



ST. LOUIS  
HOUSING  
AUTHORITY

# MONTHLY ACTIVITY REPORTS

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April 23

2024+



## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Acting Executive Director

Date: April 19, 2024

Subject: Monthly Activities Report

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

- I. Public Housing Program Activities**
  - Asset Management Memo
  - Occupancy Summary
  - Move-Out Analysis
  - Demographic Summary Report
  - Housing Authority Unit Crime Summary Report
  - Property Management Memo
  - Work Order Activity Report
  - Public Housing Cash Activity as of 2/29/2024
  - Public Housing AMP Budgets as of 2/29/2024
  - Financial Condition Indicators as of 2/29/2024
  - Management Operations Indicator as of 2/29/2024
  
- II. Housing Choice Voucher (Section 8) Program Activities**
  - Section 8 Cash Activity as of 2/29/2024
  - HCV Budget as of 2/29/2024
  - Housing Choice Voucher Memo
  - Waitlist Breakdown Summary
  - Inspection Activity Summary Report
  
- III. Finance**
  - Income Statement as of 2/29/2024
  
- IV. Development Activities**
  - Development and Modernization
  
- V. Resident Initiatives**

**VI. Legal Activities**

- Procurement

**VII. Communications**

**VIII. Human Resources Activities**

# **PUBLIC HOUSING PROGRAM**

## MEMORANDUM

TO: Latasha Barnes, Acting Executive Director

FROM: Paul Werner, Director of Operations for Public Housing

DATE: April 10, 2024

SUBJECT: Asset Management Board Report

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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 performance of SLHA's public housing portfolio, Asset Management issues monthly property performance letters for both mixed-finance and public housing developments. Asset Management tracks key performance indicators (occupancy, late recertifications and receivables) and holds regular monthly meetings with each of management agents.

**Police Contract:** Through SLHA's contract with the St. Louis Metropolitan Police (SLMPD), the 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 for 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 in April. 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, at all SLHA developments and shared with partner agencies. Starting this year, Asset Management will hold trainings in advance of the openings for site staff and SLHA staff located in the main office. The 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. In an effort to exceed HUD’s required 95% Reporting Rate, Asset Management monitors sites for trends and prioritizes sites with late recertifications. Below, please find an update on the current and previous months’ Reporting Rate:

**Current HUD Reporting Rate:**

<b>March</b>	89.95%
<b>HUD GOAL</b>	<b>95%</b>

**Prior Months:**

<b>February</b>	<b>January</b>	<b>December</b>
87.11%	86.06%	89.54%

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

Number of HUD Approved Units (Start of the month):	308
New Requests Submitted to HUD	13
Extension Requests Submitted to HUD	0

**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 how to utilize HUD’s NSPIRE website. Asset Management continues to monitor Management’s progress on 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 Site 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 was completed in March on two 3-bedroom and one 1-bedroom units currently occupied.

**Progress Photo:** 4704 Cupples (Northside Scattered Sites)

**Contractor:** Mosiac Associates, Inc.



DEV #	AMP #	DEVELOPMENT	# UNITS	10/1/2023			11/1/2023			12/1/2023			1/1/2024			2/1/2024		
				Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
20	MO001000002	Clinton-Peabody	354	121	152	65%	121	147	63%	121	139	60%	114	143	60%	163	144	75%
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%
	<b>TOTAL</b>		<b>2,805</b>	<b>242</b>	<b>2,230</b>		<b>228</b>	<b>2,227</b>		<b>225</b>	<b>2,213</b>		<b>219</b>	<b>2,204</b>		<b>293</b>	<b>2,194</b>	



### Move-Out Analysis

March 1 - March 31, 2024

	March 2024		October 2023 - March 2024	
Abandonment of Unit	2	5.6%	15	6.8%
Deceased	1	2.8%	20	9.1%
Did Not Like Unit	-	-	1	0.5%
Evicted-Legal Action	9	25.0%	37	16.8%
Incarcerated	-	-	1	0.5%
Moved- In Legal	-	-	2	0.9%
Moved to HCV Prog S8	4	11.1%	8	3.6%
Moved with Notice	11	30.6%	63	28.6%
One Strike	1	2.8%	7	3.2%
Nursing Home Placement	1	2.8%	5	2.3%
Purchased Home	-	-	-	-
Relocation Transfer	-	-	3	1.4%
Transfer to Diff PH Unit	7	19.4%	58	26.4%
<b>Total</b>	<b>36</b>	<b>100.0%</b>	<b>220</b>	<b>100.0%</b>

## Demographic Report

March 1 - March 31, 2024

	Disabled	Non-Disabled	Total
Number of Families	673	1,527	<b>2,200</b>
Average Family Size	1.4	2.4	<b>2.1</b>
Average Age of Head of Household	59.1	45.7	<b>49.8</b>
Number of Youth Family Members (<18)	-	-	<b>1,963</b>
Average Age of Youth Family Members	-	-	<b>10.6</b>
Number of Senior (62+) Head of Household	331	342	<b>673</b>
Average Household Income	\$12,924	\$11,930	<b>\$12,234</b>
Number of Head of Households Employed	644	1,038	<b>1,682</b>
Average Monthly Rent	\$266.72	\$222.67	<b>\$263.15</b>
Average Cost of Utilities Paid by SLHA	\$2.61	\$23.09	<b>\$16.83</b>
Average Length of Occupancy (Years)	10.9	6.7	<b>8.0</b>

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	14	2,130	2,144
Native Hawaiian/Other Pacific Islander Only	0	0	0
White Only	2	38	40
White, Black/African American	0	7	7
<b>Total</b>	<b>17</b>	<b>2,183</b>	<b>2,200</b>

## NIBRS Crime Comparison by Neighborhood MARCH MONTHLY 2024 vs 2023

### Neighborhood **Columbus Square**

Person	NIBRS	2024	2023	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		0
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		1
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		0
Sexual Assault with an Object	11C	0	0	0		0
Fondling	11D	0	0	0		0
Aggravated Assault	13A	5	3	2	67%	9
*Aggravated Assault with Firearm	13A*	3	1	2	200%	6
Simple Assault	13B	2	0	2	Infinity	5
Intimidation	13C	1	2	-1	-50%	3
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
	Total Person Crime	<b>8</b>	<b>5</b>	<b>3</b>	<b>60.0%</b>	<b>18</b>

Property	NIBRS	2024	2023	Diff	Change	YTD
Robbery	120	0	0	0		1
*Carjacking	120*	0	0	0		0
Arson	200	0	0	0		0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	2	1	1	100%	3
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	0	0		0
Theft From Building	23D	1	0	1	Infinity	3
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	0	0	0		3
Theft From Motor Vehicle Parts/Accessories	23G	0	0	0		2
All Other Larceny	23H	0	1	-1	-100%	3
Motor Vehicle Theft	240	1	1	0	0%	7
Counterfeiting/Forgery	250	0	0	0		0
False Pretense/Swindle/Confidence Game	26A	0	1	-1	-100%	0
Credit Card/Automatic Teller Machine Fraud	26B	0	0	0		0
Impersonation	26C	0	0	0		0
Welfare Fraud	26D	0	0	0		0
Wire Fraud	26E	0	0	0		0
Identity Theft	26F	0	0	0		0

