



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS

March 28

2024



MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Acting Executive Director

Date: March 22, 2024

Subject: Monthly Activities Report

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

- I. Public Housing Program Activities**
 - Asset Management Memo
 - Occupancy Summary
 - Move-Out Analysis
 - Demographic Summary Report
 - Property Management Memo
 - Work Order Activity Report
 - Public Housing Cash Activity as of 1/31/2024
 - Public Housing AMP Budgets as of 1/31/2024
 - Financial Condition Indicators as of 1/31/2024
 - Management Operations Indicator as of 1/31/2024

- II. Housing Choice Voucher (Section 8) Program Activities**
 - Section 8 Cash Activity as of 1/31/2024
 - HCV Budget as of 1/31/2024
 - HAP Expenditure Analysis
 - Housing Choice Voucher Memo
 - Waitlist Breakdown Summary

- III. Finance**
 - Income Statement as of 1/31/2024

- IV. Development Activities**
 - Development and Modernization

- V. Resident Initiatives**

VI. Legal Activities

- Procurement

VII. Communications

VIII. Human Resources Activities

PUBLIC HOUSING PROGRAM

Asset Management Department

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MEMORANDUM

TO: Latasha Barnes, Acting Executive Director

FROM: Paul Werner, Director of Operations for Public Housing

DATE: March 13, 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 Meetings: To monitor the performance of SLHA's public housing portfolio, Asset Management issues monthly property performance letters for both mixed-finance and public housing developments. Asset Management tracks key performance indicators (occupancy, late recertifications, and receivables) and holds regular monthly meetings with each management agent.

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

Bar and Ban: Asset Management has been working to revise SLHA's Bar and Ban Policy following feedback from residents, site staff, and SLMPD over the past several months. Currently, the policy allows SLHA to prohibit non-residents from entering specific SLHA developments for activity, including, but not limited to, criminal activity or activity that is dangerous to the health and safety of residents or staff. A revised policy has been drafted and will be shared with SLMPD and SLHA's Management Agents for review. Once approved, Asset Management will host training sessions with all SLHA Management Agents on the new policy and procedure.

Public Housing Waiting List: Several developments have exhausted their site-based waiting lists. Asset Management is preparing to open multiple lists later this spring. As with previous openings, public notices will be included in the St. Louis Post Dispatch and St. Louis American. In addition, notices will be posted on SLHA's social media and at all SLHA developments and shared with partner agencies. Starting this year, Asset Management will also hold training for the site and SLHA staff at the main office before the openings. Training will focus on assisting applicants with online applications, troubleshooting applications, and reasonable accommodations.

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

Current HUD Reporting Rate:

February	87.11%
HUD GOAL	95%

Prior Months:

January	December	November
86.06%	89.54	91.72

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

Number of HUD Approved Units (Start of the month):	214
New Requests Submitted to HUD	167
Extension Requests Submitted to HUD	57

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 Management staff on utilizing HUD’s NSPIRE website. Asset Management continues to monitor Management’s progress in addressing outstanding violations to ensure that all violations are promptly resolved. Currently, all 24-hour and 30-day violations have been addressed

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 95% complete and anticipated to be completed by the end of March. Upon completion of construction, the two 3-bedroom and one 1-bedroom units will have received a full renovation, including new flooring, cabinets, and appliances.

DEV #	AMP #	DEVELOPMENT	# UNITS	10/1/2023			11/1/2023			12/1/2023			1/1/2024			2/1/2024		
				Offline	Occupied	Occ. %												
20	MO001000002	Clinton-Peabody	358	121	152	64%	121	147	62%	121	139	59%	114	143	59%	163	144	74%
100	MO001000010	James House	126		108	86%		108	86%		106	84%		102	81%		102	81%
132	MO001000013	Euclid Plaza Elderly	108		108	100%		105	97%		103	95%		101	94%		99	92%
170	MO001000017	West Pine	99		85	86%		83	84%		81	82%		78	79%		76	77%
190	MO001000019	Parkview Elderly	295	7	246	85%	1	243	83%	1	239	81%	1	235	80%	27	222	83%
280	MO001000028	Badenhaus Elderly	100	4	85	89%	4	86	90%	4	86	90%	4	87	91%	4	88	92%
390		Badenfest Elderly	21		20	95%		19	90%		19	90%		19	90%		19	90%
340	MO001000034	LaSalle Park	148	2	133	91%	1	134	91%	1	129	88%	0	131	89%		133	90%
370	MO001000037	Cochran Plaza	78	4	64	86%	4	62	84%	4	64	86%	4	64	86%	4	64	86%
220	MO001000038	Lafayette Apartments	26		23	88%		23	88%		23	88%		22	85%		22	85%
230		California Gardens	28	10	18	100%	10	18	100%	10	18	100%	10	18	100%	10	18	100%
350		Armand & Ohio	4		4	100%		4	100%		4	100%		4	100%		4	100%
380		Folsom	6	1	5	100%	1	5	100%	1	5	100%	1	5	100%	1	5	100%
382		Marie Fanger	6		5	83%		5	83%		5	83%		4	67%		4	67%
410		South Broadway	10		10	100%		10	100%		10	100%		10	100%		10	100%
420		Lafayette Townhomes	38	12	25	96%	12	24	92%	12	24	92%	12	25	96%	12	25	96%
421		Tiffany Turnkey	25		21	84%		20	80%		19	76%		19	76%		19	76%
150	MO001000041	Towne XV	8	3	4	80%	3	4	80%	0	6	75%		7	88%		7	88%
160		McMillan Manor	20	3	16	94%	3	16	94%	3	16	94%	3	16	94%	2	16	89%
260		Page Manor	10	4	6	100%	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%	3	10	77%
383		Cupples	4	2	0	0%	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%	22	0	0%
411		Walnut Park	13		13	100%		13	100%		13	100%		13	100%		13	100%
412		Lookaway	17	3	12	86%	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%		13	72%	
440	MO001000044	Murphy Park I	93	13	70	88%	12	71	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%	2	54	87%
460	MO001000046	Murphy Park III	65	2	55	87%	1	55	86%	1	56	88%	1	56	88%	1	56	88%
470	MO001000047	King Louis Square	36		31	86%		32	89%		32	89%		34	94%		35	97%
480	MO001000048	Les Chateaux	40		35	88%		38	95%		39	98%		39	98%		38	95%
490	MO001000049	King Louis Square II	44		38	86%		37	84%		37	84%		37	84%		37	84%
500	MO001000050	Renaissance Pl @ Grand	62		60	97%		60	97%		60	97%	1	59	97%	1	59	97%
520	MO001000052	King Louis III	24	1	19	83%	1	19	83%	1	18	78%	1	18	78%	1	19	83%
540	MO001000054	Sr. Living at Renaissance Pl	75		74	99%		73	97%		73	97%		73	97%		74	99%
550	MO001000055	Gardens at Renaissance Pl	22		21	95%		20	91%		21	95%		20	91%		21	95%
560	MO001000056	Cahill House	80		76	95%		76	95%		77	96%		77	96%		78	98%
570	MO001000057	Renaissance Pl @ Grand II	36		34	94%		33	92%		33	92%		32	89%		32	89%
580	MO001000058	Cambridge Heights	46	13	24	73%	11	27	77%	11	27	77%	11	27	77%	11	26	74%
590	MO001000059	Renaissance Place @ Grand III	50		46	92%		47	94%		48	96%		49	98%		50	100%
600	MO001000060	Cambridge Heights II	44	10	25	74%	7	28	76%	7	28	76%	7	25	68%	7	26	70%
620	MO001000062	Sr. Living at Cambridge Heights	75		69	92%		73	97%		72	96%		73	97%		73	97%
630	MO001000063	Arlington Grove	70		64	91%		63	90%		63	90%		63	90%		62	89%
640	MO001000064	North Sarah	59		53	90%		52	88%		53	90%		55	93%		55	93%
650	MO001000065	North Sarah II	46		36	78%		36	78%		37	80%		38	83%		38	83%
660	MO001000066	North Sarah III	35		33	94%		33	94%		33	94%		33	94%		33	94%
661	MO001000061	Kingsbury Terrace	120		110	92%		111	93%		110	92%	1	109	92%	1	108	91%
670	MO001000067	Preservation Square I	19		18	95%		17	89%		17	89%		17	89%		18	95%
	TOTAL		2,809	242	2,230		228	2,227		225	2,213		219	2,204		293	2,194	

Move-Out Analysis

February 1 - February 29, 2024

	February 2024		October 2023 - February 2024	
Abandonment of Unit	2	8.0%	11	6.5%
Deceased	4	16.0%	18	10.6%
Did Not Like Unit	1	4.0%	1	-
Evicted-Legal Action	5	20.0%	24	14.1%
Incarcerated	-	-	1	0.6%
Moved- In Legal	-	-	1	0.6%
Moved to HCV Prog S8	-	-	3	1.8%
Moved with Notice	7	28.0%	49	28.8%
One Strike	2	8.0%	5	2.9%
Nursing Home Placement	-	-	4	2.4%
Purchased Home	-	-	-	-
Relocation Transfer	-	-	3	1.8%
Transfer to Diff PH Unit	4	16.0%	50	29.4%
Total	25	100.0%	170	99.4%

Demographic Report

February 1 - February 29, 2024

	Disabled	Non-Disabled	Total
Number of Families	678	1,530	2,208
Average Family Size	1.4	2.4	2.1
Average Age of Head of Household	59.1	45.8	49.9
Number of Youth Family Members (<18)	-	-	1,992
Average Age of Youth Family Members	-	-	10.7
Number of Senior (62+) Head of Household	329	347	676
Average Household Income	\$12,824	\$12,005	\$12,257
Number of Head of Households Employed	651	1,038	1,689
Average Monthly Rent	\$266.20	\$221.30	\$235.10
Average Cost of Utilities Paid by SLHA	\$2.87	\$23.66	\$17.28
Average Length of Occupancy (Years)	11.1	6.8	8.1

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	2	2
Black/African American Only	15	2,137	2,152
Native Hawaiian/Other Pacific Islander Only	0	0	0
White Only	2	38	40
White, Black/African American	0	7	7
Total	18	2,190	2,208

MEMORANDUM

TO: Latasha Barnes, Acting Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: March 13, 2024

SUBJECT: Property Management Board Report

Property Management Department: Effective October 1, 2023, SLHA assumed self-management of its public housing portfolio consisting of 12 AMPS and 1,748 units. The Property Management department is working to stabilize sites by continuing to train staff, resolve outstanding issues, and ensure that residents receive decent, safe, and sanitary housing. Property Management is continuing the search for qualified candidates to fill vacant positions by hosting a job fair to recruit and retain skilled staff members.

Occupancy: Property Management has inspected all vacant units and determined the extent of repairs needed to prepare them for occupancy. Based on the degree of work and materials required in the make-ready process, several units have been prioritized. Property Management's occupancy campaign is off to a strong start, and 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 waitlist menus.
- B. **Senior Public Housing Wait List.** In January 2024, residents of Heritage House were displaced due to burst pipes. SLHA coordinated with various city and public agencies to aid displaced residents. Parkview Apartments has been added to the list of senior properties whose waiting list are continuously open.

Work Order Trends: Property Management continues to monitor work order activity in Yardi, conduct regular inspections of all public housing developments and work with SLHA's Development staff to resolve issues as they are identified. 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, 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.

Waiting List February 2024

Development	# of Families	# of Bedrooms					
		1	2	3	4	5	6
Clinton Peabody	368	0	270	74	24	0	0
West Pine	2402	1269	1133	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	3035	36	2999	0	0	0	0
Euclid Plaza	2999	0	2999	0	0	0	0
Parkview	365	137	228	0	0	0	0
Baden (comb.)	3220	1878	1342	0	0	0	0
Northside Scattered	1686	0	1547	115	4	20	0
Cochran	2565	1025	950	400	171	1	18
Total	21644	6418	13217	1561	405	25	18

Work Order Activity

February 1 - February 29, 2024

Dev #	Property	Opening Balance	Created	Closed	Closing Balance
020	Clinton-Peabody	39	26	42	23
100	James House	9	33	28	14
132	Euclid Plaza Elderly	10	12	20	2
150	Towne XV	3	1	1	3
160	McMillan Manor	13	3	2	14
170	West Pine	75	13	12	76
190	Parkview Elderly	110	90	77	123
220	Lafayette Apartments	10	2	5	7
230	California Gardens	2	4	1	5
260	Page Manor	3	1	1	3
280	Badenhaus Elderly	18	24	18	24
340	LaSalle Park	192	64	74	182
350	Armand & Ohio	2	1	0	3
370	Cochran Plaza	118	9	10	117
380	Folsom	0	0	0	0
381	Samuel Shepard	2	1	1	2
382	Marie Fanger	0	1	0	1
383	Cupples	0	0	0	0
384	Hodiamont	0	0	0	0
390	Badenfest Elderly	1	4	1	4
410	South Broadway	8	5	5	8
411	Walnut Park	10	3	1	12
412	Lookaway	9	0	1	8
420	Lafayette Townhomes	4	7	3	8
421	Tiffany Turnkey	4	6	1	9
510	McMillan Manor II	8	2	1	9
520	King Louis III	7	5	2	10
661	Kingsbury Terrace	71	33	45	59
	Total	689	324	310	703

PUBLIC HOUSING CASH ACTIVITY AS OF 01/31/2024

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	1/31/24 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	1/31/24 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$14,970,221.46	BANK OF DELIGHT CD	2/22/2024	2.85%	\$243,386.85
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$250,272.61	CHARLES SCHWAB BANK SSB CD	2/23/2024	4.85%	\$99,775.45
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$823,112.57	FEDERAL HOME LOAN BANK	6/28/2024	0.33%	\$490,038.27
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$737,548.42	FEDERAL HOME LOAN BANK STEP-UP	3/28/2024	1.50%	\$247,159.44
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$291,879.17	FANNIE MAE	3/1/2024	5.33%	\$189,960.36
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$101,862.04	FIRST TECHNOLOGY FEDERAL CD	3/25/2024	5.40%	\$190,000.00
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,384.40	GOLDMAN SACHS BANK USA CD	5/6/2024	2.60%	\$98,193.30
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,309.92	GREENSTATE CREDIT UNION CD	2/28/2024	1.60%	\$99,187.70
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$430,449.13	MEDALLION BANK UTAH CD	3/15/2024	2.8	\$242,938.65
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$16,743.33	MORGAN STANLEY PVT BANK CD	2/7/2024	3.10%	\$242,693.27
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$281,068.80	UBS BANK USA CD	4/3/2024	2.90%	\$243,851.80
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$387,857.47	US BANK NATL ASSOC CD	3/28/2024	2.80%	\$250,000.00
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$665,712.46	WI TREASURY BILL	6/27/2024	0.00%	\$487,396.93
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,431,559.08	TREASURY BILL	2/1/2024	0.00%	\$341,205.32
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$184,107.15	TREASURY BILL	3/7/2024	0.00%	\$493,548.50
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$20,585,088.01	TOTAL INVESTMENTS			\$3,959,335.84

