighting and electrical devices, new security desk, relocation of existing doors and hardware, painting, and new floor finishes. The Acquisition and Solicitation Plans were approved on January 29, 2024. It is anticipated the project will go out for bid on February 26, 2024, with a planned bid opening date of April 4, 2024.

Other Contracting Activity

A. Contracts Awarded

None.

B. Solicitations Pending

None.

COMMUNICATIONS

Communications Department

MEMORANDUM

To: Latasha Barnes, Interim Executive Director

From: Val Joyner, Director of Communications

Date: February 7, 2024

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	0	
News coverage	1	<u>911 Calls to Parkview Apt</u>
Outreach Events	2	<ul style="list-style-type: none"> Clinton-Peabody Holiday Celebration SLHA Staff Holiday Party
Social Media Campaign	0	
Facebook Posts	20	Highest Performing (Facebook) <ul style="list-style-type: none"> <i>SLHA Job Fair</i> 1,500 Reach; 37 Engagements <i>Elderly Public Housing Waiting List</i> 252 Reach; 5 Engagements
Twitter Posts	19	Highest Performing (Twitter) <ul style="list-style-type: none"> <i>Landlord Briefing Session</i> 94 Impressions; 1 Engagement <i>Administrative Assistant Hiring Post</i> 34 Impressions; 0 Engagement
LinkedIn Posts	18	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <i>Administrative Assistant Hiring Post</i> 77 Impressions; 0 Engagement <i>Bon voyage to Jeri Sheller</i> 69 Impressions; 5 Engagements

Social media analytics are as follows:

Facebook Total Followers: 2,089	JAN 2024	DEC 2023	NOV 2023	OCT 2023	SEPT 2023
Reach	5,120 (+377%)	1,074 (-48%)	2,079 (+47%)	1,410 (-15%)	1,664 (-14%)
Post Engagement	79 (-29%)	112 (-43%)	197 (-30%)	280 (+536%)	44 (-54)
Visits	1201 (-5%)	1,273 (-2%)	1,300 (-18%)	1,586 (+19%)	1,328 (-21%)
New Followers	19	22	14	22	22

LinkedIn Total Followers: 322	JAN 2024	DEC 2023	NOV 2023	OCT 2023	SEPT 2023
Impressions	820 (-21%)	1,039 (-18%)	1,278 (-24%)	1,683 (+46%)	1,155 (+14%)
Page Views	142 (+2%)	139 (-19%)	171 (-1%)	173 (+82%)	95 (-26%)
Unique Visitors	390 (+584%)	57 (-29%)	80 (+36%)	59 (+48%)	40 (-29%)
Post Reactions	14 (-58%)	33 (-28%)	46 (+84%)	25 (-4%)	26 (-29%)

Please note: Twitter Analytics service has been removed from the website. Unfortunately, there's limited information available for January 2024.

Twitter Total Followers: 147	JAN 2024	DEC 2023	NOV 2023	OCT 2023	SEPT 2023
Impressions	778 (+103%)	384 (-53%)	821 (+26%)	651 (+6%)	617 (-28%)
Profile Visits	u/a	u/a	u/a	u/a	u/a
Mentions	u/a	u/a	u/a	u/a	u/a
New Followers	1	u/a	0 (-100%)	4 (+500%)	-1

HUMAN RESOURCES

MEMORANDUM

To: Latasha Barnes, Acting Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: February 7, 2024

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF JANUARY 31, 2024

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
104	0	5	109

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Shanamalika Burnett	Financial Analyst
Devin Harris	Leasing Agent
Willona Jackson	Assistant Property Manager
Naisha Tobia	Administrative Assistant
Regine Tyler	Leasing Agent
Qiana Welch	General Manager

New Employees Temporary Full-Time:

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

New Employees Regular Part-Time:

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

New Employees Temporary Part-Time:

<u>Name</u>	<u>Title</u>
Alana Green	Advisor to the Board of Commissioners

Promotions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Darlisha Cooper	Human Resources Specialist	Accounting Manager

Status Change Acting Positions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Latasha Barnes	Chief of Staff	Acting Executive Director

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: 5****Number of Position Vacancies Carried Over From Previous Month: 10****Applications****Received This
Month****Position Vacancies Published this Month:**

Administrative Assistant	106
Asset Management Intern	0
Assistant Property Manager	0
Financial Analyst	34
Human Resources Specialist	29

Additional Applications Received this Month:

Compliance Specialist	2
Contract and Compliance Specialist	4
Janitor	96
Facilities Manager	19
Groundskeeper	19
Housing Specialist	36
Integrated Pest Management	1

Maintenance Technician	4
Senior Maintenance Technician (Full-Time)	6
Staff Attorney	0

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.					