## NIBRS Crime Comparison by Neighborhood

### MARCH MONTHLY

2024 vs 2023

### Neighborhood Columbus Square

Property	NIBRS	2024	2023	Diff	Change	YTD
Hacking/Computer Invasion	26G	0	0	0		0
Embezzlement	270	0	0	0		0
Stolen Property Offenses	280	1	0	1	Infinity	1
Destruction/Damage/Vandalism of Property	290	0	3	-3	-100%	6
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		<b>5</b>	<b>7</b>	<b>-2</b>	<b>-28.6%</b>	<b>29</b>

Society	NIBRS	2024	2023	Diff	Change	YTD
Drug/Narcotic Violations	35A	0	2	-2	-100%	1
Drug Equipment Violations	35B	0	1	-1	-100%	2
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	8	7	1	14%	22
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	2	1	1	100%	3
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	0	0		0
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	0	2	-2	-100%	2
Total Society Crime		<b>10</b>	<b>13</b>	<b>-3</b>	<b>-23.1%</b>	<b>30</b>

Unspecified	NIBRS	2024	2023	Diff	Change	YTD
All Other Offenses	90Z	4	6	-2	-33%	11
Total Unspecified Crime		<b>4</b>	<b>6</b>	<b>-2</b>	<b>-33.3%</b>	<b>11</b>

## NIBRS Crime Comparison by Neighborhood MARCH MONTHLY 2024 vs 2023

### Neighborhood **Covenant Blu Grand Center**

Person	NIBRS	2024	2023	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		0
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		1
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		0
Sexual Assault with an Object	11C	0	0	0		0
Fondling	11D	0	0	0		0
Aggravated Assault	13A	2	4	-2	-50%	9
*Aggravated Assault with Firearm	13A*	1	3	-2	-67%	3
Simple Assault	13B	3	2	1	50%	17
Intimidation	13C	1	1	0	0%	2
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
	Total Person Crime	<b>6</b>	<b>7</b>	<b>-1</b>	<b>-14.3%</b>	<b>29</b>

Property	NIBRS	2024	2023	Diff	Change	YTD
Robbery	120	1	0	1	Infinity	4
*Carjacking	120*	0	0	0		1
Arson	200	0	0	0		0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	1	2	-1	-50%	8
Pocket-picking	23A	0	1	-1	-100%	0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	0	0		3
Theft From Building	23D	0	1	-1	-100%	5
Theft From Coin-Operated Machine or Device	23E	0	1	-1	-100%	0
Theft From Motor Vehicle	23F	5	2	3	150%	16
Theft From Motor Vehicle Parts/Accessories	23G	2	3	-1	-33%	5
All Other Larceny	23H	0	1	-1	-100%	6
Motor Vehicle Theft	240	6	6	0	0%	18
Counterfeiting/Forgery	250	0	0	0		1
False Pretense/Swindle/Confidence Game	26A	0	0	0		0
Credit Card/Automatic Teller Machine Fraud	26B	0	0	0		1
Impersonation	26C	0	0	0		0
Welfare Fraud	26D	0	0	0		0
Wire Fraud	26E	0	0	0		0
Identity Theft	26F	0	0	0		0

## NIBRS Crime Comparison by Neighborhood

### MARCH MONTHLY

2024 vs 2023

### Neighborhood **Covenant Blu Grand Center**

Property	NIBRS	2024	2023	Diff	Change	YTD
Hacking/Computer Invasion	26G	0	0	0		0
Embezzlement	270	0	0	0		0
Stolen Property Offenses	280	1	1	0	0%	1
Destruction/Damage/Vandalism of Property	290	12	10	2	20%	36
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		<b>28</b>	<b>28</b>	<b>0</b>	<b>0.0%</b>	<b>104</b>

Society	NIBRS	2024	2023	Diff	Change	YTD
Drug/Narcotic Violations	35A	2	1	1	100%	8
Drug Equipment Violations	35B	3	0	3	Infinity	7
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	1	4	-3	-75%	13
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	2	0	2	Infinity	4
Driving Under the Influence	90D	1	0	1	Infinity	1
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	1	1	0	0%	1
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	2	4	-2	-50%	5
Total Society Crime		<b>12</b>	<b>10</b>	<b>2</b>	<b>20.0%</b>	<b>39</b>

Unspecified	NIBRS	2024	2023	Diff	Change	YTD
All Other Offenses	90Z	7	14	-7	-50%	24
Total Unspecified Crime		<b>7</b>	<b>14</b>	<b>-7</b>	<b>-50.0%</b>	<b>24</b>

## NIBRS Crime Comparison by Neighborhood MARCH MONTHLY 2024 vs 2023

### Neighborhood **Lasalle Park**

Person	NIBRS	2024	2023	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		2
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		0
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		0
Sexual Assault with an Object	11C	0	0	0		0
Fondling	11D	0	0	0		1
Aggravated Assault	13A	1	2	-1	-50%	4
*Aggravated Assault with Firearm	13A*	0	1	-1	-100%	3
Simple Assault	13B	2	2	0	0%	12
Intimidation	13C	1	0	1	Infinity	2
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
	Total Person Crime	<b>4</b>	<b>4</b>	<b>0</b>	<b>0.0%</b>	<b>21</b>

Property	NIBRS	2024	2023	Diff	Change	YTD
Robbery	120	1	0	1	Infinity	3
*Carjacking	120*	0	0	0		0
Arson	200	0	0	0		0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	1	2	-1	-50%	2
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	0	0	0		0
Theft From Building	23D	0	2	-2	-100%	3
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	5	1	4	400%	6
Theft From Motor Vehicle Parts/Accessories	23G	1	1	0	0%	1
All Other Larceny	23H	0	1	-1	-100%	4
Motor Vehicle Theft	240	2	2	0	0%	7
Counterfeiting/Forgery	250	0	1	-1	-100%	0
False Pretense/Swindle/Confidence Game	26A	0	0	0		0
Credit Card/Automatic Teller Machine Fraud	26B	0	0	0		1
Impersonation	26C	0	0	0		0
Welfare Fraud	26D	0	0	0		0
Wire Fraud	26E	0	0	0		0
Identity Theft	26F	0	0	0		0

## NIBRS Crime Comparison by Neighborhood MARCH MONTHLY 2024 vs 2023

### Neighborhood **Lasalle Park**

Property	NIBRS	2024	2023	Diff	Change	YTD
Hacking/Computer Invasion	26G	0	0	0		0
Embezzlement	270	0	0	0		0
Stolen Property Offenses	280	0	0	0		1
Destruction/Damage/Vandalism of Property	290	13	4	9	225%	19
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		<b>23</b>	<b>14</b>	<b>9</b>	<b>64.3%</b>	<b>47</b>

Society	NIBRS	2024	2023	Diff	Change	YTD
Drug/Narcotic Violations	35A	1	1	0	0%	1
Drug Equipment Violations	35B	0	1	-1	-100%	0
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	1	2	-1	-50%	3
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	0	0	0		1
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	0	0		1
Liquor Law Violations	90G	0	0	0		0
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	0	0	0		0
Total Society Crime		<b>2</b>	<b>4</b>	<b>-2</b>	<b>-50.0%</b>	<b>6</b>