Clinton Peabody Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	18,539.10	56,000.00	-37,460.90	168,000.00
Utility Reimb.-LIPH	-23,182.00	-23,333.32	151.32	-70,000.00
Total Rental Income	-4,642.90	32,666.68	-37,309.58	98,000.00
Other Tenant Income				
Damages/Maintenance	0.00	66.68	-66.68	200.00
Late Charges	3,767.00	6,666.68	-2,899.68	20,000.00
Tenant Owed Utilities	954.66	0.00	954.66	0.00
Misc TPA Bal Forward	1,317.00	0.00	1,317.00	0.00
Misc.Tenant Income	-240.00	0.00	-240.00	0.00
Total Other Tenant Income	5,798.66	6,733.36	-934.70	20,200.00
NET TENANT INCOME	1,155.76	39,400.04	-38,244.28	118,200.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	737,198.00	827,958.32	-90,760.32	2,483,875.00
Interest Income -Private Management	0.00	13.32	-13.32	40.00
Allocated Interest Income	-485.20	46.68	-531.88	140.00
Fraud Recovery PH	7,585.00	0.00	7,585.00	0.00
Non-Dwelling Rent	1,000.00	400.00	600.00	1,200.00
Other Miscellaneous Income	943.88	0.00	943.88	0.00
Allocated Other Income	35,367.16	17,031.68	18,335.48	51,095.00
TOTAL GRANT AND OTHER INCOME	781,608.84	845,450.00	-63,841.16	2,536,350.00
TOTAL INCOME	782,764.60	884,850.04	-102,085.44	2,654,550.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	119,921.68	205,364.32	85,442.64	616,093.00
TOTAL TENANT SERVICES EXPENSES	7,993.95	9,100.00	1,106.05	27,300.00
TOTAL UTILITY EXPENSES	131,082.05	213,300.04	82,217.99	639,900.00
Total Maint Salaries				
	53,049.08	96,598.64	43,549.56	289,796.00
Total Materials				
	3,532.00	33,466.60	29,934.60	100,400.00
Total Contract Costs				
	70,320.25	133,860.08	63,539.83	401,580.00
TOTAL MAINTENACE EXPENSES	126,901.33	263,925.32	137,023.99	791,776.00
TOTAL PROTECTIVE SERVICES	17,256.67	115,872.32	98,615.65	347,617.00
TOTAL INSURANCE PREMIUMS	59,706.00	67,330.32	7,624.32	201,991.00
TOTAL GENERAL EXPENSES	4,836.51	9,956.68	5,120.17	29,870.00
TOTAL OPERATING EXPENSES	467,698.19	884,849.00	417,150.81	2,654,547.00
NET INCOME	315,066.41	0.00	315,066.41	0.00

James House
Income Statement
Period = Oct 2023-Jan 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	71,269.00	95,333.32	-24,064.32	286,000.00
Total Rental Income	71,269.00	95,333.32	-24,064.32	286,000.00
Other Tenant Income				
Damages/Maintenance	0.00	66.68	-66.68	200.00
Late Charges	4,706.00	10,166.68	-5,460.68	30,500.00
Legal Fees - Tenant	743.00	0.00	743.00	0.00
Vacate Charges	0.00	766.68	-766.68	2,300.00
Total Other Tenant Income	5,449.00	11,000.04	-5,551.04	33,000.00
NET TENANT INCOME	76,718.00	106,333.36	-29,615.36	319,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	267,637.32	285,665.00	-18,027.68	856,995.00
Interest Income -Private Management	8.99	58.32	-49.33	175.00
Allocated Interest Income	0.00	7.00	-7.00	21.00
Fraud Recovery PH	15,037.00	0.00	15,037.00	0.00
Other Miscellaneous Income	0.00	133.32	-133.32	400.00
Allocated Other Income	4,429.66	2,551.68	1,877.98	7,655.00
TOTAL GRANT AND OTHER INCOME	287,112.97	288,415.32	-1,302.35	865,246.00
TOTAL INCOME	363,830.97	394,748.68	-30,917.71	1,184,246.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	53,354.99	84,615.00	31,260.01	253,845.00
TOTAL TENANT SERVICES EXPENSES	3,807.49	5,193.68	1,386.19	15,581.00
TOTAL UTILITY EXPENSES	54,225.30	72,441.68	18,216.38	217,325.00
Total Maint Salaries				
Total Maint Salaries	28,077.00	56,208.00	28,131.00	168,624.00
Total Materials				
Total Materials	15,809.91	13,816.60	-1,993.31	41,450.00
Total Contract Costs				
Total Contract Costs	35,476.33	64,448.36	28,972.03	193,345.00
TOTAL MAINTENANCE EXPENSES	79,363.24	134,472.96	55,109.72	403,419.00
TOTAL PROTECTIVE SERVICES	79,763.05	64,788.68	-14,974.37	194,366.00
TOTAL INSURANCE PREMIUMS	27,778.12	31,370.64	3,592.52	94,112.00
TOTAL GENERAL EXPENSES	2.08	1,865.00	1,862.92	5,595.00
TOTAL OPERATING EXPENSES	298,294.27	394,748.68	96,453.37	1,184,246.00
NET INCOME	306,961.38	0.00	306,961.38	0.00

Euclid Plaza Elderly Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	82,827.00	85,333.32	-2,506.32	256,000.00
Total Rental Income	82,827.00	85,333.32	-2,506.32	256,000.00
Other Tenant Income				
Damages/Maintenance	0.00	50.00	-50.00	150.00
Late Charges	3,884.00	3,333.32	550.68	10,000.00
Vacate Charges	900.00	2,566.68	-1,666.68	7,700.00
Total Other Tenant Income	4,784.00	5,950.00	-1,166.00	17,850.00
NET TENANT INCOME	87,611.00	91,283.32	-3,672.32	273,850.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	223,174.00	233,700.00	-10,526.00	701,100.00
Interest Income	31.72	200.00	-168.28	600.00
Allocated Interest Income	0.00	6.00	-6.00	18.00
Other Miscellaneous Income	33.65	233.32	-199.67	700.00
Allocated Other Income	3,937.47	2,268.32	1,669.15	6,805.00
TOTAL GRANT AND OTHER INCOME	227,176.84	236,407.64	-9,230.80	709,223.00
TOTAL INCOME	314,787.84	327,690.96	-12,903.12	983,073.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	50,575.72	77,272.64	26,696.92	231,818.00
TOTAL TENANT SERVICES EXPENSES	3,580.32	6,012.00	2,431.68	18,036.00
TOTAL UTILITY EXPENSES	57,554.98	71,166.68	13,611.70	213,500.00
Total Maint Salaries	34,948.60	55,268.64	20,320.04	165,806.00
Total Materials	8,063.62	17,833.36	9,769.74	53,500.00
Total Contract Costs	26,163.10	47,041.76	20,878.66	141,125.00
TOTAL MAINTENANCE EXPENSES	69,175.32	120,143.76	50,968.44	360,431.00
TOTAL PROTECTIVE SERVICES	19,125.71	22,830.00	3,704.29	68,490.00
TOTAL INSURANCE PREMIUMS	23,322.68	28,565.00	5,242.32	85,695.00
TOTAL GENERAL EXPENSE	153.46	1,702.00	1,548.54	5,106.00
TOTAL OPERATING EXPENSES	223,488.19	327,690.96	104,203.89	983,073.00
NET INCOME	91,299.65	0.00	91,299.65	0.00

West Pine Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	74,785.00	92,000.00	-17,215.00	276,000.00
Total Rental Income	74,785.00	92,000.00	-17,215.00	276,000.00
Other Tenant Income				
Damages/Maintenance	10.00	16.68	-6.68	50.00
Late Charges	1,848.00	6,080.00	-4,232.00	18,240.00
Total Other Tenant Income	1,858.00	6,096.68	-4,238.68	18,290.00
NET TENANT INCOME	76,643.00	98,096.68	-21,453.68	294,290.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	217,535.00	222,194.32	-4,659.32	666,583.00
Interest Income	10.68	33.32	-22.64	100.00
Allocated Interest Income	0.00	5.68	-5.68	17.00
Fraud Recovery PH	-159.00	0.00	-159.00	0.00
Other Miscellaneous Income	0.00	100.00	-100.00	300.00
Allocated Other Income	3,656.22	2,106.32	1,549.90	6,319.00
TOTAL GRANT AND OTHER INCOME	221,042.90	224,439.64	-3,396.74	673,319.00
TOTAL INCOME	297,685.90	322,536.32	-24,850.42	967,609.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	45,336.00	75,871.32	30,535.32	227,614.00
TOTAL TENANT SERVICES EXPENSES	3,287.38	3,220.36	-67.02	9,661.00
TOTAL UTILITY EXPENSES	52,607.23	71,200.00	18,592.77	213,600.00
Total Maint Salaries	30,479.54	54,594.96	24,115.42	163,785.00
Total Materials	4,841.10	10,399.68	5,558.58	31,199.00
Total Contract Costs	36,162.85	46,006.68	9,843.83	138,020.00
TOTAL MAINTENANCE EXPENSES	71,483.49	111,001.32	39,517.83	333,004.00
TOTAL PROTECTIVE SERVICES	30,987.32	33,022.00	2,034.68	99,066.00
TOTAL INSURANCE PREMIUMS	21,528.40	25,865.00	4,336.60	77,595.00
TOTAL GENERAL EXPENSES	89.83	2,357.68	2,267.85	7,073.00
TOTAL OPERATING EXPENSES	225,319.65	322,536.66	97,218.03	967,609.00
NET INCOME	72,366.25	0.00	72,366.59	0.00

Parkview Elderly Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	218,047.35	213,833.32	4,214.03	641,500.00
Total Rental Income	218,047.35	213,833.32	4,214.03	641,500.00
Other Tenant Income				
Late Charges	15,027.00	20,065.00	-5,038.00	60,195.00
Vacate Charges	0.00	1,333.32	-1,333.32	4,000.00
Total Other Tenant Income	15,027.00	21,398.32	-6,371.32	64,195.00
NET TENANT INCOME	233,074.35	235,231.64	-2,157.29	705,695.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	589,033.00	591,526.00	-2,493.00	1,774,578.00
Interest Income	24.10	153.32	-129.22	460.00
Allocated Interest Income	0.00	16.00	-16.00	48.00
Fraud Recovery PH	775.65	0.00	775.65	0.00
Non-Dwelling Rent	4,400.00	4,400.00	0.00	13,200.00
Other Miscellaneous Income	0.00	58.32	-58.32	175.00
Allocated Other Income	10,371.03	5,974.32	4,396.71	17,923.00
TOTAL GRANT AND OTHER INCOME	604,603.78	602,127.96	2,475.82	1,806,384.00
TOTAL INCOME	837,678.13	837,359.60	318.53	2,512,079.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	97,003.23	159,676.96	62,673.73	479,031.00
TOTAL TENANT SERVICES EXPENSES	2,800.74	4,667.00	1,866.26	14,001.00
TOTAL UTILITY EXPENSES	108,079.53	209,566.68	101,487.15	628,700.00
Total Maint Salaries	47,152.38	127,013.64	79,861.26	381,041.00
Total Materials	4,960.22	22,533.36	17,573.14	67,600.00
Total Contract Costs	136,322.12	104,027.68	-32,294.44	312,083.00
TOTAL MAINTENACE EXPENSES	188,434.72	253,574.68	65,139.96	760,724.00
TOTAL PROTECTIVE SERVICES	113,638.01	141,875.32	28,237.31	425,626.00
TOTAL INSURANCE PREMIUMS	52,507.84	69,363.00	16,855.16	208,089.00
TOTAL GENERAL EXPENSES	439.28	7,178.32	6,739.04	21,535.00
TOTAL OPERATING EXPENSES	562,903.35	845,901.96	282,998.61	2,537,706.00
NET INCOME	274,774.78	-8,542.36	-282,680.08	-25,627.00

Baden House Elderly/Badenfest

Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	71,761.00	84,250.00	-12,489.00	252,750.00
Utility Reimb.-LIPH	-642.00	-500.00	-142.00	-1,500.00
Total Rental Income	71,119.00	83,750.00	-12,631.00	251,250.00
Other Tenant Income				
Damages/Maintenance	0.00	333.32	-333.32	1,000.00
Late Charges	4,265.00	4,666.68	-401.68	14,000.00
Vacate Charges	0.00	1,233.32	-1,233.32	3,700.00
Total Other Tenant Income	4,265.00	6,233.32	-1,968.32	18,700.00
NET TENANT INCOME	75,384.00	89,983.32	-14,599.32	269,950.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	221,645.00	232,289.68	-10,644.68	696,869.00
Interest Income	7.23	50.00	-42.77	150.00
Allocated Interest Income	0.00	6.68	-6.68	20.00
Other Miscellaneous Income	33.65	83.32	-49.67	250.00
Allocated Other Income	4,359.35	2,511.32	1,848.03	7,534.00
TOTAL GRANT AND OTHER INCOME	226,045.23	234,941.00	-8,895.77	704,823.00
TOTAL INCOME	301,429.23	324,924.32	-23,495.09	974,773.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	58,493.13	84,235.28	25,742.15	252,706.00
TOTAL TENANT SERVICES EXPENSES	1,274.67	1,946.64	671.97	5,840.00
TOTAL UTILITY EXPENSES	53,936.81	73,266.68	19,329.87	219,800.00
Total Maint Salaries	31,511.52	55,895.00	24,383.48	167,685.00
Total Materials	1,857.41	11,530.00	9,672.59	34,590.00
Total Contract Costs	15,890.45	50,615.68	34,725.23	151,847.00
TOTAL MAINTENANCE EXPENSES	49,259.38	118,040.68	68,781.30	354,122.00
TOTAL PROTECTIVE SERVICES	27,559.37	25,989.68	-1,569.69	77,969.00
TOTAL INSURANCE PREMIUMS	16,504.40	20,383.00	3,878.60	61,149.00
TOTAL GENERAL EXPENSES	188.29	1,064.32	876.03	3,193.00
TOTAL OPERATING EXPENSES	207,216.05	324,924.32	117,710.23	974,773.00
NET INCOME	94,213.18	0.00	94,213.18	0.00

LaSalle Park
Income Statement
Period = Oct 2023-Jan 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	63,928.00	84,050.00	-20,122.00	252,150.00
Utility Reimb.-LIPH	-18,971.00	-25,000.00	6,029.00	-75,000.00
Utility Reimbursement Refund	843.00	0.00	843.00	0.00
Total Rental Income	<u>45,800.00</u>	<u>59,050.00</u>	<u>-13,250.00</u>	<u>177,150.00</u>
Other Tenant Income				
Damages/Maintenance	0.00	53.32	-53.32	160.00
Late Charges	2,550.00	4,666.68	-2,116.68	14,000.00
Misc.Tenant Income	145.00	0.00	145.00	0.00
Vacate Charges	10,061.00	1,266.68	8,794.32	3,800.00
Total Other Tenant Income	<u>12,756.00</u>	<u>5,986.68</u>	<u>6,769.32</u>	<u>17,960.00</u>
NET TENANT INCOME	<u>58,556.00</u>	<u>65,036.68</u>	<u>-6,480.68</u>	<u>195,110.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	286,867.68	393,265.68	-106,398.00	1,179,797.00
Allocated Interest Income	0.00	24.68	-24.68	74.00
Other Miscellaneous Income	4,259.30	0.00	4,259.30	0.00
Insurance Proceeds	14,039.88	0.00	14,039.88	0.00
Allocated Other Income	15,925.66	9,174.00	6,751.66	27,522.00
TOTAL GRANT AND OTHER INCOME	<u>321,092.52</u>	<u>402,464.36</u>	<u>-81,371.84</u>	<u>1,207,393.00</u>
TOTAL INCOME	<u>379,648.52</u>	<u>467,501.04</u>	<u>-87,852.52</u>	<u>1,402,503.00</u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	76,765.47	115,108.60	38,343.13	345,326.00
TOTAL TENANT SERVICES EXPENSES	4,300.77	4,901.68	600.91	14,705.00
TOTAL UTILITY EXPENSES	62,063.12	71,333.32	9,270.20	214,000.00
Total Maint Salaries				
	37,422.06	80,010.32	42,588.26	240,031.00
Total Materials				
	9,602.33	28,513.28	18,910.95	85,540.00
Total Contract Costs				
	28,910.59	76,579.96	47,669.37	229,740.00
TOTAL MAINTENACE EXPENSES	<u>75,934.98</u>	<u>185,103.56</u>	<u>109,168.58</u>	<u>555,311.00</u>
TOTAL PROTECTIVE SERVICES	46,025.55	47,902.00	1,876.45	143,706.00
TOTAL INSURANCE PREMIUMS	29,868.00	37,778.96	7,910.96	113,337.00
TOTAL GENERAL EXPENSES	526.26	5,370.68	4,844.42	16,112.00
TOTAL OPERATING EXPENSES	<u>295,484.15</u>	<u>467,501.04</u>	<u>172,014.65</u>	<u>1,402,503.00</u>
NET INCOME	<u>84,164.37</u>	<u>0.00</u>	<u>84,164.37</u>	<u>0.00</u>

Cochran Plaza
Income Statement
Period = Oct 2023-Jan 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	37,114.00	45,566.68	-8,452.68	136,700.00
Utility Reimb.-LIPH	-16,307.00	-15,000.00	-1,307.00	-45,000.00
Utility Reimbursement Refund	-536.00	0.00	-536.00	0.00
Total Rental Income	20,271.00	30,566.68	-10,295.68	91,700.00
Other Tenant Income				
Damages/Maintenance	-1,050.46	133.32	-1,183.78	400.00
Late Charges	728.00	2,000.00	-1,272.00	6,000.00
Legal Fees - Tenant	11,109.50	0.00	11,109.50	0.00
Misc. Tenant Income	-334.00	0.00	-334.00	0.00
Vacate Charges	0.00	133.32	-133.32	400.00
Total Other Tenant Income	10,453.04	2,266.64	8,186.40	6,800.00
NET TENANT INCOME	30,724.04	32,833.32	-2,109.28	98,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	252,737.00	290,738.32	-38,001.32	872,215.00
Allocated Interest Income	0.00	14.32	-14.32	43.00
Fraud Recovery PH	11,236.00	0.00	11,236.00	0.00
Other Miscellaneous Income	4,593.66	0.00	4,593.66	0.00
Allocated Other Income	9,246.01	5,326.32	3,919.69	15,979.00
TOTAL GRANT AND OTHER INCOME	277,812.67	296,078.96	-18,266.29	888,237.00
TOTAL INCOME	308,536.71	328,912.28	-20,375.57	986,737.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	42,613.96	77,929.68	35,315.72	233,789.00
TOTAL TENANT SERVICES EXPENSES	2,496.94	2,846.00	349.06	8,538.00
TOTAL UTILITY EXPENSES	77,600.93	71,613.36	-5,987.57	214,840.00
Total Maint Salaries	30,973.98	41,359.64	10,385.66	124,079.00
Total Materials	2,204.98	22,944.96	20,739.98	68,835.00
Total Contract Costs	21,504.05	60,056.68	38,552.63	180,170.00
TOTAL MAINTENANCE EXPENSES	54,683.01	124,361.28	69,678.27	373,084.00
TOTAL PROTECTIVE SERVICES	24,452.25	25,246.32	794.07	75,739.00
TOTAL INSURANCE PREMIUMS	17,545.00	19,148.32	1,603.32	57,445.00
TOTAL GENERAL EXPENSES	210.76	1,176.32	965.56	3,529.00
TOTAL OPERATING EXPENSES	219,602.85	322,321.28	102,718.43	966,964.00
NET INCOME	88,933.86	6,591.00	82,342.86	19,773.00

Southside Scattered Sites

Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	60,712.00	68,333.32	-7,621.32	205,000.00
Utility Reimb.-LIPH	-6,934.00	-8,166.68	1,232.68	-24,500.00
Total Rental Income	53,778.00	60,166.64	-6,388.64	180,500.00
Other Tenant Income				
Late Charges	7,650.00	5,166.68	2,483.32	15,500.00
Misc.Tenant Income	75.00	0.00	75.00	0.00
Vacate Charges	124.00	1,000.00	-876.00	3,000.00
Total Other Tenant Income	7,849.00	6,166.68	1,682.32	18,500.00
NET TENANT INCOME	61,627.00	66,333.32	-4,706.32	199,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	327,665.00	340,784.00	-13,119.00	1,022,352.00
Allocated Interest Income	0.00	12.32	-12.32	37.00
Other Miscellaneous Income	0.00	3.32	-3.32	10.00
Allocated Other Income	7,980.41	4,597.00	3,383.41	13,791.00
TOTAL GRANT AND OTHER INCOME	335,645.41	345,396.64	-9,751.23	1,036,190.00
TOTAL INCOME	397,272.41	411,729.96	-14,457.55	1,235,190.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	58,515.96	95,273.32	36,757.36	285,820.00
TOTAL TENANT SERVICES EXPENSES	3,581.45	2,456.36	-1,125.09	7,369.00
TOTAL UTILITY EXPENSES	66,074.70	87,733.32	21,658.62	263,200.00
Total Maint Salaries	43,546.77	98,525.96	54,979.19	295,578.00
Total Materials	16,676.11	23,363.40	6,687.29	70,090.00
Total Contract Costs	48,003.72	70,704.36	22,700.64	212,113.00
TOTAL MAINTENANCE EXPENSES	108,226.60	192,593.72	84,367.12	577,781.00
TOTAL PROTECTIVE SERVICES	222.00	0.00	-222.00	0.00
TOTAL INSURANCE PREMIUMS	29,795.36	29,989.32	193.96	89,968.00
TOTAL GENERAL EXPENSES	159.02	3,685.68	3,526.66	11,057.00
TOTAL OPERATING EXPENSES	266,575.09	411,731.72	145,156.63	1,235,190.00
NET INCOME	130,697.32	0.00	130,697.32	0.00

Northside Scattered Sites

Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	45,434.80	47,666.68	-2,231.88	143,000.00
Utility Reimb.-LIPH	-18,259.00	-13,333.32	-4,925.68	-40,000.00
Total Rental Income	27,175.80	34,333.36	-7,157.56	103,000.00
Other Tenant Income				
Cleaning Fee	90.00	0.00	90.00	0.00
Late Charges	1,362.00	1,500.00	-138.00	4,500.00
Legal Fees - Tenant	484.50	666.68	-182.18	2,000.00
Tenant Owed Utilities	1,025.21	0.00	1,025.21	0.00
Misc. Tenant Income	80.00	0.00	80.00	0.00
Vacate Charges	514.00	0.00	514.00	0.00
Total Other Tenant Income	3,555.71	2,166.68	1,389.03	6,500.00
NET TENANT INCOME	30,731.51	36,500.04	-5,768.53	109,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	421,945.00	433,401.32	-11,456.32	1,300,204.00
Allocated Interest Income	0.00	24.32	-24.32	73.00
Fraud Recovery PH	-3,300.21	0.00	-3,300.21	0.00
Allocated Other Income	15,609.26	8,991.68	6,617.58	26,975.00
TOTAL GRANT AND OTHER INCOME	434,254.05	442,417.32	-8,163.27	1,327,252.00
TOTAL INCOME	464,985.56	478,917.36	-13,931.80	1,436,752.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	54,139.10	108,558.36	54,419.26	325,675.00
TOTAL TENANT SERVICES EXPENSES	4,215.32	6,138.00	1,922.68	18,414.00
TOTAL UTILITY EXPENSES	58,011.18	80,833.32	22,822.14	242,500.00
Total Maint Salaries	20,507.97	65,936.36	45,428.39	197,809.00
Total Materials	9,907.70	26,616.68	16,708.98	79,850.00
Total Contract Costs	45,646.71	142,840.04	97,193.33	428,520.00
TOTAL MAINTENANCE EXPENSES	76,062.38	235,393.08	159,330.70	706,179.00
TOTAL PROTECTIVE SERVICES	290.85	833.32	542.47	2,500.00
TOTAL INSURANCE PREMIUMS	30,720.51	32,803.68	2,083.17	98,411.00
TOTAL GENERAL EXPENSES	254.03	4,231.68	3,977.65	12,695.00
TOTAL OPERATING EXPENSES	223,693.37	468,791.44	245,098.07	1,406,374.00
NET INCOME	241,292.19	10,125.92	231,166.27	30,378.00

King Louis Square III

Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	588.00	21,000.00	-20,412.00	63,000.00
Utility Reimb.-LIPH	2,164.00	-3,466.68	5,630.68	-10,400.00
Total Rental Income	2,752.00	17,533.32	-14,781.32	52,600.00
Other Tenant Income				
Late Charges	300.00	833.32	-533.32	2,500.00
Total Other Tenant Income	300.00	833.32	-533.32	2,500.00
NET TENANT INCOME	3,052.00	18,366.64	-15,314.64	55,100.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	49,099.68	58,875.68	-9,776.00	176,627.00
Allocated Interest Income	0.00	3.00	-3.00	9.00
Allocated Other Income	1,968.74	1,134.00	834.74	3,402.00
TOTAL GRANT AND OTHER INCOME	51,068.42	60,012.68	-8,944.26	180,038.00
TOTAL INCOME	54,120.42	78,379.32	-24,258.90	235,138.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	10,346.42	18,496.68	8,150.26	55,490.00
TOTAL TENANT SERVICES EXPENSES	531.67	606.00	74.33	1,818.00
TOTAL UTILITY EXPENSES	12,045.93	15,673.32	3,627.39	47,020.00
Total General Maint Expense				
Total Materials	4,161.72	6,416.68	2,254.96	19,250.00
Total Contract Costs	0.00	4,046.68	4,046.68	12,140.00
Total Contract Costs	7,082.58	17,766.68	10,684.10	53,300.00
TOTAL MAINTENACE EXPENSES	11,244.30	28,230.04	16,985.74	84,690.00
TOTAL PROTECTIVE SERVICES	7,531.97	7,768.00	236.03	23,304.00
TOTAL INSURANCE PREMIUMS	5,020.00	4,947.64	-72.36	14,843.00
TOTAL GENERAL EXPENSES	2,604.02	2,659.68	55.66	7,979.00
TOTAL OPERATING EXPENSES	49,324.31	78,379.32	29,055.52	235,138.00
NET INCOME	4,796.11	0.00	4,796.11	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2023-Jan 2024

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	153,005.00	197,304.00	-44,299.00	591,912.00
Investment Inc -Restricted Non-Allocated	176.78	0.00	176.78	0.00
TOTAL GRANT AND OTHER INCOME	153,181.78	197,304.00	-44,122.22	591,912.00
TOTAL INCOME	153,181.78	197,304.00	-44,122.22	591,912.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	17,932.45	25,058.36	7,125.91	75,175.00
TOTAL UTILITY EXPENSES	47,838.75	48,954.32	1,115.57	146,863.00
TOTAL INSURANCE PREMIUMS	2,593.32	3,343.32	750.00	10,030.00
TOTAL GENERAL EXPENSES	116,603.91	119,948.00	3,344.09	359,844.00
TOTAL OPERATING EXPENSES	184,968.43	197,304.00	12,335.57	591,912.00
NET INCOME	-31,786.65	0.00	-31,786.65	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	86,825.00	118,280.00	-31,455.00	354,836.00
Investment Inc -Restricted Non-Allocated	6,164.37	0.00	6,164.37	0.00
TOTAL GRANT AND OTHER INCOME	92,989.37	118,280.00	-25,290.63	354,836.00
TOTAL INCOME	92,989.37	118,280.00	-25,290.63	354,836.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	12,000.89	16,826.00	4,825.11	50,484.00
TOTAL UTILITY EXPENSES	29,194.74	33,376.00	4,181.26	100,127.00
TOTAL INSURANCE PREMIUMS	1,783.32	2,300.00	516.68	6,898.00
TOTAL GENERAL EXPENSES	69,280.01	65,776.00	-3,504.01	197,327.00
TOTAL OPERATING EXPENSES	112,258.96	118,280.00	6,019.04	354,836.00
NET INCOME	-19,269.59	0.00	-19,273.59	0.00

**Mixed Finance Properties
Income Statement**

Period = Oct 2023-Jan 2024

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	100,145.00	132,743.00	-32,598.00	398,229.00
TOTAL GRANT AND OTHER INCOME	100,145.00	132,743.00	-32,598.00	398,229.00
TOTAL INCOME	100,145.00	132,743.00	-32,598.00	398,229.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	12,976.25	18,183.64	5,207.39	54,551.00
TOTAL UTILITY EXPENSES	30,463.24	34,559.32	4,096.08	103,678.00
TOTAL INSURANCE PREMIUMS	1,793.32	2,315.32	522.00	6,946.00
TOTAL GENERAL EXPENSES	71,509.28	77,684.68	6,175.40	233,054.00
TOTAL OPERATING EXPENSES	116,742.09	132,743.00	16,000.87	398,229.00
NET INCOME	-16,597.09	0.00	-16,597.13	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	45,853.00	56,165.32	-10,312.32	168,496.00
Investment Inc -Restricted Non-Allocated	10.62	0.00	10.62	0.00
TOTAL GRANT AND OTHER INCOME	45,863.62	56,165.32	-10,301.70	168,496.00
TOTAL INCOME	45,863.62	56,165.32	-10,301.70	168,496.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	5,317.81	7,513.00	2,195.19	22,539.00
TOTAL UTILITY EXPENSES	4,649.98	4,533.32	-116.66	13,600.00
TOTAL PROTECTIVE SERVICES	11,280.13	11,652.00	371.87	34,956.00
TOTAL INSURANCE PREMIUMS	1,050.68	1,349.68	299.00	4,049.00
TOTAL GENERAL EXPENSES	25,747.52	20,396.68	-5,350.84	61,190.00
TOTAL OPERATING EXPENSES	48,046.12	45,444.68	-2,601.44	136,334.00
NET INCOME	-2,182.50	10,720.64	12,903.14	32,162.00

**Mixed Finance Properties
Income Statement**

Period = Oct 2023-Jan 2024

Book = Accrual

Les Chateaux (48)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	48,246.00	61,516.68	-13,270.68	184,550.00
TOTAL GRANT AND OTHER INCOME	48,246.00	61,516.68	-13,270.68	184,550.00
TOTAL INCOME	48,246.00	61,516.68	-13,270.68	184,550.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,246.20	5,299.00	1,052.80	15,897.00
TOTAL TENANT SERVICES EXPENSES	600.00	200.00	-400.00	600.00
TOTAL UTILITY EXPENSES	18,618.00	18,618.00	0.00	55,854.00
TOTAL PROTECTIVE SERVICES	12,529.54	12,946.68	417.14	38,840.00
TOTAL INSURANCE PREMIUMS	916.68	1,180.68	264.00	3,542.00
TOTAL GENERAL EXPENSES	19,794.68	19,794.68	0.00	59,384.00
TOTAL OPERATING EXPENSES	56,705.10	58,039.04	1,333.94	174,117.00
NET INCOME	-8,459.10	3,477.64	-11,936.74	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	57,625.00	70,124.96	-12,499.96	210,375.00
Investment Inc -Restricted Non-Allocated	6.58	0.00	6.58	0.00
TOTAL GRANT AND OTHER INCOME	57,631.58	70,124.96	-12,493.38	210,375.00
TOTAL INCOME	57,631.58	70,124.96	-12,493.38	210,375.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,721.02	9,404.32	2,683.30	28,213.00
TOTAL UTILITY EXPENSES	8,604.17	8,500.00	-104.17	25,500.00
TOTAL PROTECTIVE SERVICES	13,814.62	14,241.32	426.70	42,724.00
TOTAL INSURANCE PREMIUMS	1,252.68	1,611.68	359.00	4,835.00
TOTAL GENERAL EXPENSES	31,962.90	29,573.32	-2,389.58	88,720.00
TOTAL OPERATING EXPENSES	62,355.39	47,497.98	-1,307.43	189,992.00
NET INCOME	-4,723.81	22,626.98	-11,185.95	20,383.00