Unspecified	NIBRS	2024	2023	Diff	Change	YTD
All Other Offenses	90Z	7	4	3	75%	14
Total Unspecified Crime		<b>7</b>	<b>4</b>	<b>3</b>	<b>75.0%</b>	<b>14</b>



## NIBRS Crime Comparison by Neighborhood MARCH MONTHLY 2024 vs 2023

### Neighborhood Peabody Darst Webbe

Person	NIBRS	2024	2023	Diff	Change	YTD
Murder and Nonnegligent Manslaughter	09A	0	0	0		0
Negligent Manslaughter	09B	0	0	0		0
Justifiable Homicide	09C	0	0	0		0
Suicide	09D	0	0	0		0
Kidnapping/Abduction	100	0	0	0		0
Rape	11A	0	0	0		0
Sodomy	11B	0	0	0		0
Sexual Assault with an Object	11C	0	0	0		0
Fondling	11D	0	0	0		0
Aggravated Assault	13A	2	0	2	Infinity	9
*Aggravated Assault with Firearm	13A*	2	0	2	Infinity	8
Simple Assault	13B	3	1	2	200%	11
Intimidation	13C	1	0	1	Infinity	2
Incest	36A	0	0	0		0
Statutory Rape	36B	0	0	0		0
Human Trafficking, Commercial Sex Acts	64A	0	0	0		0
Human Trafficking, Involuntary Servitude	64B	0	0	0		0
	Total Person Crime	<b>6</b>	<b>1</b>	<b>5</b>	<b>500.0%</b>	<b>22</b>

Property	NIBRS	2024	2023	Diff	Change	YTD
Robbery	120	0	1	-1	-100%	1
*Carjacking	120*	0	0	0		0
Arson	200	0	0	0		0
Extortion/Blackmail	210	0	0	0		0
Burglary/Breaking and Entering	220	3	2	1	50%	5
Pocket-picking	23A	0	0	0		0
Purse-snatching	23B	0	0	0		0
Shoplifting	23C	2	1	1	100%	2
Theft From Building	23D	0	1	-1	-100%	1
Theft From Coin-Operated Machine or Device	23E	0	0	0		0
Theft From Motor Vehicle	23F	2	4	-2	-50%	5
Theft From Motor Vehicle Parts/Accessories	23G	0	0	0		0
All Other Larceny	23H	4	0	4	Infinity	7
Motor Vehicle Theft	240	2	1	1	100%	4
Counterfeiting/Forgery	250	0	0	0		0
False Pretense/Swindle/Confidence Game	26A	0	0	0		0
Credit Card/Automatic Teller Machine Fraud	26B	0	0	0		1
Impersonation	26C	0	0	0		0
Welfare Fraud	26D	0	0	0		0
Wire Fraud	26E	0	0	0		0
Identity Theft	26F	0	0	0		0

## NIBRS Crime Comparison by Neighborhood

### MARCH MONTHLY

2024 vs 2023

### Neighborhood Peabody Darst Webbe

Property	NIBRS	2024	2023	Diff	Change	YTD
Hacking/Computer Invasion	26G	0	0	0		0
Embezzlement	270	0	0	0		0
Stolen Property Offenses	280	0	1	-1	-100%	0
Destruction/Damage/Vandalism of Property	290	4	6	-2	-33%	13
Bribery	510	0	0	0		0
Bad Checks	90A	0	0	0		0
Total Property Crime		17	17	0	0.0%	39

Society	NIBRS	2024	2023	Diff	Change	YTD
Drug/Narcotic Violations	35A	0	1	-1	-100%	0
Drug Equipment Violations	35B	1	0	1	Infinity	1
Pornography/Obscene Material	370	0	0	0		0
Betting/Wagering	39A	0	0	0		0
Operating/Promoting/Assisting Gambling	39B	0	0	0		0
Gambling Equipment Violations	39C	0	0	0		0
Sports Tampering	39D	0	0	0		0
Prostitution	40A	0	0	0		0
Assisting or Promoting Prostitution	40B	0	0	0		0
Purchasing Prostitution	40C	0	0	0		0
Weapons Law Violations	520	1	2	-1	-50%	5
Animal Cruelty	720	0	0	0		0
Curfew/Loitering/Vagrancy Violations	90B	0	0	0		0
Disorderly Conduct	90C	1	0	1	Infinity	1
Driving Under the Influence	90D	0	0	0		0
Drunkenness	90E	0	0	0		0
Family Offenses, Nonviolent	90F	0	0	0		0
Liquor Law Violations	90G	0	0	0		1
Peeping Tom	90H	0	0	0		0
Trespass of Real Property	90J	0	1	-1	-100%	1
Total Society Crime		3	4	-1	-25.0%	9

Unspecified	NIBRS	2024	2023	Diff	Change	YTD
All Other Offenses	90Z	1	8	-7	-88%	7
Total Unspecified Crime		1	8	-7	-87.5%	7

## MEMORANDUM

TO: Latasha Barnes, Acting Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: April 10, 2024

SUBJECT: Property Management Board Report

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**Property Management Department:** Effective October 1, 2023, SLHA assumed self-management of its entire public housing portfolio, consisting of 12 AMPS and 1,748 units. The Property Management department has seen the stabilization of sites such, as Euclid Plaza, Baden and King Louis III. Property Management has been successful in recruiting talent for open positions in facilities, property managers and groundskeepers. Open interviews are being held weekly and the department is receiving a strong response from the job market.

**Occupancy:** Property Management has inspected all vacant units and determined the extent of repairs needed to make units ready for occupancy. Occupancy at several sites has increased by up to 13%, with several sites nearing perfect occupancy. Property Management's occupancy campaign awarded Euclid Plaza the property of the month award for achieving a 97% occupancy rate. Occupancy is expected to continue to rise before the end of the campaign in May 2024.

**Waiting List:**

- A. **Public Housing Waiting List.** To increase occupancy throughout the SLHA portfolio, Property Management continues to undertake efforts to revise SLHA's waiting list process. Property Management is working with IT and Yardi to implement additional changes to the functionality of the wait list menus.
- B. **Senior Public Housing Wait List.** Parkview Apartments has been added to the list of senior properties whose waiting list are continuously open. Parkview has distributed flyers to businesses and partners to invite and assist senior applicants that may have difficulty navigating technology.

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

<b>Development(s):</b>	<b>Issue/Trend Identified:</b>	<b>Action:</b>
South Hub	A large balance of outstanding work orders – Lasalle Park and West Pine	New property managers are reviewing work orders to determine if the work has been completed or if the resident moved out.
North Hub	Outstanding balance of work orders at Parkview Apartments	Work order numbers have increased due to techs making units ready for occupancy.

**Recertifications:** Property Management has reduced the number of late recertifications by 36 percent. Sites are working with residents to verify income and encouraging residents to recertify to assure that the residents are paying the correct amount of rent. The backlog is expected to decrease until all recertifications are complete and up to date.