Mixed Finance Properties Income Statement

Period = Oct 2023-Jan 2024

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	74,936.00	103,625.36	-28,689.36	310,876.00
Investment Inc -Restricted Non-Allocated	527.08	0.00	527.08	0.00
TOTAL GRANT AND OTHER INCOME	75,463.08	103,625.36	-28,162.28	310,876.00
TOTAL INCOME	75,463.08	103,625.36	-28,162.28	310,876.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	11,384.43	15,916.00	4,531.57	47,748.00
TOTAL TENANT SERVICES EXPENSES	0.00	310.00	310.00	930.00
TOTAL UTILITY EXPENSES	24,350.99	24,972.32	621.33	74,917.00
TOTAL PROTECTIVE SERVICES	19,454.73	20,067.68	612.95	60,203.00
TOTAL INSURANCE PREMIUMS	1,745.00	2,248.32	503.32	6,745.00
TOTAL GENERAL EXPENSES	40,943.03	44,076.68	-3,133.65	132,230.00
TOTAL OPERATING EXPENSES	97,878.18	107,591.00	3,445.52	322,773.00
NET INCOME	-22,415.10	-3,965.64	-24,716.76	-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	93,414.00	122,900.64	-29,486.64	368,702.00
Investment Inc -Restricted Non-Allocated	11,145.73	0.00	11,145.73	0.00
TOTAL GRANT AND OTHER INCOME	104,559.73	122,900.64	-18,340.91	368,702.00
TOTAL INCOME	104,559.73	122,900.64	-18,340.91	368,702.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,044.92	8,318.32	2,273.40	24,955.00
TOTAL TENANT SERVICES EXPENSES	1,225.00	375.00	-850.00	1,125.00
TOTAL UTILITY EXPENSES	34,623.21	35,147.00	523.79	105,441.00
TOTAL PROTECTIVE SERVICES	23,524.16	24,275.00	750.84	72,825.00
TOTAL INSURANCE PREMIUMS	1,855.68	2,198.00	342.32	6,594.00
TOTAL GENERAL EXPENSES	48,948.30	52,323.32	3,375.02	156,970.00
TOTAL OPERATING EXPENSES	88,379.20	91,977.48	3,598.28	367,910.00
NET INCOME	16,180.53	30,923.16	-14,742.63	792.00

Mixed Finance Properties Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

Gardens @ Reaissance Place (55)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	37,056.00	43,872.36	-6,816.36	131,617.00
Investment Inc -Restricted Non-Allocated	1,748.84	0.00	1,748.84	0.00
TOTAL GRANT AND OTHER INCOME	38,804.84	43,872.36	-5,067.52	131,617.00
TOTAL INCOME	38,804.84	43,872.36	-5,067.52	131,617.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,792.25	2,497.68	705.43	7,493.00
TOTAL TENANT SERVICES EXPENSES	0.00	110.00	110.00	330.00
TOTAL UTILITY EXPENSES	12,064.83	13,214.68	1,149.85	39,644.00
TOTAL PROTECTIVE SERVICES	6,889.44	7,121.00	231.56	21,363.00
TOTAL INSURANCE PREMIUMS	724.00	835.32	111.32	2,506.00
TOTAL GENERAL EXPENSES	19,940.57	18,576.00	-1,364.57	55,728.00
TOTAL OPERATING EXPENSES	41,411.09	42,354.68	943.59	127,064.00
NET INCOME	-2,606.25	1,517.68	-4,123.93	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	100,465.00	97,022.64	3,442.36	291,068.00
Investment Inc -Restricted Non-Allocated	11,561.62	0.00	11,561.62	0.00
TOTAL GRANT AND OTHER INCOME	112,026.62	97,022.64	15,003.98	291,068.00
TOTAL INCOME	112,026.62	97,022.64	15,003.98	291,068.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,240.81	8,521.64	2,280.83	25,565.00
TOTAL UTILITY EXPENSES	42,499.16	44,555.00	2,055.84	133,665.00
TOTAL INSURANCE PREMIUMS	2,450.00	2,826.68	376.68	8,480.00
TOTAL GENERAL EXPENSES	46,916.64	42,000.32	-4,916.32	126,001.00
TOTAL OPERATING EXPENSES	98,106.61	97,903.64	-202.97	293,711.00
NET INCOME	13,920.01	-881.00	15,206.95	-2,643.00

Mixed Finance Properties Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

Renaissance Place @ Grand II (57)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	77,679.00	97,511.32	-19,832.32	292,534.00
Investment Inc -Restricted Non-Allocated	2,297.08	0.00	2,297.08	0.00
TOTAL GRANT AND OTHER INCOME	79,976.08	97,511.32	-17,535.24	292,534.00
TOTAL INCOME	79,976.08	97,511.32	-17,535.24	292,534.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	5,830.09	8,239.00	2,408.91	24,717.00
TOTAL TENANT SERVICES EXPENSES	0.00	180.00	180.00	540.00
TOTAL UTILITY EXPENSES	15,653.08	20,277.32	4,624.24	60,832.00
TOTAL PROTECTIVE SERVICES	11,280.13	11,652.00	371.87	34,956.00
TOTAL INSURANCE PREMIUMS	1,017.32	1,310.68	293.36	3,932.00
TOTAL GENERAL EXPENSES	43,138.67	48,098.00	4,959.33	144,294.00
TOTAL OPERATING EXPENSES	76,919.29	89,757.00	12,837.71	269,271.00
NET INCOME	3,056.79	7,754.32	-4,697.53	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	71,807.00	88,087.36	-16,280.36	264,262.00
Investment Inc -Restricted Non-Allocated	4,566.57	0.00	4,566.57	0.00
TOTAL GRANT AND OTHER INCOME	76,373.57	88,087.36	-11,713.79	264,262.00
TOTAL INCOME	76,373.57	88,087.36	-11,713.79	264,262.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	7,683.20	10,732.32	3,049.12	32,197.00
TOTAL UTILITY EXPENSES	25,870.00	25,869.68	-0.32	77,609.00
TOTAL PROTECTIVE SERVICES	14,421.45	14,889.00	467.55	44,667.00
TOTAL INSURANCE PREMIUMS	1,307.68	1,722.68	415.00	5,168.00
TOTAL GENERAL EXPENSES	46,273.04	46,273.00	-0.04	138,819.00
TOTAL OPERATING EXPENSES	95,555.37	99,486.68	3,931.31	298,460.00
NET INCOME	-19,181.80	-11,399.32	-7,782.48	-34,198.00

Mixed Finance Properties Income Statement

Period = Oct 2023-Jan 2024

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	82,501.00	111,272.68	-28,771.68	333,818.00
Investment Inc -Restricted Non-Allocated	4,232.50	0.00	4,232.50	0.00
TOTAL GRANT AND OTHER INCOME	86,733.50	111,272.68	-24,539.18	333,818.00
TOTAL INCOME	86,733.50	111,272.68	-24,539.18	333,818.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	9,910.99	13,875.68	3,964.69	41,627.00
TOTAL TENANT SERVICES EXPENSES	0.00	250.00	250.00	750.00
TOTAL UTILITY EXPENSES	26,130.32	27,392.32	1,262.00	82,177.00
TOTAL PROTECTIVE SERVICES	15,670.85	16,183.68	512.83	48,551.00
TOTAL INSURANCE PREMIUMS	1,383.32	1,786.00	402.68	5,358.00
TOTAL GENERAL EXPENSES	58,047.08	59,503.00	1,455.92	178,509.00
TOTAL OPERATING EXPENSES	111,142.56	118,990.68	7,848.12	356,972.00
NET INCOME	-24,409.06	-7,718.00	-16,691.06	-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	64,840.00	94,819.32	-29,979.32	284,458.00
Investment Inc -Restricted Non-Allocated	1,904.09	0.00	1,904.09	0.00
TOTAL GRANT AND OTHER INCOME	66,744.09	94,819.32	-28,075.23	284,458.00
TOTAL INCOME	66,744.09	94,819.32	-28,075.23	284,458.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	9,103.34	12,688.00	3,584.66	38,064.00
TOTAL UTILITY EXPENSES	24,527.00	24,527.00	0.00	73,581.00
TOTAL PROTECTIVE SERVICES	13,815.65	14,241.32	425.67	42,724.00
TOTAL INSURANCE PREMIUMS	1,236.00	1,632.32	396.32	4,897.00
TOTAL GENERAL EXPENSES	40,257.45	40,257.32	-0.13	120,772.00
TOTAL OPERATING EXPENSES	88,939.44	93,345.96	4,406.52	280,038.00
NET INCOME	-22,195.35	1,473.36	-23,668.71	4,420.00

Mixed Finance Properties Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

Kingsbury Terrace (61)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	140,164.00	227,457.32	-87,293.32	682,372.00
Investment Inc -Restricted Non-Allocated	10,415.31	0.00	10,415.31	0.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
TOTAL GRANT AND OTHER INCOME	150,612.96	227,457.32	-76,844.36	682,372.00
TOTAL INCOME	150,612.96	227,457.32	-76,844.36	682,372.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	8,960.43	12,512.00	3,551.57	37,536.00
TOTAL UTILITY EXPENSES	74,500.00	77,500.00	3,000.00	232,500.00
TOTAL GENERAL EXPENSES	131,397.84	131,810.32	412.48	395,431.00
TOTAL OPERATING EXPENSES	214,858.27	221,822.32	6,964.05	665,467.00
NET INCOME	-64,245.31	5,635.00	-69,880.31	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	69,392.00	93,046.32	-23,654.32	279,139.00
Investment Inc -Restricted Non-Allocated	119.91	0.00	119.91	0.00
TOTAL GRANT AND OTHER INCOME	69,511.91	93,046.32	-23,534.41	279,139.00
TOTAL INCOME	69,511.91	93,046.32	-23,534.41	279,139.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,296.15	8,173.64	1,877.49	24,521.00
TOTAL UTILITY EXPENSES	41,105.33	40,182.00	-923.33	120,546.00
TOTAL PROTECTIVE SERVICES	23,524.16	24,275.00	750.84	72,825.00
TOTAL INSURANCE PREMIUMS	1,719.32	2,178.00	458.68	6,534.00
TOTAL GENERAL EXPENSES	17,947.68	13,718.32	-4,229.36	41,155.00
TOTAL OPERATING EXPENSES	90,592.64	88,526.96	-2,065.68	265,581.00
NET INCOME	-21,080.73	4,519.36	-25,600.09	13,558.00

Mixed Finance Properties Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

Arlington Grove (63)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	121,499.00	138,946.00	-17,447.00	416,838.00
Investment Inc -Restricted Non-Allocated	98.53	0.00	98.53	0.00
TOTAL GRANT AND OTHER INCOME	121,597.53	138,946.00	-17,348.47	416,838.00
TOTAL INCOME	121,597.53	138,946.00	-17,348.47	416,838.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	11,754.94	16,354.64	4,599.70	49,064.00
TOTAL UTILITY EXPENSES	47,548.66	49,431.00	1,882.34	148,293.00
TOTAL INSURANCE PREMIUMS	1,914.32	2,472.68	558.36	7,418.00
TOTAL GENERAL EXPENSES	77,149.40	77,336.32	186.92	232,009.00
TOTAL OPERATING EXPENSES	138,367.32	145,594.64	7,227.32	436,784.00
NET INCOME	-16,769.79	-6,648.64	-10,121.15	-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	85,764.00	95,888.68	-10,124.68	287,666.00
Investment Inc -Restricted Non-Allocated	261.98	0.00	261.98	0.00
TOTAL GRANT AND OTHER INCOME	86,025.98	95,888.68	-9,862.70	287,666.00
TOTAL INCOME	86,025.98	95,888.68	-9,862.70	287,666.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	10,092.48	14,233.00	4,140.52	42,699.00
TOTAL UTILITY EXPENSES	21,528.68	22,226.68	698.00	66,680.00
TOTAL INSURANCE PREMIUMS	1,646.68	2,123.32	476.64	6,370.00
TOTAL GENERAL EXPENSES	63,584.84	63,932.00	347.16	191,796.00
TOTAL OPERATING EXPENSES	96,852.68	102,515.00	5,662.32	307,545.00
NET INCOME	-10,826.70	-6,626.32	-4,200.38	-19,879.00

Mixed Finance Properties Income Statement

Period = Oct 2023-Jan 2024

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	73,200.00	71,166.00	2,034.00	213,498.00
Investment Inc -Restricted Non-Allocated	4,426.95	0.00	4,426.95	0.00
TOTAL GRANT AND OTHER INCOME	77,626.95	71,166.00	6,460.95	213,498.00
TOTAL INCOME	77,626.95	71,166.00	6,460.95	213,498.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	6,775.41	9,656.00	2,880.59	28,968.00
TOTAL UTILITY EXPENSES	15,169.75	14,533.32	-636.43	43,600.00
TOTAL INSURANCE PREMIUMS	1,291.00	1,656.32	365.32	4,969.00
TOTAL GENERAL EXPENSES	58,951.76	51,768.68	-7,183.08	155,306.00
TOTAL OPERATING EXPENSES	82,187.92	77,614.32	-4,573.60	232,843.00
NET INCOME	-4,560.97	-6,448.32	1,887.35	-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	42,512.00	46,523.68	-4,011.68	139,571.00
Investment Inc -Restricted Non-Allocated	6,087.52	0.00	6,087.52	0.00
TOTAL GRANT AND OTHER INCOME	48,599.52	46,523.68	2,075.84	139,571.00
TOTAL INCOME	48,599.52	46,523.68	2,075.84	139,571.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	5,763.80	7,708.32	1,944.52	23,125.00
TOTAL UTILITY EXPENSES	10,779.58	10,826.68	47.10	32,480.00
TOTAL INSURANCE PREMIUMS	990.00	1,646.32	656.32	4,939.00
TOTAL GENERAL EXPENSES	31,885.48	32,064.32	178.84	96,193.00
TOTAL OPERATING EXPENSES	49,418.86	52,245.64	2,826.78	156,737.00
NET INCOME	-819.34	-5,721.96	-750.94	-17,166.00

**Mixed Finance Properties
Income Statement**

Period = Oct 2023-Jan 2024

Book = Accrual

Preservation Square (67)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	37,636.00	32,757.32	4,878.68	98,272.00
Investment Inc -Restricted Non-Allocated	5.15	0.00	5.15	0.00
TOTAL GRANT AND OTHER INCOME	37,641.15	32,757.32	4,883.83	98,272.00
TOTAL INCOME	37,641.15	32,757.32	4,883.83	98,272.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	0.00	5,330.64	5,330.64	15,992.00
TOTAL UTILITY EXPENSES	5,425.00	5,425.00	0.00	16,275.00
TOTAL INSURANCE PREMIUMS	519.32	599.32	80.00	1,798.00
TOTAL GENERAL EXPENSES	22,320.00	22,320.00	0.00	66,960.00
TOTAL OPERATING EXPENSES	28,264.32	33,674.96	5,410.64	101,025.00
NET INCOME	9,376.83	-917.64	-526.81	-2,753.00

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of January 31, 2024

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028					
Indicator #1 - Quick Ratio (QR)												
FDS #												
111 Cash -unrestricted	\$	2,860,187.75	\$	299,660.57	\$	322,679.96	\$	290,399.94	\$	587,800.10	\$	379,924.79
114 Cash - tenant security deposits	\$	24,087.91	\$	22,439.68	\$	22,775.57	\$	21,578.98	\$	58,905.67	\$	22,036.39
115 Cash - restriicted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	60,790.26	\$	131,275.14	\$	15,171.18	\$	30,106.09	\$	202,716.99	\$	8,112.64
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
135 Investments - restricted for pymt of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	489,585.23	\$	134,858.51	\$	109,017.68	\$	102,034.69	\$	262,420.88	\$	99,655.31
144 Inter-program due-from	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
QR Numerator Total:	\$	3,434,651.15	\$	588,233.90	\$	469,644.39	\$	444,119.70	\$	1,111,843.64	\$	509,729.13
310 Total Current Liabilities	\$	46,616.37	\$	42,267.62	\$	35,300.64	\$	43,810.97	\$	99,681.53	\$	34,777.19
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
QR Denominator Total:	\$	46,616.37	\$	42,267.62	\$	35,300.64	\$	43,810.97	\$	99,681.53	\$	34,777.19
Quick Ratio:		73.68		13.92		13.30		10.14		11.15		14.66
Quick Ratio Score (max points 12):		12		12		12		12		12		12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)												
FDS #												
111 Cash -unrestricted	\$	2,860,187.75	\$	299,660.57	\$	322,679.96	\$	290,399.94	\$	587,800.10	\$	379,924.79
114 Cash - tenant security deposits	\$	24,087.91	\$	22,439.68	\$	22,775.57	\$	21,578.98	\$	58,905.67	\$	22,036.39
115 Cash - restriicted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	60,790.26	\$	131,275.14	\$	15,171.18	\$	30,106.09	\$	202,716.99	\$	8,112.64
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	489,585.23	\$	134,858.51	\$	109,017.68	\$	102,034.69	\$	262,420.88	\$	99,655.31
310 (-) Total Current Liabilities	\$	46,616.37	\$	42,267.62	\$	35,300.64	\$	43,810.97	\$	99,681.53	\$	34,777.19
MENAR Numerator Total:	\$	3,388,034.78	\$	545,966.28	\$	434,343.75	\$	400,308.73	\$	1,012,162.11	\$	474,951.94
Average Monthly Operating Expenses:												
96900 Total Operating Expenses	\$	467,698.19	\$	298,294.27	\$	223,488.19	\$	225,319.65	\$	562,903.35	\$	207,216.05
97100 Extraordinary Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
97200 Causalty Losses Non-capitalized	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
MENAR Denominator Total:	\$	116,924.55	\$	74,573.57	\$	55,872.05	\$	56,329.91	\$	140,725.84	\$	51,804.01
MENAR:		28.98		7.32		7.77		7.11		7.19		9.17
MENAR Score (max points 11):		11		11		11		11		11		11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of January 31, 2024

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #3 - Debt Service Coverage Ratio (DSCR)							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 315,066.41	\$ 306,961.38	\$ 91,299.65	\$ 72,366.25	\$ 274,774.78	\$ 94,213.18
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 315,066.41	\$ 306,961.38	\$ 91,299.65	\$ 72,366.25	\$ 274,774.78	\$ 94,213.18
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

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

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of January 31, 2024

	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	\$ 1,110,226.51	\$ 937,655.05	\$ 809,784.46	\$ 1,063,855.40	\$ 280,572.24
114 Cash - tenant security deposits	\$ 39,546.11	\$ 16,610.00	\$ 27,258.02	\$ 29,854.21	\$ 5,306.00
115 Cash - restriicted for payment of current liability	\$ -	\$ -	\$ -	\$ 29,879.21	\$ -
120 Total Receivables	\$ 149,950.55	\$ 65,401.45	\$ 89,165.23	\$ 2,308.23	\$ 3,551.56
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 232,395.68	\$ 148,786.35	\$ 168,140.68	\$ 261,258.37	\$ 27,833.73
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,532,118.85	\$ 1,168,452.85	\$ 1,094,348.39	\$ 1,387,155.42	\$ 317,263.53
310 Total Current Liabilities	\$ 106,502.81	\$ 581,203.84	\$ 73,458.87	\$ 48,115.78	\$ 15,686.68
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 530,000.00	\$ -	\$ -	\$ 2,620.00
QR Denominator Total:	\$ 106,502.81	\$ 51,203.84	\$ 73,458.87	\$ 48,115.78	\$ 13,066.68
Quick Ratio:	14.39	22.82	14.90	28.83	24.28
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,110,226.51	\$ 937,655.05	\$ 809,784.46	\$ 1,063,855.40	\$ 280,572.24
114 Cash - tenant security deposits	\$ 39,546.11	\$ 16,610.00	\$ 27,258.02	\$ 29,854.21	\$ 5,306.00
115 Cash - restriicted for payment of current liability	\$ -	\$ -	\$ -	\$ 29,879.21	\$ -
120 Total Receivables	\$ 149,950.55	\$ 65,401.45	\$ 89,165.23	\$ 2,308.23	\$ 3,551.56
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 232,395.68	\$ 148,786.35	\$ 168,140.68	\$ 261,258.37	\$ 27,833.73
310 (-) Total Current Liabilities	\$ 106,502.81	\$ 581,203.84	\$ 73,458.87	\$ 48,115.78	\$ 15,686.68
MENAR Numerator Total:	\$ 1,425,616.04	\$ 587,249.01	\$ 1,020,889.52	\$ 1,339,039.64	\$ 301,576.85
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 295,484.15	\$ 219,602.85	\$ 266,575.90	\$ 223,693.37	\$ 49,324.31
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Casualty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 73,871.04	\$ 54,900.71	\$ 66,643.98	\$ 55,923.34	\$ 12,331.08
MENAR:	19.30	10.70	15.32	23.94	24.46
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of January 31, 2024

	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	\$ 84,164.37	\$ 88,933.86	\$ 130,697.32	\$ 241,292.19	\$ 4,796.11
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 84,164.37	\$ 88,933.86	\$ 130,697.32	\$ 241,292.19	\$ 4,796.11
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
*The denominator of FDS lines items is derived from the Operations Column of the FDS					

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of January 31, 2024

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Occupancy Rate (OR)							
FDS #							
11210 Unit Months Leased		581	424	417	327	963	421
OR Numerator Total:		581	424	417	327	963	421
11190 Unit Months Available		957	504	432	396	1,170	484
OR Denominator Total:		957	504	432	396	1,170	484
Occupancy Rate:		0.60711	0.84127	0.96528	0.82576	0.82308	0.86983
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		\$ 90,223.17	\$ 142,050.51	\$ 17,211.06	\$ 34,610.79	\$ 215,964.37	\$ 13,068.08
TAR Numerator Total:		\$ 90,223.17	\$ 142,050.51	\$ 17,211.06	\$ 34,610.79	\$ 215,964.37	\$ 13,068.08
70500 Total Tenant Revenue		\$ 3,431.28	\$ 230,118.00	\$ 262,797.00	\$ 229,893.00	\$ 699,187.05	\$ 226,881.00
TAR Denominator Total:		\$ 3,431.28	\$ 230,118.00	\$ 262,797.00	\$ 229,893.00	\$ 699,187.05	\$ 226,881.00
TAR:		2629.0%	62.0%	7.0%	15.0%	31.0%	6.0%
TAR Score (max points 5):		0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 24,456.71	\$ 8,545.08	\$ 6,441.12	\$ 13,034.31	\$ 17,475.53	\$ 7,553.07
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 24,456.71	\$ 8,545.08	\$ 6,441.12	\$ 13,034.31	\$ 17,475.53	\$ 7,553.07
96900 Total Operating Expenses /12		\$ 116,924.55	\$ 74,573.57	\$ 55,872.05	\$ 56,329.91	\$ 140,725.84	\$ 51,804.01
AP Denominator Total:		\$ 116,924.55	\$ 74,573.57	\$ 55,872.05	\$ 56,329.91	\$ 140,725.84	\$ 51,804.01
AP:		0.21	0.11	0.12	0.23	0.12	0.15
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)		0	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)		6	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)	12212	1980	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:	7.98	6.00	5.00	23.00	10.00	7.00	10.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of January 31, 2024

		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	527	254	435	307	74
	OR Numerator Total:	527	254	435	307	74
11190	Unit Months Available	588	296	480	358	92
	OR Denominator Total:	588	296	480	358	92
	Occupancy Rate:	0.89626	0.85811	0.90625	0.85754	0.80435
	Occupancy Rate Score (max points 16):	0	0	1	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126	Accounts Receivable - Tenants	\$ 179,552.05	\$ 57,954.60	\$ 118,813.74	\$ 18,949.17	\$ 7,550.00
	TAR Numerator Total:	\$ 179,552.05	\$ 57,954.60	\$ 118,813.74	\$ 18,949.17	\$ 7,550.00
70500	Total Tenant Revenue	\$ 131,274.00	\$ 83,172.12	\$ 184,881.00	\$ 92,194.53	\$ 9,156.00
	TAR Denominator Total:	\$ 131,274.00	\$ 83,172.12	\$ 184,881.00	\$ 92,194.53	\$ 9,156.00
	TAR:	137.0%	70.0%	64.0%	21.0%	82.0%
	TAR Score (max points 5):	0	0	0	2	0
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312	Accounts Payable - Current	\$ 10,986.61	\$ 22,905.98	\$ 11,689.04	\$ 11,281.05	\$ 6,282.85
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:	\$ 10,986.61	\$ 22,905.98	\$ 11,689.04	\$ 11,281.05	\$ 6,282.85
96900	Total Operating Expenses /12	\$ 73,871.04	\$ 54,900.71	\$ 66,643.98	\$ 55,923.34	\$ 12,331.08
	AP Denominator Total:	\$ 73,871.04	\$ 54,900.71	\$ 66,643.98	\$ 55,923.34	\$ 12,331.08
	AP:	0.15	0.42	0.18	0.2	0.51
	AP Score (max points 4):	4	4	4	4	4
Overall AMP Score						
Indicator #1 - Occupancy Rate (OR)		0	0	1	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)		0	0	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)		6	6	6	8	5
Number of units in Project		146	71	138	88	22
Weighted Value (Project MASS score times number of units)		876	426	828	704	110
Total number of units in PHA's portfolio		146	71	138	88	22
Overall AMPs Management Operations Indicator Score:		6.00	6.00	6.00	8.00	5.00

HOUSING CHOICE VOUCHER PROGRAM

PUBLIC HOUSING CASH ACTIVITY AS OF 01/31/2024

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	1/31/24 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	1/31/24 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$14,970,221.46	BANK OF DELIGHT CD	2/22/2024	2.85%	\$243,386.85
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$250,272.61	CHARLES SCHWAB BANK SSB CD	2/23/2024	4.85%	\$99,775.45
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$823,112.57	FEDERAL HOME LOAN BANK	6/28/2024	0.33%	\$490,038.27
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$737,548.42	FEDERAL HOME LOAN BANK STEP-UP	3/28/2024	1.50%	\$247,159.44
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$291,879.17	FANNIE MAE	3/1/2024	5.33%	\$189,960.36
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$101,862.04	FIRST TECHNOLOGY FEDERAL CD	3/25/2024	5.40%	\$190,000.00
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,384.40	GOLDMAN SACHS BANK USA CD	5/6/2024	2.60%	\$98,193.30
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,309.92	GREENSTATE CREDIT UNION CD	2/28/2024	1.60%	\$99,187.70
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$430,449.13	MEDALLION BANK UTAH CD	3/15/2024	2.8	\$242,938.65
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$16,743.33	MORGAN STANLEY PVT BANK CD	2/7/2024	3.10%	\$242,693.27
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$281,068.80	UBS BANK USA CD	4/3/2024	2.90%	\$243,851.80
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$387,857.47	US BANK NATL ASSOC CD	3/28/2024	2.80%	\$250,000.00
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$665,712.46	WI TREASURY BILL	6/27/2024	0.00%	\$487,396.93
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,431,559.08	TREASURY BILL	2/1/2024	0.00%	\$341,205.32
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$184,107.15	TREASURY BILL	3/7/2024	0.00%	\$493,548.50
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$20,585,088.01	TOTAL INVESTMENTS			\$3,959,335.84

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	16,486,618.00	15,877,200.32	609,417.68	47,631,601.00
Section 8 Admin. Fee Income	1,636,740.00	1,673,086.00	-36,346.00	5,019,258.00
Section 8 HAP Service Fees	0.00	180,510.00	-180,510.00	541,530.00
Section 8 -Placement/Issuance Fees	700.00	1,133.32	-433.32	3,400.00
TOTAL GRANT INCOME	18,124,058.00	17,731,929.64	392,128.36	53,195,789.00
OTHER INCOME				
Interest Income	3,742.69	0.00	3,742.69	0.00
Operating Shortfall Revenue	0.00	135,708.00	-135,708.00	407,119.00
TOTAL OTHER INCOME	3,742.69	135,708.00	-131,965.31	407,119.00
TOTAL INCOME	18,127,800.69	17,867,637.64	260,163.05	53,602,908.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,211,939.09	1,704,994.00	493,054.91	5,114,982.00
TOTAL TENANT SERVICES EXPENSES	113,631.97	2,805.04	-110,826.93	8,415.00
TOTAL UTILITY EXPENSES	16,380.05	15,952.00	-428.05	47,856.00
Total Materials	969.97	900.00	-69.97	2,700.00
Total Contract Costs	19,557.95	27,021.36	7,463.41	81,064.00
TOTAL MAINTENANCE EXPENSES	20,527.92	27,921.36	7,393.44	83,764.00
TOTAL PROTECTIVE SERVICES	12,052.08	11,188.68	-863.40	33,566.00
TOTAL INSURANCE PREMIUMS	40,695.33	37,039.68	-3,655.65	111,119.00
TOTAL GENERAL EXPENSES	35,497.36	10,025.00	-25,472.36	30,075.00
TOTAL OPERATING EXPENSES	1,450,723.80	1,809,925.76	359,201.96	5,429,777.00
TOTAL HOUSING ASSISTANCE PAYMENTS	16,584,024.89	16,057,710.32	-526,314.57	48,173,131.00
TOTAL EXPENSES	18,034,748.69	17,867,637.64	-167,112.61	53,602,908.00
NET INCOME	93,052.00	0.00	93,052.00	0.00



MEMORANDUM

To: Latasha Barnes, Interim Executive Director

From: Carla Matthews, Acting Director of Operations for HCV

Date: March 13, 2024

Subject: Housing Choice Voucher Board Report

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

HCV Programs

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

1) Housing Choice Voucher (Section 8)

The general Section 8 program assists very low-income, elderly and disabled families afford decent and safe housing in the private market. There are 5,926 active participants in the Section 8 program and approximately 4,735 families on the waitlist. During this reporting period, 40 new vouchers were issued and 257 families are currently searching for housing.

The HCV Department is actively working to increase the Section 8 utilization rate. 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.

December 2023	January 2024	February 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 February 6, 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 325 active participants. SLHA is actively preparing to release a new RFP for PBV contract partners to expand housing choices to voucher 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, 145 families have been housed. Sixteen (16) 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 290 active participants in the HUD-VASH program. During this reporting period, no referrals were received and 25 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 21 active participants. SLHA is connecting with new community partners to expand the program and increase homeownership opportunities for voucher holders.

6) Mainstream Vouchers

SLHA also administers a Mainstream Voucher program that targets vouchers directly to non-elderly persons with disabilities. The Mainstream Voucher program currently has a total of 87 Mainstream vouchers, with 25 active families under lease and 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

489 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, 233 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 736 inspections: 279 biennial inspections, 264 reinspections, 172 initial inspections, 1 quality control, 1 24-hour emergency and 19 special inspections. This represents an increase in the number of inspections over the past three months.