# South HUD Work Orders

Property	Count	Cost	Average Cost (Cost/WO)	Average Turnaround (days)
(wait)	1	0	0	76
Armand & Ohio(350)	112	0	0	19
California Gardens(230)	432	0	0	16
Clinton - Peabody(020)	8,134	590	0	43
Folsom(380)	213	140	1	12
King Louis III(520)	505	0	0	66
Kingsbury Terrace(661)	2,281	50	0	8
Lafayette Apartments(220)	999	25	0	37
Lafayette Apts - SLHA(220a)	1	0	0	1
Lafayette Townhomes(420)	669	90	0	29
LaSalle Park(340)	2,586	1	0	58
Marie Fanger(382)	126	70	1	17
South Broadway(410)	307	15	0	28
Tiffany Turnkey(421)	385	90	0	33
West Pine(170)	2,125	10	0	71
<b>Total</b>	<b>18,876</b>	<b>1,081</b>	<b>0</b>	<b>34</b>

# North HUD Work Orders

Property	Count	Cost	Average Cost (Cost/WO)	Average Turnaround (days)
(wait)	1	0	0	76
Badenfest Elderly(390)	359	0	0	3
Badenhaus Elderly(280)	1,753	0	0	4
Cochran Plaza(370)	1,499	0	0	53
Cupples(383)	134	0	0	14
Euclid Plaza Elderly(132)	1,818	0	0	3
Hodiamont(384)	529	0	0	32
James House(100)	1,242	25	0	20
Lookaway(412)	624	0	0	43
McMillan Manor - SLHA(160a)	12	0	0	4
McMillian Manor II(510)	516	0	0	50
McMillian Manor(160)	820	0	0	26
Page Manor(260)	268	0	0	30
Parkview Elderly(190)	4,948	0	0	15
Samuel Shepard - SLHA(381a)	3	0	0	26
Samuel Shepard(381)	505	0	0	30
Towne XV(150)	211	0	0	53
Walnut Park - SLHA(411a)	1	0	0	34
Walnut Park(411)	349	0	0	26
<b>Total</b>	<b>15,592</b>	<b>25</b>	<b>0</b>	<b>29</b>

PUBLIC HOUSING CASH ACTIVITY AS OF 02/01/2024

<u>CHECKING, MONEY MARKET ACCOUNTS &amp; ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME &amp; NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	2/1/2024 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	2/1/2024 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$15,262,732.51	MERRICK BANK CD	7/1/2024	0.30%	\$245,488.59
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$74,713.93	FEDERAL HOME LOAN BANK	7/26/2024	3.6	\$248,359.19
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$826,404.13	FEDERAL HOME LOAN BANK STEP-UP	3/28/2024	2.55%	\$247,159.44
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$740,497.76	FANNIE MAE	3/1/2024	3.60%	\$189,960.36
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$293,046.38	FIRST TECHNOLOGY FEDERAL CD	3/25/2024	5.40%	\$190,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$102,269.40	GOLDMAN SACHS BANK USA CD	5/6/2024	2.60%	\$98,193.30
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,409.83	FEDERAL HOME LOAN BANK	1/26/2024	0.33%	\$490,038.27
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,335.04	MEDALLION BANK UTAH CD	3/15/2024	2.80%	\$242,938.65
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$432,170.44	UBS BANK USA CD	4/3/2024	2.90%	\$243,851.80
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$16,810.29	US BANK NATL ASSOC CD	3/28/2024	5.25%	\$250,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$282,192.75	WI TREASURY BILL	6/27/2024	0.00%	\$487,396.93
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$389,408.42	TREASURY BILL	3/7/2024	0.00%	\$493,548.50
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$668,374.52				
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,432,076.24	TOTAL INVESTMENTS			\$3,426,935.03
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$184,108.70				
<b>TOTAL CASH &amp; MIXED FINANCE (CASH &amp; INVESTMENTS)</b>	<b>\$20,717,550.34</b>				

# Clinton Peabody Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	21,444.10	70,000.00	-48,555.90	168,000.00
Utility Reimb.-LIPH	-31,403.00	-29,166.65	-2,236.35	-70,000.00
Total Rental Income	-9,958.90	40,833.35	-50,792.25	98,000.00
Other Tenant Income				
Damages/Maintenance	75.00	83.35	-8.35	200.00
Late Charges	4,877.00	8,333.35	-3,456.35	20,000.00
Tenant Owed Utilities	2,573.30	0.00	2,573.30	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	8,602.30	8,416.70	185.60	20,200.00
NET TENANT INCOME	-1,356.60	49,250.05	-50,606.65	118,200.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	955,714.50	1,034,947.90	-79,233.40	2,483,875.00
Interest Income	0.00	16.65	-16.65	40.00
Allocated Interest Income	0.00	58.35	-58.35	140.00
Fraud Recovery PH	12,613.00	0.00	12,613.00	0.00
Non-Dwelling Rent	1,100.00	500.00	600.00	1,200.00
Insurance Proceeds	573.35	0.00	573.35	0.00
PH & HAP FSS Forfeitures	49,615.24	0.00	49,615.24	0.00
Other Miscellaneous Income	5,800.95	0.00	5,800.95	0.00
Allocated Other Income	29,583.80	21,289.60	8,294.20	51,095.00
TOTAL GRANT AND OTHER INCOME	1,055,000.84	1,056,812.50	-1,811.66	2,536,350.00
TOTAL INCOME	1,053,644.24	1,106,062.55	-52,418.31	2,654,550.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	157,370.50	256,705.40	99,334.90	616,093.00
TOTAL TENANT SERVICES EXPENSES	9,996.88	11,375.00	1,378.12	27,300.00
TOTAL UTILITY EXPENSES	233,306.02	266,625.05	33,319.03	639,900.00
Total Maint Salaries	67,247.05	120,748.30	53,501.25	289,796.00
Total Materials	7,388.25	41,833.25	34,445.00	100,400.00
Total Contract Costs	125,699.15	167,325.10	41,625.95	401,580.00
TOTAL MAINTENANCE EXPENSES	200,334.45	329,906.65	129,572.20	791,776.00
TOTAL PROTECTIVE SERVICES	17,256.67	144,840.40	127,583.73	347,617.00
TOTAL INSURANCE PREMIUMS	75,163.20	84,162.90	8,999.70	201,991.00
TOTAL GENERAL EXPENSES	5,864.51	12,445.85	6,581.34	29,870.00
TOTAL OPERATING EXPENSES	699,292.23	1,106,062.55	406,769.02	2,654,547.00
NET INCOME	354,352.01	0.00	354,352.01	0.00