	December 2023	January 2024	February 2024
Biennial Inspections	335	270	279
Reinspection	146	252	264
Initial Inspections	73	176	172
Quality Control	0	0	1
Special Inspections	13	30	19
24-hour emergency	0	1	0
Total	567	729	735

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

SEMAP Indicators

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

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent

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

Rent Café

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

	December 2023	January 2024	February 2024
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	2856	1249	449	139	30	6	3	4735
	3	2856	1249	449	139	30	6	3	4735

St. Louis Housing Authority

February 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	24	19	5	3	0	11	1	0	0	3	79.17%
Biennials	299	279	20	125	0	60	70	0	0	26	93.31%
Initials	196	172	24	119	1	6	30	0	0	15	87.76%
Reinspections	266	264	2	146	2	54	33	0	0	14	99.25%
24 hr. Emergency	0	0	0	0	0	0	0	0	0	0	0.00%
Quality Control	1	1	0	1	0	0	0	0	0	0	100.00%
Total	786	735	51	394	3	131	134	0	0	58	93.51%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 02/01/2024 - 02/29/2024

Primary Status: Fail

Total Observations

	Total Observations
All burners not working (all burners have to be operable)	9
All operating knobs must be present	1
Badly cracked outlet	4
Broken/missing steps or boards	1
Ceiling material is bulging and/or buckling and must be repaired	3
Ceiling surface is wet and has mold-like substances	2
Clogged	3
Cracked pane	1
Damaged floor boards	5
Door lock(s) are not operable	1
Entry of significant ground water into unit (flooding of basement)	1
Exposed fuse/breaker box connections	1
Falling material	18
Falling surface materials (other than wall paper or paint)	1
Gutters not securely attached	1
Heating equipment not capable of providing adequate heat	3
Holes or cracks	19
Internal water damage	1
Large cracks or holes	1
Large sections of damaged or missing parts (floor boards)	2
Leaking	13
Leaks	1
Loose or damaged structural members	1
Major leak at main water drain and feed pipes	1
Missing cover plate	12
No Oven	1
No Refrigerator	2
No smoke detector	16
No Stove	1
No working smoke detector present (24 hr)	4
Not weatherized	3
Other hazards-tripping	1
Oven does not work	1
Presence of large holes	1
Ripped, torn or frayed stair coverings, such as carpets or mats	1
Roof leaks	1
Severe buckling or movement under walking stress	1
Severe buckling, bulging or leaning	1
Severe bulging	15
Severe leaning	2
Signs of rats, mice or vermin	1
Sink is not connected to a properly operating drain system	1

Smoke detector not working	11
Stove and oven (or range) with top burners not present	1
Temperature too high	1
Toilet does not flush	1
Toilet does not work	1
Toilet is clogged	1
Tripping hazard	7
Unit has evidence of roach infestation	1
Unsupported fixture	5
Window does not have a tight seal, allowing serious drafts to enter unit	1
Total	189

FINANCE

St. Louis Housing Authority Balance Sheet

Period = Jan 2024

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	6,360,566.32
Cash Non-Fed Gala Fundraiser	2,289.42
Cash Private Management	1,885,368.45
Cash SLHA Property Management	1,092,023.25
Petty Cash	2,474.00
Petty Cash	2,378.57
Cash General Disbursing	13,762,379.86
Cash Non-Fed Rent	296,717.23
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	279.43
Cash City Faces	24,679.97
Cash James House TAB	20,848.83
Cash Euclid TAB	52,714.25
Cash West Pine TAB	283.49
Cash Parkview TAB	45,248.93
Cash Lafayette Sr TAB	7,076.72
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	3,934.71
Cash Les Chateux TAB	61.51
Cash-Renaissance PL @ Grand	4,551.92
Cash -Kingsbury	4,334.46
Cash Cambridge Sr TAB	613.92
Cash Payroll	233,542.29
Total Unrestricted Cash	23,826,368.02
Restricted Cash	
Cash Restricted-Security Deposits	281,746.43
Cash Restricted-FSS Escrow	543,475.27
Cash Restricted-HAP	-864,686.31
Cash Restricted-Trust/Escrow Reserves	4,447,541.35
Cash Restricted-SLHA Mgt Security Deposits	3,702.00
Cash Restricted-Endowment/Homeownership	1,431,559.08
Cash Restricted-Cochran Program Income	485,251.45
Cash Restricted-Rev Bonds Debt Service	29,783.91
Total Restricted Cash	6,358,373.18
TOTAL CASH	30,184,741.20
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	2,048,880.21
Allowance for Doubtful Accounts-Tenants	-176,558.68
A/R Repayment Agreement	35,328.46
A/R-Other	101,832.00
A/R-Other-Section 8 Owners/Tenants	1,061,719.12
A/R Fraudulent	11,636.38

Accrued Interest Receivable	4,994.12
TOTAL ACCOUNTS AND NOTES RECEIVABLE	<u>3,087,831.61</u>
OTHER CURRENT ASSETS	
Investments-Unrestricted	3,716,642.57
Investments-Restricted	972,140.96
Investments Restricted -WC Self Insurance	369,019.43
Prepaid Insurance Auto	32,113.50
Prepaid Insurance Property	533,973.95
Prepaid Insurance Liability	157,014.80
Prepaid Insurance Liability	60,297.46
Prepaid Insurance Fidelity Bond	2,605.20
Prepaid Insurance Workers Comp	81,890.07
Insurance Surplus Deposits	1,348,838.40
TOTAL OTHER CURRENT ASSETS	<u>7,274,536.34</u>
TOTAL CURRENT ASSETS	40,547,109.15
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	5,945,025.20
Accum Depreciation-Buildings	-185,020,480.86
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-421,608.63
Accum Depreciation-Vehicles	-331,053.17
Accum Depreciation-Leashold Improvements	-437,840.00
Accum Depreciation-Site Improvements	-4,595,464.57
Operations	14,122,004.71
Administration & Other Costs	6,277,596.75
Project Coordinator	776,582.20
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	2,984,282.62
Soft Cost Contra	-27,787,355.89
CFG-Hard Cost Contra	-15,914,696.10
CFG-Site Improvement	677,767.75
CFG-Site Improvement-Soft	251,294.27
CFG-Dwelling Structure	14,607,354.35
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	37,533.91
CFG-Bond Debt Obligation	4,278,280.00
CFG-Contra Bond Debt Obligation	<u>-4,278,280.00</u>
TOTAL FIXED ASSETS (NET)	73,809,169.91
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	<u>5,608,174.00</u>
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	76,756,114.67
OTHER ASSETS	
Right of Use Asset -Leases	151,306.88
Right of Use Asset -Leases	45,290.18
Right of Use- Accum/Amort-Leases	-88,449.66
Right of Use -Accum/Amort-Leases	<u>-43,554.22</u>
TOTAL OTHER ASSETS	64,593.18
TOTAL NONCURRENT ASSETS	<u>150,629,877.76</u>
TOTAL ASSETS	191,176,986.91

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	249,526.83
Tenant Security Deposits	236,336.21
Security Deposit Interest	-29.03
Security Deposit Clearing Account	-2,882.57
Security Deposit-Pet	1,692.00
Garnishment Clearing Account	130.62
United Way	26.00
Dental Deduction	-2,831.59
United Negro College Fund	26.00
Arts & Education	19.85
Retirement Insurance	81.93
Section 125 Childcare Deduction	2,638.84
Section 125 Medical Deduction	3,971.28
Medical Insurance	-35,094.25
Long Term Disability	-3,869.26
Vision Insurance	114.07
Voluntary/Term Life Ins Deduction	-948.90
Colonial Life Ins Deduction	974.69
Landlord Back-up Withholdings	2,389.44
A/P -Other	2,075.19
Current Portion of LT Debt -Solar Panels	10,629.96
Current Portion of LT Debt - Bonds	865,000.00
Accrued Interest Payable-Bonds	-0.25
Accrued Payroll & Payroll Taxes	-15,983.43

Accrued Liabilities-Other	25,000.00
Accrued Liabilities-Other	66,364.40
Accrued Compensated Absences-Current	99,321.79
Lease Liability-Short Term	31,363.18
Lease Liability-Short Term	944.76
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	78,773.59
Unearned Revenue -EHV	251,902.00
TOTAL CURRENT LIABILITIES	<u>1,872,263.68</u>
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	346,249.99
FSS Escrow	538,093.97
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	<u>4,086,085.66</u>
TOTAL LIABILITIES	<u>5,958,349.34</u>
EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	89,567,097.41
Restricted Net Position	-5,279.46
TOTAL RESERVED FUND BALANCE	<u>89,561,817.95</u>
RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	70,067,747.06
Unrestricted Net Assets-Retained Earnings	23,116,815.36
Unrestricted Net Assets -Retained Earnings	2,472,257.20
TOTAL RETAINED EARNINGS:	<u>95,656,819.62</u>
TOTAL EQUITY	<u>185,218,637.57</u>
TOTAL LIABILITIES AND EQUITY	<u>191,176,986.91</u>

St. Louis Housing Authority
Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	1,803,215.44	1,803,215.44
Utility Reimb.-LIPH	-137,064.00	-137,064.00
Utility Reimbursement Refund	685.00	685.00
Total Rental Income	<u>1,666,836.44</u>	<u>1,666,836.44</u>
Other Tenant Income		
Cleaning Fee	90.00	90.00
Damages/Maintenance	-1,040.46	-1,040.46
Late Charges	80,543.00	80,543.00
Legal Fees - Tenant	12,337.00	12,337.00
NSF Charges	194.00	194.00
Tenant Owed Utilities	1,979.87	1,979.87
Misc TPA Bal Forward	1,317.00	1,317.00
Misc.Tenant Income	-1,116.00	-1,116.00
Vacate Charges	-918.87	-918.87
Total Other Tenant Income	<u>93,385.54</u>	<u>93,385.54</u>
NET TENANT INCOME	<u>1,760,221.98</u>	<u>1,760,221.98</u>
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	3,210,983.53	3,210,983.53
HUD PHA Operating Grants/Subsidy	931,654.64	931,654.64
Capital Fund Revenue	2,072,925.32	2,072,925.32
Capital Fund Revenue-PM	1,079,262.68	1,079,262.68
Section 8 HAP Earned	16,486,618.00	16,486,618.00
Section 8 Admin. Fee Income	1,636,740.00	1,636,740.00
Section 8 -Placement/Issuance Fees	700.00	700.00
Capital Fund Grants	420,105.64	420,105.64
Capital Fund Grants-Soft Costs	4,183,788.14	4,183,788.14
TOTAL GRANT INCOME	<u>30,022,777.95</u>	<u>30,022,777.95</u>
OTHER INCOME		
Interest Income	3,742.69	3,742.69
Interest Income -Private Management	82.72	82.72
Investment Income - Unrestricted	62,519.56	62,519.56
Investment Inc -Restricted Non-Allocated	88,469.47	88,469.47
Investment Income - WC Self Insurance	92.97	92.97
Fraud Recovery PH	31,174.44	31,174.44
Market Value Adjustment	-485.20	-485.20
Non-Dwelling Rent	5,400.00	5,400.00
Vending Income-James House TAB	2,257.09	2,257.09
Vending Income-Euclid TAB	160.40	160.40
Vending Income -West Pine	283.49	283.49
Vending Income-Parkview	5,174.35	5,174.35
Vending Income-Lafayette TAB	100.13	100.13
Vending Income-Badenhaus TAB	219.78	219.78
Vending Income -Kingsbury	3,769.34	3,769.34

St. Louis Housing Authority
Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

	Period to Date	Year to Date
Other Miscellaneous Income	110,516.13	110,516.13
Other Income-Bank Rent	16,302.59	16,302.59
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
PH & HAP FSS Forfeitures	13,343.32	13,343.32
TOTAL OTHER INCOME	364,377.23	364,377.23
TOTAL INCOME	32,147,377.16	32,147,377.16

EXPENSES

OPERATING EXPENSES

ADMINISTRATIVE

Administrative Salaries

Administrative Salaries	1,213,218.49	1,213,218.49
Administrative Salaries	259,310.11	259,310.11
Administrative Salaries-PT	24,765.69	24,765.69
Admin Salaries-Overtime	426.43	426.43
FICA	91,241.58	91,241.58
Health Benefits	144,194.25	144,194.25
Retirement Benefits	112,904.54	112,904.54
Unemployment Insurance	2,767.40	2,767.40
Long Term Disability	1,055.88	1,055.88
Dental	6,017.86	6,017.86
Cell Phones	4,439.94	4,439.94
Beneflex HSA	9,918.70	9,918.70
Employee Benefit Contribution-Admin	-2,135.04	-2,135.04
WC MO 2nd Injury Fund	415.19	415.19
WC Self-Insurers Qtrly Taxes	308.70	308.70
FICA	19,698.09	19,698.09
Health Benefits	39,632.08	39,632.08
Retirement Benefits	8,840.18	8,840.18
Unemployment Insurance	1,839.16	1,839.16
Long Term Disability	69.19	69.19
Dental	1,606.29	1,606.29
Cell Phones	332.09	332.09
Total Administrative Salaries	1,940,866.80	1,940,866.80

Legal Expense

Legal Services	39,218.77	39,218.77
Legal Services	15,412.25	15,412.25
Total Legal Expense	54,631.02	54,631.02

Other Admin Expenses

Staff Training	1,359.30	1,359.30
Travel	2,956.12	2,956.12
Auditing Fees	16,135.00	16,135.00
Port Out Admin Fee Paid	8,291.45	8,291.45
Total Other Admin Expenses	28,741.87	28,741.87

Miscellaneous Admin Expenses

Office Supplies	15,640.25	15,640.25
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St. Louis Housing Authority Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

	Period to Date	Year to Date
Office Supplies	5,355.40	5,355.40
Temporary Admin Labor	16,398.90	16,398.90
Temporary Admin Labor	22,061.16	22,061.16
Postage	21,255.77	21,255.77
Postage	883.42	883.42
Advertising	10,853.23	10,853.23
Fiscal Agent Fees	800.00	800.00
Printing & Publications	1,510.93	1,510.93
Printing & Publications	519.34	519.34
Membership Fees	15,704.28	15,704.28
Telephone	11,563.92	11,563.92
Telephone	17,640.69	17,640.69
Maint Agreement-Office Equipment	3,239.03	3,239.03
Maint Agreement-Office Equipment	5,890.28	5,890.28
Professional/Technical Services	271,038.88	271,038.88
Professional/Technical Services	3,320.86	3,320.86
Software License Fees	33,898.81	33,898.81
Internet / Cable	16,514.23	16,514.23
Computer Supplies	18,616.52	18,616.52
Computer Supplies	12,179.63	12,179.63
Other Admin Expense	15,004.94	15,004.94
Other Admin Expense	1,358.08	1,358.08
Bank Fees	255.90	255.90
Bank Fees	10,323.94	10,323.94
Subscription-News/Magazines	153.00	153.00
D/A Testings/Results	852.26	852.26
Copying Expense	27,478.39	27,478.39
Copying Expense	657.65	657.65
Allocated OH-Administrative Expense	16,187.80	16,187.80
Allocated OH-Legal Expense	3,699.60	3,699.60
Allocated OH-Utilities Expense	4,095.01	4,095.01
Allocated OH-Materials Expense	242.49	242.49
Allocated OH-Maintenance Expense	4,038.11	4,038.11
Allocated OH-Protective Services Expense	1,628.71	1,628.71
Allocated OH-Insurance Expense	11,064.72	11,064.72
Allocated OH-General Expense	34.22	34.22
Total Miscellaneous Admin Expenses	<u>601,960.35</u>	<u>601,960.35</u>
TOTAL ADMINISTRATIVE EXPENSES	<u>2,626,200.04</u>	<u>2,626,200.04</u>
TENANT SERVICES		
Tenant Services Salaries	21,922.80	21,922.80
FICA	1,653.88	1,653.88
Health Benefits	2,685.03	2,685.03
Retirement Benefits	2,321.77	2,321.77
Long Term Disability	28.80	28.80
Dental	123.82	123.82
Cell Phones	173.10	173.10
Relocation Costs	1,000.00	1,000.00
Relocation Costs	1,426.31	1,426.31