**James House**  
**Income Statement**  
Period = Oct 2023-Feb 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	88,872.55	119,166.65	-30,294.10	286,000.00
Total Rental Income	88,872.55	119,166.65	-30,294.10	286,000.00
Other Tenant Income				
Damages/Maintenance	0.00	83.35	-83.35	200.00
Late Charges	5,786.00	12,708.35	-6,922.35	30,500.00
Legal Fees - Tenant	743.00	0.00	743.00	0.00
Vacate Charges	0.00	958.35	-958.35	2,300.00
Total Other Tenant Income	6,529.00	13,750.05	-7,221.05	33,000.00
NET TENANT INCOME	95,401.55	132,916.70	-37,515.15	319,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	353,134.63	357,081.25	-3,946.62	856,995.00
Interest Income	8.99	72.90	-63.91	175.00
Allocated Interest Income	0.00	8.75	-8.75	21.00
Fraud Recovery PH	18,613.00	0.00	18,613.00	0.00
Other Miscellaneous Income	0.00	166.65	-166.65	400.00
Insurance Proceeds	8,003.59	0.00	8,003.59	0.00
Allocated Other Income	4,432.30	3,189.60	1,242.70	7,655.00
TOTAL GRANT AND OTHER INCOME	384,192.51	360,519.15	23,673.36	865,246.00
TOTAL INCOME	479,594.06	493,435.85	-13,841.79	1,184,246.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	67,215.11	105,768.75	38,553.64	253,845.00
TOTAL TENANT SERVICES EXPENSES	4,816.32	6,492.10	1,675.78	15,581.00
TOTAL UTILITY EXPENSES	89,170.68	90,552.10	1,381.42	217,325.00
Total Maint Salaries				
Total Maint Salaries	36,020.19	70,260.00	34,239.81	168,624.00
Total Materials				
Total Materials	23,219.29	17,270.75	-5,948.54	41,450.00
Total Contract Costs				
Total Contract Costs	54,066.65	80,560.45	26,493.80	193,345.00
TOTAL MAINTENANCE EXPENSES	113,306.13	168,091.20	54,785.07	403,419.00
TOTAL PROTECTIVE SERVICES	98,821.34	80,985.85	-17,835.49	194,366.00
TOTAL INSURANCE PREMIUMS	35,249.65	39,213.30	3,963.65	94,112.00
TOTAL GENERAL EXPENSES	28.35	2,331.25	2,302.90	5,595.00
TOTAL OPERATING EXPENSES	408,607.58	493,435.85	84,826.97	1,184,246.00
NET INCOME	70,986.48	0.00	70,986.48	0.00

# Euclid Plaza Elderly

## Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	102,725.00	106,666.65	-3,941.65	256,000.00
Total Rental Income	102,725.00	106,666.65	-3,941.65	256,000.00
Other Tenant Income				
Damages/Maintenance	100.00	62.50	37.50	150.00
Late Charges	4,288.00	4,166.65	121.35	10,000.00
Vacate Charges	1,094.00	3,208.35	-2,114.35	7,700.00
Total Other Tenant Income	5,482.00	7,437.50	-1,955.50	17,850.00
NET TENANT INCOME	108,207.00	114,104.15	-5,897.15	273,850.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	293,361.13	292,125.00	1,236.13	701,100.00
Interest Income	31.72	250.00	-218.28	600.00
Allocated Interest Income	0.00	7.50	-7.50	18.00
Other Miscellaneous Income	33.65	291.65	-258.00	700.00
Allocated Other Income	3,939.82	2,835.40	1,104.42	6,805.00
TOTAL GRANT AND OTHER INCOME	297,366.32	295,509.55	1,856.77	709,223.00
TOTAL INCOME	405,573.32	409,613.70	-4,040.38	983,073.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	65,724.02	96,590.80	30,866.78	231,818.00
TOTAL TENANT SERVICES EXPENSES	4,335.06	7,515.00	3,179.94	18,036.00
TOTAL UTILITY EXPENSES	95,302.85	88,958.35	-6,344.50	213,500.00
Total Maint Salaries	44,395.92	69,085.80	24,689.88	165,806.00
Total Materials	17,381.54	22,291.70	4,910.16	53,500.00
Total Contract Costs	32,364.40	58,802.20	26,437.80	141,125.00
TOTAL MAINTENANCE EXPENSES	94,141.86	150,179.70	56,037.84	360,431.00
TOTAL PROTECTIVE SERVICES	29,680.69	28,537.50	-1,143.19	68,490.00
TOTAL INSURANCE PREMIUMS	29,153.35	35,706.25	6,552.90	85,695.00
TOTAL GENERAL EXPENSE	153.46	2,127.50	1,974.04	5,106.00
TOTAL OPERATING EXPENSES	318,491.29	409,613.70	91,123.81	983,073.00
NET INCOME	87,082.03	0.00	87,082.03	0.00

## West Pine Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Rental Income				
Tenant Rent	95,135.00	115,000.00	-19,865.00	276,000.00
Total Rental Income	95,135.00	115,000.00	-19,865.00	276,000.00
Other Tenant Income				
Damages/Maintenance	10.00	20.85	-10.85	50.00
Late Charges	2,418.00	7,600.00	-5,182.00	18,240.00
Total Other Tenant Income	2,428.00	7,620.85	-5,192.85	18,290.00
NET TENANT INCOME	97,563.00	122,620.85	-25,057.85	294,290.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	284,894.63	277,742.90	7,151.73	666,583.00
Interest Income	10.68	41.65	-30.97	100.00
Allocated Interest Income	0.00	7.10	-7.10	17.00
Fraud Recovery PH	-159.00	0.00	-159.00	0.00
Other Miscellaneous Income	33.65	125.00	-91.35	300.00
Allocated Other Income	3,658.40	2,632.90	1,025.50	6,319.00
TOTAL GRANT AND OTHER INCOME	288,438.36	280,549.55	7,888.81	673,319.00
TOTAL INCOME	386,001.36	403,170.40	-17,169.04	967,609.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	57,918.45	94,839.15	36,920.70	227,614.00
TOTAL TENANT SERVICES EXPENSES	3,903.82	4,025.45	121.63	9,661.00
TOTAL UTILITY EXPENSES	75,929.18	89,000.00	13,070.82	213,600.00
Total Maint Salaries	40,258.87	68,243.70	27,984.83	163,785.00
Total Materials	10,288.44	12,999.60	2,711.16	31,199.00
Total Contract Costs	73,171.37	57,508.35	-15,663.02	138,020.00
TOTAL MAINTENACE EXPENSES	123,718.68	138,751.65	15,032.97	333,004.00
TOTAL PROTECTIVE SERVICES	42,395.15	41,277.50	-1,117.65	99,066.00
TOTAL INSURANCE PREMIUMS	26,910.50	32,331.25	5,420.75	77,595.00
TOTAL GENERAL EXPENSES	89.83	2,947.10	2,857.27	7,073.00
TOTAL OPERATING EXPENSES	330,865.61	403,171.08	72,306.49	967,609.00
NET INCOME	55,135.75	0.00	55,135.75	0.00