St. Louis Housing Authority Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

	Period to Date	Year to Date
Tenant Srv Rec/Pub/Other	2,500.07	2,500.07
Tenant Srv Rec/Pub/Other-Euclid TAB	600.00	600.00
Tenant Srv Rec/Pub/Other-Parkview	137.71	137.71
Tenant Srv Rec/Pub/Other	276.00	276.00
Security Deposit Assistance	112,242.00	112,242.00
Tenant Services Screening	1,996.14	1,996.14
Tenant Participation Funds	1,825.00	1,825.00
Tenant Srv Lobby Monitors	6,152.25	6,152.25
Tenant Services -Other	53.42	53.42
Tenant Services Other-Circle of Friends (SLU)	11,121.70	11,121.70
TOTAL TENANT SERVICES EXPENSES	168,239.80	168,239.80
UTILITIES		
Mixed Finance Utilities	561,144.47	561,144.47
Water	93,596.93	93,596.93
Electricity	282,865.72	282,865.72
Gas	68,057.06	68,057.06
Sewer	312,065.45	312,065.45
TOTAL UTILITY EXPENSES	1,317,729.63	1,317,729.63
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Salaries	951.94	951.94
Maintenance Labor-Grounds	186,115.39	186,115.39
Maint Labor -Janitorial Cleaning	79,571.75	79,571.75
Employee Benefit Contribution-Maint.	2,938.59	2,938.59
Maintenance Labor-Overtime	26,920.48	26,920.48
FICA	22,116.13	22,116.13
Health Benefits	33,722.75	33,722.75
Retirement Benefits	4,039.76	4,039.76
Unemployment Insurance	3,290.01	3,290.01
Long Term Disability	39.90	39.90
Dental	2,066.77	2,066.77
Cell Phones	57.15	57.15
Total General Maint Expense	361,830.62	361,830.62
Materials		
Materials-Custodial	1,323.18	1,323.18
Materials-Custodial	14,926.96	14,926.96
Materials-Electrical	3,944.79	3,944.79
Materials-Plumbing	7,544.22	7,544.22
Materials-Lawn Care	1,145.25	1,145.25
Materials-Tools/Equipment	387.77	387.77
Materials-Tools/Equipment	2,243.51	2,243.51
Materials-Boiler	642.95	642.95
Materials-Other	25,990.36	25,990.36
Materials-HVAC	2.99	2.99
Materials-HVAC	431.36	431.36
Materials-Appliances	10,432.41	10,432.41
Materials-Hardware	8,054.02	8,054.02

St. Louis Housing Authority
Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

	Period to Date	Year to Date
Materials-Flooring	483.79	483.79
Materials-Cabinets/Countertops Doors/Windows	1,612.77	1,612.77
Total Materials	79,166.33	79,166.33
Contract Costs		
Contract-Elevators	2,873.05	2,873.05
Contract-Elevators	57,193.90	57,193.90
Contract-Trash Removal	12,243.03	12,243.03
Contract-Trash Removal	59,528.36	59,528.36
Contract-Custodian	8,542.50	8,542.50
Contract-Custodian	1,565.00	1,565.00
Contract-Plumbing	29,359.64	29,359.64
Contract-Uniform Cleaning	6,385.71	6,385.71
Contract-Snow Removal	4,165.00	4,165.00
Contract-Grounds/Lawn	5,178.70	5,178.70
Contract-Grounds/Lawn	62,994.73	62,994.73
Contract-Auto Gas	2,142.51	2,142.51
Contract-Auto Gas	2,950.67	2,950.67
Contract-HVAC	3,535.00	3,535.00
Contract-HVAC	116,485.31	116,485.31
Contract-Fire Protection	267.50	267.50
Contract-Fire Protection	3,627.45	3,627.45
Contract-Vehicle Repairs	2,697.68	2,697.68
Contract-Vehicle Repairs	2,737.94	2,737.94
Contract-Other	3,580.20	3,580.20
Contract-Other	19,727.87	19,727.87
Contract-Exterior Building Repairs	2,772.00	2,772.00
Contract-Parking Lot Repairs	3,800.96	3,800.96
Contract-Electrical	1,680.62	1,680.62
Contract-Extermination	289.42	289.42
Contract-Extermination	30,696.00	30,696.00
Contract-Painting/Wall Repairs	37,500.00	37,500.00
Contr-Cabinet/Counters/Door/Windows	2,052.10	2,052.10
Contract-Lease Automobiles	10,466.15	10,466.15
Contract-Occupancy Permits	422.30	422.30
Contract-Bed Bug Eradication	12,375.00	12,375.00
Total Contract Costs	509,836.30	509,836.30
TOTAL MAINTENACE EXPENSES	950,833.25	950,833.25
PROTECTIVE SERVICES		
Security Alarm Service	264.35	264.35
Security Alarm Service	-837.66	-837.66
Security/Law Enforcement	272,282.96	272,282.96
Security Enforcement-Police	275,264.28	275,264.28
Security Enforcement-Circuit Atty	586.61	586.61
TOTAL PROTECTIVE SERVICES	547,560.54	547,560.54
INSURANCE PREMIUMS		
Workers Comp Claims	47,036.64	47,036.64
Auto Insurance	18,364.00	18,364.00

St. Louis Housing Authority
Income Statement

Period = Oct 2023-Jan 2024

Book = Accrual

	Period to Date	Year to Date
Property Insurance	266,987.00	266,987.00
Fidelity Bond Insurance	1,302.60	1,302.60
Liability Insurance	79,843.80	79,843.80
Excess Workers Comp Insurance	18,685.23	18,685.23
TOTAL INSURANCE PREMIUMS	432,219.27	432,219.27
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	1,261,836.52	1,261,836.52
Other General Expense	1,559.32	1,559.32
PH FSS Escrow Expense	27,119.98	27,119.98
ACC Reserve Shortfall Disbursement	193,050.00	193,050.00
TOTAL GENERAL EXPENSES	1,524,254.72	1,524,254.72
TOTAL OPERATING EXPENSES	7,567,037.25	7,567,037.25
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	15,616,434.89	15,616,434.89
Tenant Utility Payments-Voucher	688,088.00	688,088.00
Portable Out HAP Payments	241,579.00	241,579.00
FSS Escrow Payments	32,298.00	32,298.00
Security Deposit Assistance	5,625.00	5,625.00
TOTAL HOUSING ASSISTANCE PAYMENTS	16,584,024.89	16,584,024.89
OTHER FINANCING SOURCES		
Equity Transfer Capital Assets IN	420,105.64	420,105.64
Equity Transfer Capital Assets OUT	420,105.64	420,105.64
Operating Transfers IN	20,000.00	20,000.00
Operating Transfers OUT-CFP 1406	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	2,897,605.10	2,897,605.10
Electric Consumption Contra	2,897,605.10	2,897,605.10
Gas Consumption	43,403.00	43,403.00
Gas Consumption Contra	43,403.00	43,403.00
Sewer Consumption	51,215.00	51,215.00
Sewer Consumption Contra	51,215.00	51,215.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	27,388,850.14	27,388,850.14
NET INCOME	4,758,527.02	4,758,527.02

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Acting Executive Director

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

Date: March 13, 2024

Subject: Development and Modernization Department Board Report

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

General

RD22-03 – Clinton-Peabody Apartments Redevelopment – SLHA and POAH continued to work on community engagement, the Clinton-Peabody environmental review, fundraising and financing, and planning for the redevelopment of Clinton-Peabody.

A community engagement meeting was held on February 29, 2024 to keep engaging residents, discuss efforts to process work orders in the Yellow and Orange Zones and discuss upcoming onsite moves from the Pink Zone to the Yellow Zone. The Property Management team shared that they have reduced the outstanding work order numbers from over 100 to less than a dozen. POAH described the current work in refreshed units and reiterated that the units were not fully rehabilitated because of the temporary nature of the onsite moves.

Four households remain to be relocated from the Green Zone to the Yellow Zone. These are expected to occur in late March or early April. The contractor is anticipating occupancy permits for two of the units in mid-March.

Boarding up of the vacant Green Zone buildings will begin in March, with the contractor starting with buildings 9 and 10. Electric, gas, and water are being removed from the buildings and part of the board-up preparation.

Pink Zone households that will be part of the second round of moves have all been interviewed and their housing needs are being evaluated to ensure that the correct number of units with the right bedroom mix are available.

Rental Assistance Demonstration (RAD)

King Louis Square (KLS) and King Louis Square II (KLSII) – SLHA contacted the developer in February to get an update on the conversion process. The new owner entity will close on its

financing package later this year and the RAD conversion of the public housing units will occur then.

HUD has been encouraging PHAs to use 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 converting from public housing to RAD would benefit both the residents and the agency.

Projects

West Pine Roof Replacement – The project was awarded to Roady Exteriors on January 24, 2024 and the contract was executed in February 2024. Equipment submittals are being prepared. The HVAC units have a 12-week lead time and they cannot be ordered until the equipment is approved through submittals. Work will need to be scheduled around that delivery, which means that the roof replacement will begin in June or July 2024.

The California Garden Fence Replacement and Security Upgrades – During February, the contractor continued to submit shop drawings for approval in preparation for beginning work. Development and Modernization anticipates issuing the Notice to Proceed in March, with mobilization for the work to start in April 2024.

Parkview Elevator Replacement – Elevator shop drawings were received. SLHA staff is reviewing the package and is expected to complete the review in February. This is a significant milestone for the project. The elevator equipment ordered earlier in 2023 is expected to be delivered in April 2024 and a Notice to Proceed will follow shortly after.

LaSalle Park Apartments Security Cameras – SLHA was able to execute a modification to the contract in February to include all remaining work for the cameras' installation, including running the cabling that Ameren initially stated they would run, but declined to later in the process. The contractor is mobilizing this final work and should have the system ready for Ameren to connect to power by the end of March 2024.

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 2023. The modification to perform the job 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 continue to monitor the parking deck's shoring and have ensured regular structural engineering inspections.

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

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

Section 18

Hodiamont Board Up – SLHA staff are working to secure a letter of support from the Mayor's Office for the disposition of Hodiamont. This is expected to occur in March 2024.

Projects Ready for Close-Out

None.

Grant Applications

Emergency Safety and Security Grant (ESSG) 2024 – Development and Modernization staff will submit an Emergency Safety and Security grant for a new camera system at California Gardens. Applications are due on March 27, 2024. The planning for the system is underway.

Solicitations

Parkview Apartments First Floor Renovation – The acquisition plan was approved on January 29, 2024. The solicitation went out to bid on February 26, 2024 and the pre-bid meeting is scheduled for March 12, 2024. Bids are due on April 4, 2024.

Badenhaus Sewer Repair – This project bid date was extended to February 6, 2024 and extended again to March 24, 2024 to allow time to solicit additional bidders.

Re-Solicitations

Parkview Apartments Access Control System – An award to the apparent low bidder is being evaluated and the recommendation is expected to be completed in March 2024.

Pre-Solicitation

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

Housing-Related Hazards & Lead-Based Paint Capital Fund Program (HUD) – HUD awarded SLHA \$520,300 for the conversion of units at Northside Scattered Sites from gas to electric to remove indoor pollutants from units. The solicitation will be coordinated with a heavy make-ready solicitation issued in the second quarter. This should help reduce the overall costs of both solicitations and provide more value for a dollar.

Safety and Security Grant 2023 – SLHA was awarded \$250,000 for the installation of security cameras and fencing improvements at Cochran Gardens. The solicitation is being drafted and will be released on April 15, 2024.

Planning

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

Make-Ready (heavy) Portfolio-Wide – Development and Modernization issued a task order in February to the architects at St. Louis Design Alliance to prepare a template scope for heavy make-ready work that exceeds units' normal wear and tear. This work falls under the “Rehabilitation of 25 Units per Year” category in the Annual Plan.

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
FEBRUARY MONTHLY ACTIVITY REPORT**

3/13/2024

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 Questionnaire	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	Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/22/2022	50%	0%	0%	0%	0%	11/16/2020	6/8/2021	Part 50	9/22/2020	Pending
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	5/16/2016	100%	100%	100%	100%	100%	N/A	N/A	Part 50	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%	11/16/2020	6/2/2021	Part 50	N/A	11/14/2022
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	0	N/A	N/A	N/A	Hurst-Rosche	5/4/2023	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	
MO001000019	Parkview Apartments	N/A	Parkview Lobby Renovations	1	0	0	N/A	N/A	N/A	St. Louis Design Alliance	9/22/2023	100%	100%	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
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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%	4/27/2020	5/11/2020	Part 50	9/21/2020	10/2/2020

**DEVELOPMENT AND MODERNIZATION
FEBRUARY MONTHLY ACTIVITY REPORT**

3/13/2024

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	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 & Water Heater Replacement	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	3/31/2024	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	-	-	
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD	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
FEBRUARY MONTHLY ACTIVITY REPORT**

3/13/2024

Project Information							Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units		
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 and drywall installation are 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. A Mobilization Meeting is scheduled 3/11/2024. Elevator replacement is scheduled to start in April 2024.
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0		The parking deck at Parkview Elderly has temporary shoring to stabilization and support the deck. Architectural and Engineering Design services for the repair and reconstruction of the parking deck / garage are on-going.
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	19	0		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 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 Rody Exteriors and a Pre-Construction 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		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 Rody Exteriors on 1/24/2024.
MO001000019	Parkview Apartments	N/A	Parkview Lobby Renovations	1	0		The bid documents were made available to the public on 2/26/2024. A Pre-Bid Meeting is scheduled for 3/12/2024.
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. 41 of the 41 units were accepted by SLHA.
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD		Evaluating units for inclusion in Phase II.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0		Bid documents will be available on 4/15/2024 and a Pre-Bid Meeting is scheduled for 4/30/2024.

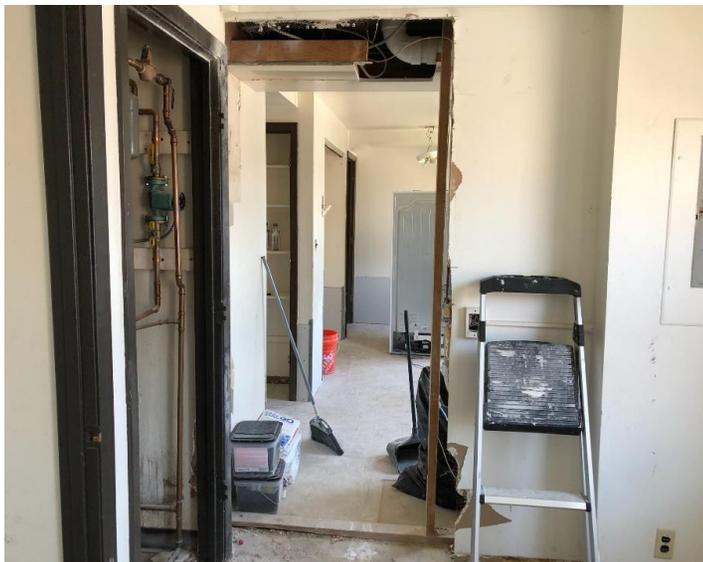
DEVELOPMENT AND MODERNIZATION FEBRUARY MONTHLY ACTIVITY REPORT



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 2/29/2024

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150216	556	1,888,651.00	1,888,651.00	0.00	562,171.94	1,326,479.06	31-Aug-2024	31-Aug-2024
MO36R00150117	558	294,831.00	294,831.00	0.00	29,483.10	265,347.90	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	887,269.82	898,605.18	178,587.50	1,607,287.50	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,177,314.40	610,529.60	8,006,084.40	781,759.60	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	8,206,005.32	814,927.68	5,085,374.83	3,935,558.17	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	7,803,333.22	538,186.78	6,977,940.10	1,363,579.90	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	5,926,524.78	3,704,253.22	4,051,115.44	5,579,662.56	11-May-2024	11-May-2026
MO36P00150123	568	9,005,579.00	2,904,223.00	6,101,356.00	1,257,243.93	7,748,335.07	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	\$36,211,429.54	\$12,667,858.46	\$26,271,278.24	\$22,608,009.76		
			72.9%			52.9%		

RESIDENT INITIATIVES

Resident Initiatives Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531-4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

MEMORANDUM

To: Latasha Barnes, Acting Executive Director

From: Vontrice McDowell, Director of Resident and Community Engagement

Date: March 13, 2024

Subject: Resident Initiatives Board Report

In February 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 110 bus tickets to residents in need of access to transportation. The ROSS Coordinators are consistently building relationships with partners throughout the region. In February, they connected with several community partners, including Junior Achievement, Affinia, Unite Us, and Places for People. Additionally, three new residents were enrolled and one resident re-engaged in ROSS.