## Parkview Elderly Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	244,290.35	267,291.65	-23,001.30	641,500.00
Total Rental Income	244,290.35	267,291.65	-23,001.30	641,500.00
Other Tenant Income				
Late Charges	16,285.00	25,081.25	-8,796.25	60,195.00
Vacate Charges	0.00	1,666.65	-1,666.65	4,000.00
Total Other Tenant Income	16,285.00	26,747.90	-10,462.90	64,195.00
NET TENANT INCOME	260,575.35	294,039.55	-33,464.20	705,695.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	756,751.75	739,407.50	17,344.25	1,774,578.00
Interest Income	24.10	191.65	-167.55	460.00
Allocated Interest Income	0.00	20.00	-20.00	48.00
Fraud Recovery PH	697.65	0.00	697.65	0.00
Non-Dwelling Rent	5,577.00	5,500.00	77.00	13,200.00
Other Miscellaneous Income	0.00	72.90	-72.90	175.00
Allocated Other Income	10,377.21	7,467.90	2,909.31	17,923.00
TOTAL GRANT AND OTHER INCOME	773,427.71	752,659.95	20,767.76	1,806,384.00
TOTAL INCOME	1,034,003.06	1,046,699.50	-12,696.44	2,512,079.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	122,333.53	199,596.20	77,262.67	479,031.00
TOTAL TENANT SERVICES EXPENSES	3,817.88	5,833.75	2,015.87	14,001.00
TOTAL UTILITY EXPENSES	146,494.67	261,958.35	115,463.68	628,700.00
Total Maint Salaries	67,446.61	158,767.05	91,320.44	381,041.00
Total Materials	9,809.77	28,166.70	18,356.93	67,600.00
Total Contract Costs	173,198.67	130,034.60	-43,164.07	312,083.00
TOTAL MAINTENANCE EXPENSES	250,455.05	316,968.35	66,513.30	760,724.00
TOTAL PROTECTIVE SERVICES	193,162.56	177,344.15	-15,818.41	425,626.00
TOTAL INSURANCE PREMIUMS	65,634.80	86,703.75	21,068.95	208,089.00
TOTAL GENERAL EXPENSES	439.28	8,972.90	8,533.62	21,535.00
TOTAL OPERATING EXPENSES	782,337.77	1,057,377.45	275,039.68	2,537,706.00
NET INCOME	251,665.29	-10,677.95	262,343.24	-25,627.00

## Baden House Elderly/Badenfest Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	91,277.00	105,312.50	-14,035.50	252,750.00
Utility Reimb.-LIPH	-809.00	-625.00	-184.00	-1,500.00
Total Rental Income	<u>90,468.00</u>	<u>104,687.50</u>	<u>-14,219.50</u>	<u>251,250.00</u>
Other Tenant Income				
Damages/Maintenance	0.00	416.65	-416.65	1,000.00
Late Charges	5,525.00	5,833.35	-308.35	14,000.00
Vacate Charges	0.00	1,541.65	-1,541.65	3,700.00
Total Other Tenant Income	<u>5,525.00</u>	<u>7,791.65</u>	<u>-2,266.65</u>	<u>18,700.00</u>
NET TENANT INCOME	<u>95,993.00</u>	<u>112,479.15</u>	<u>-16,486.15</u>	<u>269,950.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	287,345.25	290,362.10	-3,016.85	696,869.00
Interest Income	7.23	62.50	-55.27	150.00
Allocated Interest Income	0.00	8.35	-8.35	20.00
Other Miscellaneous Income	33.65	104.15	-70.50	250.00
Allocated Other Income	4,361.95	3,139.15	1,222.80	7,534.00
TOTAL GRANT AND OTHER INCOME	<u>291,748.08</u>	<u>293,676.25</u>	<u>-1,928.17</u>	<u>704,823.00</u>
TOTAL INCOME	<u>387,741.08</u>	<u>406,155.40</u>	<u>-18,414.32</u>	<u>974,773.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	72,509.88	105,294.10	32,784.22	252,706.00
TOTAL TENANT SERVICES EXPENSES	1,569.99	2,433.30	863.31	5,840.00
TOTAL UTILITY EXPENSES	101,155.97	91,583.35	-9,572.62	219,800.00
Total Maint Salaries				
	40,040.29	69,868.75	29,828.46	167,685.00
Total Materials				
	1,857.41	14,412.50	12,555.09	34,590.00
Total Contract Costs				
	28,361.40	63,269.60	34,908.20	151,847.00
TOTAL MAINTENANCE EXPENSES	<u>70,259.10</u>	<u>147,550.85</u>	<u>77,291.75</u>	<u>354,122.00</u>
TOTAL PROTECTIVE SERVICES	36,247.99	32,487.10	-3,760.89	77,969.00
TOTAL INSURANCE PREMIUMS	20,630.50	25,478.75	4,848.25	61,149.00
TOTAL GENERAL EXPENSES	188.29	1,330.40	1,142.11	3,193.00
TOTAL OPERATING EXPENSES	<u>302,561.72</u>	<u>406,155.89</u>	<u>103,596.13</u>	<u>974,773.00</u>
NET INCOME	<u>85,179.36</u>	<u>-0.49</u>	<u>85,179.85</u>	<u>0.00</u>

**LaSalle Park**  
**Income Statement**  
Period = Oct 2023-Feb 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	66,135.00	105,062.50	-38,927.50	252,150.00
Utility Reimb.-LIPH	-30,336.00	-31,250.00	914.00	-75,000.00
Utility Reimbursement Refund	843.00	0.00	843.00	0.00
Total Rental Income	<u>36,642.00</u>	<u>73,812.50</u>	<u>-37,170.50</u>	<u>177,150.00</u>
Other Tenant Income				
Damages/Maintenance	0.00	66.65	-66.65	160.00
Late Charges	3,720.00	5,833.35	-2,113.35	14,000.00
Misc.Tenant Income	145.00	0.00	145.00	0.00
Vacate Charges	10,061.00	1,583.35	8,477.65	3,800.00
Total Other Tenant Income	<u>13,926.00</u>	<u>7,483.35</u>	<u>6,442.65</u>	<u>17,960.00</u>
NET TENANT INCOME	<u>50,568.00</u>	<u>81,295.85</u>	<u>-30,727.85</u>	<u>195,110.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	405,390.21	491,582.10	-86,191.89	1,179,797.00
Allocated Interest Income	0.00	30.85	-30.85	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	15,935.15	11,467.50	4,467.65	27,522.00
TOTAL GRANT AND OTHER INCOME	<u>439,624.54</u>	<u>503,080.45</u>	<u>-63,455.91</u>	<u>1,207,393.00</u>
TOTAL INCOME	<u>490,192.54</u>	<u>584,376.30</u>	<u>-94,183.76</u>	<u>1,402,503.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	100,519.33	143,885.75	43,366.42	345,326.00
TOTAL TENANT SERVICES EXPENSES	5,379.64	6,127.10	747.46	14,705.00
TOTAL UTILITY EXPENSES	80,328.34	89,166.65	8,838.31	214,000.00
Total Maint Salaries				
	45,924.04	100,012.90	54,088.86	240,031.00
Total Materials				
	19,059.81	35,641.60	16,581.79	85,540.00
Total Contract Costs				
	40,550.22	95,724.95	55,174.73	229,740.00
TOTAL MAINTENACE EXPENSES	<u>105,534.07</u>	<u>231,379.45</u>	<u>125,845.38</u>	<u>555,311.00</u>
TOTAL PROTECTIVE SERVICES	46,025.55	59,877.50	13,851.95	143,706.00
TOTAL INSURANCE PREMIUMS	37,335.00	47,223.70	9,888.70	113,337.00
TOTAL GENERAL EXPENSES	526.26	6,713.35	6,187.09	16,112.00
TOTAL OPERATING EXPENSES	<u>375,648.19</u>	<u>584,376.30</u>	<u>208,725.31</u>	<u>1,402,503.00</u>
NET INCOME	<u>114,544.35</u>	<u>0.00</u>	<u>114,544.35</u>	<u>0.00</u>