Resident Engagement

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

- Rental Assistance (3)
- Food Assistance (2)
- Utility Assistance (1)
- Health & Wellness (1)
- Resident Interest Cards (10)
- Conflict Management Referral (4)
- Distributed (14) Financial Literacy Handbooks
- Distributed (30) Education Flyers for STEM course program, Forklift Drivers Training, Bio Tech programs
- Offered (10) Spots for SLU's 1 Week Summer Youth Experience
- Sent (22) re-engagement letters to previous ROSS participants

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 HOUSCO and the possibility of partnering with the Resident Initiatives department to provide healthy meals during the RI Jamboree.

2/13/24 - Tabling at Kingsbury with Archwell

The Coordinators supported PCC partner Archwell as they tabled at Kingsbury to provide resources to senior residents. Archwell presented on heart health. Residents were provided with details on dietary options and what different medical coverages offer. Residents were provided gift bags and light healthy refreshments.



2/15/24 - West Pine Roadshow

The Coordinators provided ROSS information to West Pine residents.

2/20/24 - PCC Meeting

The Coordinators attended the quarterly Program Coordinating Committee meeting at the Delmar Divine. They provided an update on ROSS University and announced the Resident Initiatives' Jamboree.



2/22/24 - Parkview Roadshow

The Coordinators provided ROSS information to Parkview residents. They were joined by WIC and Places for People to provide additional resources to residents.



2/29/24 - Clinton-Peabody Coordinating and Resident meetings

The ROSS Coordinators attended both meetings to provide updates on ROSS programs and provide a brief presentation to Peabody residents.



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 hosted several activities for senior residents, including Valentine's Day gatherings and an outing to a Black History Month Luncheon. There are newly activated Circle of Friends groups at Clinton-Peabody, Euclid Plaza and Cahill House.



Family Self Sufficiency

As of February 2024, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had thirty-one (31) participants, twenty-seven (27) with established escrow accounts, and fifteen (15) actively receiving a monthly escrow credit. In addition, there were twenty-three (23) 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 no new participants enrolled in the FSS-PH program.

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	31	27	0	81.1%
PH	23	14	0	66.7%

In February, the 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:

2/1/24 - Cahill Roadshow

The FSS Coordinators provided program information to Cahill residents.

2/15/24 - West Pine Roadshow

The FSS Coordinators provided ROSS information to West Pine residents.

2/20/24 - PCC Meeting

The FSS Coordinators attended the quarterly Program Coordinating Committee meeting at the Delmar Divine. They provided an update on the recent FSS graduate and recognized key partners for their support.





2/22/24 - Parkview Roadshow

The Coordinators provided FSS information to Parkview residents.



2/27/24 - HUD FSS Office Hours

The FSS Coordinators attended and participated in FSS Office Hours to gain more insight and information about the FSS program.

2/29/24 - North Sarah Roadshow

The Coordinators provided FSS information to North Sarah residents.

2/29/24 - Clinton Peabody Resident Meeting

The FSS Coordinators provided updates on FSS.

The PH FSS Coordinator continues to send Monthly Motivational emails with updates, quotes, and resources. Additionally, phone calls are made throughout the month to regularly engage participants.

TABs

The St. Louis TAB met on February 21, 2024. During this meeting, the Director of Real Estate Development discussed the Hodiamont property and asked TAB members if they were interested in purchasing the property - a discussion required by HUD. The TAB members declined and proceeded with their support shared in the previous meeting. Additionally, the Director of

Resident and Community Engagement updated the St. Louis TAB on the progress of reactivating Tenant Associations and TAB Boards.

Director's Activities

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

2/1/24 - Community Information Exchange

The Director attended the monthly CIE informational meeting and reactivated SLHA's participation in the CIE.

2/6/24 and 2/9/24 - TAB Informational Meetings

The Director facilitated informational meetings for SLHA public housing residents interested in reactivating their Tenant Association Boards.



2/7/24 - Meeting with HOUSCO Farms

The Director and Resident Initiatives team met with the founder of HOUSCO farms to discuss the services they provide to address food insecurity.

2/14/24 - Meeting with Affinia Healthcare

The Director and ROSS team met with Affinia to discuss the possibility of a partnership. Affinia agreed to serve as a vendor at the upcoming Resident Initiatives' Jamboree

2/15/24 - Senior Fund Grant Orientation

The Director attended the orientation to learn more about an upcoming funding opportunity for programming for seniors.

2/20/24 - Engagement Strategy Meeting w/ POAH & KSG

The Director and Resident Initiatives team attended a meeting with the Clinton-Peabody Development team to discuss and clarify SLHA's role in engagement activities.

2/20/24 - Meeting w/ Horizon Senior Services

The Director met with Jennifer Morgan to learn more about Horizon's services for seniors.

2/21/24 - Meeting w/ Legal Services of Eastern Missouri

The Director met with LSEM and SLHA's General Counsel to discuss rental assistance opportunities for SLHA families.

2/27/24 - Clinton-Peabody TAB Informational Meeting

The Director facilitated an informational meeting for Clinton-Peabody residents interested in reactivating their Tenant Association Board.

Other Business and Upcoming Events

The first TAB reactivation will occur with the election of the Parkview TAB Board on March 12, 2024. Six candidates have completed the process and will be on the ballot.

VOTE
TOMORROW IS ELECTION DAY!

SELECT YOUR TENANT ASSOCIATION BOARD

YOUR CANDIDATES ARE:

- MR. DWAYNE HILDRED
- MR. DOUG LANE
- MR. GARRY WILSON
- MS. MARGARET ENGLISH
- MS. PAMELA BUSH
- MS. WANDA COLLIER

VOTERS MUST BE:

- A RESIDENT OF THE SITE
- AT LEAST 18 YEARS OF AGE
- NAMED ON THE LEASE
- ABSENTEE VOTING IS AVAILABLE UPON REQUEST

YOUR VOICE MATTERS!

For questions, contact
Vontrice McDowell
vmcdowell@slha.org
314-286-4335

ST LOUIS HOUSING AUTHORITY

VOTE
DOUG LANE

FOR PARKVIEW TENANT ADVISORY BOARD

ELECTION DATE:
TUESDAY, MARCH 12, 2024
PARKVIEW LOBBY

VOTERS MUST BE:

- A PARKVIEW RESIDENT
- AT LEAST 18 YEARS OF AGE
- NAMED ON THE LEASE

YOUR VOICE MATTERS!

For questions, contact
Vontrice McDowell
vmcdowell@slha.org
314-286-4335

MR. DOUG LANE
I'VE BEEN A RESIDENT OF PARKVIEW FOR 14 YEARS
I HAVE EXPERIENCE AND KNOWLEDGE TO HELP RESIDENTS
I WOULD LIKE TO HELP IMPROVE THE LAUNDRY FACILITIES

ST LOUIS HOUSING AUTHORITY

VOTE
TODAY IS ELECTION DAY!

SELECT YOUR TENANT ASSOCIATION BOARD

THE TENANT ASSOCIATION BOARD REPRESENTS ALL ELIGIBLE RESIDENTS AND THEIR FAMILIES; WORKS WITH THE SLHA AND ON-SITE MANAGERS TO GIVE RESIDENTS A VOICE IN OVERALL DEVELOPMENT OPERATIONS.

CHARGED WITH THE RESPONSIBILITY TO:

- MAINTAIN OPEN COMMUNICATION WITH RESIDENTS;
- PROMOTE PROGRAMS THAT WILL PROVIDE IMPROVED EDUCATIONAL, RECREATIONAL, AND SOCIAL SERVICE OPPORTUNITIES;
- RECEIVE OFFICIAL RECOGNITION FROM SLHA AND U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND
- COOPERATE WITH OTHER DEVELOPMENT RESIDENT ASSOCIATIONS IN REPRESENTING THE INTEREST OF ALL RESIDENTS.

VOTERS MUST BE:

- A RESIDENT OF THE SITE
- AT LEAST 18 YEARS OF AGE
- NAMED ON THE LEASE

YOUR VOICE MATTERS!

For questions, contact
Vontrice McDowell
vmcdowell@slha.org
314-286-4335

ST LOUIS HOUSING AUTHORITY

The ROSS Coordinators are leading the charge in planning the first Resident Initiatives' resource fair for SLHA public housing families. This event will be held during spring break for St. Louis Public Schools, a time in which many families and youth are looking for free activities. The resource fair will provide fun, food, and information from our partners. Additionally, we will use this opportunity to announce ROSS U to our public housing families.

RESIDENTS TOGETHER

Resident Initiatives

JAMBOREE
Where Resources Meet Family, Food and Fun!

THURSDAY, MARCH 21 • 2 - 5 P.M.
Il Monastero Banquet Center
3050 Olive Street, St. Louis, MO 63103

PARTNER PRESENTATIONS:
AFFINA, LOVE IN ACTION, HOSCO,
SALVATION ARMY, PLACES FOR PEOPLE, AND MORE!

**FREE FOOD, GAME TRUCK, MUSIC,
BOUNCE HOUSE, GIVEAWAYS, & MORE!**

For questions, help registering or to request transportation, call: Keisha Post at 314-286-4333 or Kim Long at 314-286-4336. Transportation registration closes Thursday, March 14.

SCAN TO REGISTER

ST LOUIS HOUSING AUTHORITY

LEGAL

MEMORANDUM

To: Latasha K. Barnes, Acting Executive Director

From: Sarah J. Hugg-Turner, General Counsel

Date: March 13, 2024

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

None.

B. Solicitations Pending

RD 23-03A Invitation for Bids (IFB) for Re-solicitation of Parkview Apartments Access Control System. The general scope of work for this project will consist of, but not be limited to, the procurement and installation of all required equipment, cabling, and applicable software for an access control system to be provided for the use of the St. Louis Housing Authority and its designated agents. The Acquisition and Solicitation Plans were approved August 31, 2023. Bid documents were approved on September 21, 2023. The IFB was advertised in the September 28, 2023 edition of the St. Louis American and the October 1, 2023 edition of the St. Louis Post-Dispatch. The IFB was issued on October 2, 2023. The bid due date was 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 Badenhaus Sewer Repairs and Water Heater Replacements. The general scope of work for this project will consists of, but will not be limited to the “in-place” repair and/or replacement of existing sewer lines throughout the 100-unit Badenhaus 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. The bid Documents were approved

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 was 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. On February 6, 2024, the bid opening date was extended again to March 25, 2024 to allow time to solicit additional contractors.

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. The IFB was advertised in the February 22, 2024 edition of the St. Louis American and the February 25, 2024 edition of the St. Louis Post-Dispatch. The IFB was issued on February 26, 2024. The pre-bid conference is scheduled for March 12, 2024. Sealed bids are due on April 4, 2024.

Other Contracting Activity

A. Contracts Awarded

None.

B. Solicitations Pending

None.

COMMUNICATIONS



Communications Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531.4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

MEMORANDUM

To: Latasha Barnes, Interim Executive Director

From: Val Joyner, Director of Communications

Date: March 13, 2024

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	1	100 in 30 Occupancy Campaign (Internal)
News coverage	0	
Outreach Events	2	<ul style="list-style-type: none"> Clinton-Peabody BHM Celebration Job Fair
Social Media Campaign	1	Block History Month Household Inventions
Facebook Posts	24	Highest Performing (Facebook) <ul style="list-style-type: none"> <i>Staff Highlight: Veronica Lipscomb</i> 706 Reach; 17 Engagements <i>Job Fair</i> 508 Reach; 9 Engagements
Twitter Posts	22	Highest Performing (Twitter) <ul style="list-style-type: none"> <i>Staff Recognition: Stacy Taylor</i> 263 Impressions; 9 Engagements <i>BHM: W.A. Martin</i> 34 Impressions; 0 Engagement
LinkedIn Posts	20	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <i>Staff attendance at housing meeting</i> 187 Impressions; 11 Engagements <i>Clinton-Peabody BHM Celebration</i> 97 Impressions; 21 Engagements

Social media analytics are as follows:

Facebook Total Followers: 2,109	FEB 2024	JAN 2024	DEC 2023
Reach	4,135	5,120 (+377%)	1,074
Post Engagement	256 (+256%)	79	112
Visits	1,100	1201	1,273
New Followers	25 (+36%)	19	22 (+57%)

LinkedIn Total Followers: 322	FEB 2024	JAN 2024	DEC 2023
Impressions	921 (+12%)	820	1,039
Page Views	122	142 (+2%)	139
Unique Visitors	62	390 (+584%)	57
Post Reactions	21 (+50%)	14	33

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

Twitter Total Followers: 147	FEB 2024	JAN 2024	DEC 2023
Impressions	u/a	778 (+103%)	384
Profile Visits	u/a	u/a	u/a
Mentions	u/a	u/a	u/a
New Followers	7	1	u/a

HUMAN RESOURCES



Human Resources Department

3520 Page Blvd. ■ St. Louis, MO 63106 ■ p 314.531-4770 ■ f 314.531.0184 ■ tdd 314.286.4223 ■ www.slha.org

MEMORANDUM

To: Latasha Barnes, Acting Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: March 13, 2024

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF FEBRUARY 29, 2024

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
110	0	5	115

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Marte' Anderson	Groundskeeper
Tina Cannon	Administrative Assistant – Printing Specialist
Kena Johnson	Human Resources Specialist
Veronica Lipscomb	Accountant - HCV
Tyrone Sims	Groundskeeper
Sylvester Wade	Groundskeeper

New Employees Temporary Full-Time:

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

New Employees Regular Part-Time:

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

New Employees Temporary Part-Time:

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

Promotions:

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

Status Change Acting Positions:

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

Title Change:

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

Status Change (Temporary to Regular Full-Time):

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

Status Change (Temporary to Regular Part-Time):

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

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

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

RECRUITMENT

Number of Position Vacancies Published This Month: 1

Number of Position Vacancies Carried Over From Previous Month: 13

Applications

Received This Month

Position Vacancies Published this Month:

Property Manager	14
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Additional Applications Received this Month:

Asset Management Intern	31
Assistant Property Manager	28
Compliance Specialist	26
Contract and Compliance Specialist	4
Janitor	47
Facilities Manager	18
Groundskeeper	31
Housing Specialist	52
Human Resources Specialist	17
Integrated Pest Management	4
Maintenance Technician	9
Senior Maintenance Technician (Full-Time)	0
Staff Attorney	1

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>
Darlisha Cooper	A Crash Course for the First-Time Manager or Supervisor	6.0
	VMS, RNP Reconciliation: Updates Webcast	2.0
	HCV Financials for Non-Financial Managers	2.0
	Financial Background of PH for Non Financials	2.0
	Basic PHAS Training	2.0
Bridgette Harvey	VMS, RNP Reconciliation: Updates Webcast	2.0
	HCV Financials for Non-Financial Managers	2.0
	Financial Background of PH for Non Financials	2.0
	Basic PHAS Training	2.0
Veronica Lipscomb	VMS, RNP Reconciliation: Updates Webcast	2.0
	HCV Financials for Non-Financial Managers	2.0
	Financial Background of PH for Non Financials	2.0
Tameka Wicks	HCV Financials for Non-Financial Managers	2.0
	Financial Background of PH for Non Financials	2.0
Shanamalika Burnett	HCV Financials for Non-Financial Managers	2.0
	Financial Background of PH for Non Financials	2.0
	Basic PHAS Training	2.0
Latasha Barnes	Dealing Effectively With Unacceptable Employee Behavior	3.0
Lucius Bennett	Dealing Effectively With Unacceptable Employee Behavior	3.0
Kim Hughes	Dealing Effectively With Unacceptable Employee Behavior	3.0
Carla Matthews	Dealing Effectively With Unacceptable Employee Behavior	3.0
Qiana Welch	Dealing Effectively With Unacceptable Employee Behavior	3.0

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.					