**Cochran Plaza**  
**Income Statement**  
Period = Oct 2023-Feb 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	51,665.00	83,208.35	-31,543.35	199,700.00
Utility Reimb.-LIPH	-18,699.00	-23,083.35	4,384.35	-55,400.00
Utility Reimbursement Refund	-536.00	0.00	-536.00	0.00
Total Rental Income	32,430.00	60,125.00	-27,695.00	144,300.00
Other Tenant Income				
Damages/Maintenance	-1,050.46	166.65	-1,217.11	400.00
Late Charges	1,487.00	3,541.65	-2,054.65	8,500.00
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	166.65	-166.65	400.00
Total Other Tenant Income	11,212.04	3,874.95	7,337.09	9,300.00
NET TENANT INCOME	43,642.04	63,999.95	-20,357.91	153,600.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	353,180.48	386,980.00	-33,799.52	928,752.00
Allocated Interest Income	0.00	17.90	-17.90	43.00
Fraud Recovery PH	12,732.00	0.00	12,732.00	0.00
Other Miscellaneous Income	4,669.87	0.00	4,669.87	0.00
Allocated Other Income	9,251.52	6,657.90	2,593.62	15,979.00
TOTAL GRANT AND OTHER INCOME	379,833.87	393,655.80	-13,821.93	944,774.00
TOTAL INCOME	423,475.91	457,655.75	-34,179.84	1,098,374.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	77,421.82	107,955.40	30,533.58	259,093.00
TOTAL TENANT SERVICES EXPENSES	3,123.31	3,557.50	434.19	8,538.00
TOTAL UTILITY EXPENSES	97,746.36	89,516.70	-8,229.66	214,840.00
Total Maint Salaries	41,121.90	59,720.40	18,598.50	143,329.00
Total Materials	3,374.23	33,739.55	30,365.32	80,975.00
Total Contract Costs	42,137.34	97,279.20	55,141.86	233,470.00
TOTAL MAINTENANCE EXPENSES	86,633.47	190,739.15	104,105.68	457,774.00
TOTAL PROTECTIVE SERVICES	24,452.25	31,557.90	7,105.65	75,739.00
TOTAL INSURANCE PREMIUMS	21,931.25	24,235.40	2,304.15	58,165.00
TOTAL GENERAL EXPENSES	1,558.75	1,855.00	296.25	4,452.00
TOTAL OPERATING EXPENSES	312,867.21	449,417.05	136,549.84	1,078,601.00
NET INCOME	110,608.70	8,238.70	102,370.00	19,773.00

## Southside Scattered Sites

### Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	71,874.00	85,416.65	-13,542.65	205,000.00
Utility Reimb.-LIPH	-8,313.00	-10,208.35	1,895.35	-24,500.00
Total Rental Income	63,561.00	75,208.30	-11,647.30	180,500.00
Other Tenant Income				
Late Charges	9,097.00	6,458.35	2,638.65	15,500.00
Misc.Tenant Income	75.00	0.00	75.00	0.00
Vacate Charges	124.00	1,250.00	-1,126.00	3,000.00
Total Other Tenant Income	9,296.00	7,708.35	1,587.65	18,500.00
NET TENANT INCOME	72,857.00	82,916.65	-10,059.65	199,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	429,336.25	425,980.00	3,356.25	1,022,352.00
Allocated Interest Income	0.00	15.40	-15.40	37.00
Other Miscellaneous Income	0.00	4.15	-4.15	10.00
Allocated Other Income	7,985.16	5,746.25	2,238.91	13,791.00
TOTAL GRANT AND OTHER INCOME	437,321.41	431,745.80	5,575.61	1,036,190.00
TOTAL INCOME	510,178.41	514,662.45	-4,484.04	1,235,190.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	71,553.91	119,091.65	47,537.74	285,820.00
TOTAL TENANT SERVICES EXPENSES	5,206.09	3,070.45	-2,135.64	7,369.00
TOTAL UTILITY EXPENSES	107,690.31	109,666.65	1,976.34	263,200.00
Total Maint Salaries	56,666.34	123,157.45	66,491.11	295,578.00
Total Materials	25,073.67	29,204.25	4,130.58	70,090.00
Total Contract Costs	58,970.22	88,380.45	29,410.23	212,113.00
TOTAL MAINTENANCE EXPENSES	140,710.23	240,742.15	100,031.92	577,781.00
TOTAL PROTECTIVE SERVICES	1,951.00	0.00	-1,951.00	0.00
TOTAL INSURANCE PREMIUMS	37,244.20	37,486.65	242.45	89,968.00
TOTAL GENERAL EXPENSES	200.74	4,607.10	4,406.36	11,057.00
TOTAL OPERATING EXPENSES	364,556.48	514,662.45	150,108.17	1,235,190.00
NET INCOME	145,621.93	0.00	145,621.93	0.00



## Northside Scattered Sites

### Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	55,156.80	59,583.35	-4,426.55	143,000.00
Utility Reimb.-LIPH	-22,690.00	-16,666.65	-6,023.35	-40,000.00
Total Rental Income	32,466.80	42,916.70	-10,449.90	103,000.00
Other Tenant Income				
Cleaning Fee	90.00	0.00	90.00	0.00
Late Charges	1,872.00	1,875.00	-3.00	4,500.00
Legal Fees - Tenant	484.50	833.35	-348.85	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	4,065.71	2,708.35	1,357.36	6,500.00
NET TENANT INCOME	36,532.51	45,625.05	-9,092.54	109,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	550,701.50	541,751.65	8,949.85	1,300,204.00
Allocated Interest Income	0.00	30.40	-30.40	73.00
Fraud Recovery PH	-1,004.21	0.00	-1,004.21	0.00
Allocated Other Income	15,618.56	11,239.60	4,378.96	26,975.00
TOTAL GRANT AND OTHER INCOME	565,315.85	553,021.65	12,294.20	1,327,252.00
TOTAL INCOME	601,848.36	598,646.70	3,201.66	1,436,752.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	71,691.24	135,697.95	64,006.71	325,675.00
TOTAL TENANT SERVICES EXPENSES	5,272.75	7,672.50	2,399.75	18,414.00
TOTAL UTILITY EXPENSES	88,476.93	101,041.65	12,564.72	242,500.00
Total Maint Salaries				
Total Materials	24,187.00	82,420.45	58,233.45	197,809.00
Total Contract Costs	16,774.42	33,270.85	16,496.43	79,850.00
TOTAL MAINTENANCE EXPENSES	54,578.06	178,550.05	123,971.99	428,520.00
TOTAL MAINTENANCE EXPENSES	95,539.48	294,241.35	198,701.87	706,179.00
TOTAL PROTECTIVE SERVICES	290.85	1,041.65	750.80	2,500.00
TOTAL INSURANCE PREMIUMS	38,533.01	41,004.60	2,471.59	98,411.00
TOTAL GENERAL EXPENSES	304.16	5,289.60	4,985.44	12,695.00
TOTAL OPERATING EXPENSES	300,108.42	585,989.30	285,880.88	1,406,374.00
NET INCOME	301,739.94	12,657.40	289,082.54	30,378.00

## King Louis Square III

### Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	4,772.00	26,250.00	-21,478.00	63,000.00
Utility Reimb.-LIPH	1,106.00	-4,333.35	5,439.35	-10,400.00
Total Rental Income	5,878.00	21,916.65	-16,038.65	52,600.00
Other Tenant Income				
Late Charges	420.00	1,041.65	-621.65	2,500.00
Total Other Tenant Income	420.00	1,041.65	-621.65	2,500.00
NET TENANT INCOME	6,298.00	22,958.30	-16,660.30	55,100.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	78,852.63	73,594.60	5,258.03	176,627.00
Allocated Interest Income	0.00	3.75	-3.75	9.00
Allocated Other Income	1,969.91	1,417.50	552.41	3,402.00
TOTAL GRANT AND OTHER INCOME	80,822.54	75,015.85	5,806.69	180,038.00
TOTAL INCOME	87,120.54	97,974.15	-10,853.61	235,138.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	12,624.16	23,120.85	10,496.69	55,490.00
TOTAL TENANT SERVICES EXPENSES	665.04	757.50	92.46	1,818.00
TOTAL UTILITY EXPENSES	18,081.73	19,591.65	1,509.92	47,020.00
Total General Maint Expense	5,067.37	8,020.85	2,953.48	19,250.00
Total Materials	0.00	5,058.35	5,058.35	12,140.00
Total Contract Costs	16,230.05	22,208.35	5,978.30	53,300.00
TOTAL MAINTENACE EXPENSES	21,297.42	35,287.55	13,990.13	84,690.00
TOTAL PROTECTIVE SERVICES	7,531.97	9,710.00	2,178.03	23,304.00
TOTAL INSURANCE PREMIUMS	6,275.00	6,184.55	-90.45	14,843.00
TOTAL GENERAL EXPENSES	3,228.02	3,324.60	96.58	7,979.00
TOTAL OPERATING EXPENSES	69,703.34	97,974.15	28,271.83	235,138.00
NET INCOME	17,417.20	0.00	17,417.20	0.00

## Mixed Finance Properties

### Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

#### Murphy Park I (44)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	205,288.38	246,630.00	-41,341.62	591,912.00
Investment Inc -Restricted Non-Allocated	208.10	0.00	208.10	0.00
TOTAL GRANT AND OTHER INCOME	205,496.48	246,630.00	-41,133.52	591,912.00
TOTAL INCOME	205,496.48	246,630.00	-41,133.52	591,912.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	24,160.00	31,322.95	7,162.95	75,175.00
TOTAL UTILITY EXPENSES	60,216.75	61,192.90	976.15	146,863.00
TOTAL INSURANCE PREMIUMS	3,241.65	4,179.15	937.50	10,030.00
TOTAL GENERAL EXPENSES	146,229.33	149,935.00	3,705.67	359,844.00
TOTAL OPERATING EXPENSES	233,847.73	246,630.00	12,782.27	591,912.00
NET INCOME	-28,351.25	0.00	-28,351.25	0.00

#### Murphy Park II (45)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	122,849.13	147,850.00	-25,000.87	354,836.00
Investment Inc -Restricted Non-Allocated	7,705.73	0.00	7,705.73	0.00
TOTAL GRANT AND OTHER INCOME	130,554.86	147,850.00	-17,295.14	354,836.00
TOTAL INCOME	130,554.86	147,850.00	-17,295.14	354,836.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	16,168.75	21,032.50	4,863.75	50,484.00
TOTAL UTILITY EXPENSES	38,061.24	41,720.00	3,658.76	100,127.00
TOTAL INSURANCE PREMIUMS	2,229.15	2,875.00	645.85	6,898.00
TOTAL GENERAL EXPENSES	84,456.76	82,220.00	-2,236.76	197,327.00
TOTAL OPERATING EXPENSES	140,915.90	147,850.00	6,931.60	354,836.00
NET INCOME	-10,361.04	0.00	-10,361.04	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

### Murphy Park III (46)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	141,706.13	165,928.75	-24,222.62	398,229.00
TOTAL GRANT AND OTHER INCOME	<u>141,706.13</u>	<u>165,928.75</u>	<u>-24,222.62</u>	<u>398,229.00</u>
TOTAL INCOME	<u><u>141,706.13</u></u>	<u><u>165,928.75</u></u>	<u><u>-24,222.62</u></u>	<u><u>398,229.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	17,483.35	22,729.55	5,246.20	54,551.00
TOTAL UTILITY EXPENSES	39,614.99	43,199.15	3,584.16	103,678.00
TOTAL INSURANCE PREMIUMS	2,241.65	2,894.15	652.50	6,946.00
TOTAL GENERAL EXPENSES	91,702.36	97,105.85	5,403.49	233,054.00
TOTAL OPERATING EXPENSES	<u>151,042.35</u>	<u>165,928.75</u>	<u>14,886.35</u>	<u>398,229.00</u>
NET INCOME	<u><u>-9,336.22</u></u>	<u><u>0.00</u></u>	<u><u>-9,336.22</u></u>	<u><u>0.00</u></u>

### King Louis Square (47)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	58,306.38	70,206.65	-11,900.27	168,496.00
Investment Inc -Restricted Non-Allocated	13.10	0.00	13.10	0.00
TOTAL GRANT AND OTHER INCOME	<u>58,319.48</u>	<u>70,206.65</u>	<u>-11,887.17</u>	<u>168,496.00</u>
TOTAL INCOME	<u><u>58,319.48</u></u>	<u><u>70,206.65</u></u>	<u><u>-11,887.17</u></u>	<u><u>168,496.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	7,065.51	9,391.25	2,325.74	22,539.00
TOTAL UTILITY EXPENSES	5,783.31	5,666.65	-116.66	13,600.00
TOTAL PROTECTIVE SERVICES	11,280.13	14,565.00	3,284.87	34,956.00
TOTAL INSURANCE PREMIUMS	1,313.35	1,687.10	373.75	4,049.00
TOTAL GENERAL EXPENSES	30,846.69	25,495.85	-5,350.84	61,190.00
TOTAL OPERATING EXPENSES	<u>56,288.99</u>	<u>56,805.85</u>	<u>516.86</u>	<u>136,334.00</u>
NET INCOME	<u><u>2,030.49</u></u>	<u><u>13,400.80</u></u>	<u><u>11,370.31</u></u>	<u><u>32,162.00</u></u>

## Mixed Finance Properties Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

### Les Chateaux (48)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	62,219.00	76,895.85	-14,676.85	184,550.00
TOTAL GRANT AND OTHER INCOME	<u>62,219.00</u>	<u>76,895.85</u>	<u>-14,676.85</u>	<u>184,550.00</u>
TOTAL INCOME	<u><u>62,219.00</u></u>	<u><u>76,895.85</u></u>	<u><u>-14,676.85</u></u>	<u><u>184,550.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	5,457.80	6,623.75	1,165.95	15,897.00
TOTAL TENANT SERVICES EXPENSES	600.00	250.00	-350.00	600.00
TOTAL UTILITY EXPENSES	23,272.50	23,272.50	0.00	55,854.00
TOTAL PROTECTIVE SERVICES	12,529.54	16,183.35	3,653.81	38,840.00
TOTAL INSURANCE PREMIUMS	1,145.85	1,475.85	330.00	3,542.00
TOTAL GENERAL EXPENSES	<u>24,743.35</u>	<u>24,743.35</u>	<u>0.00</u>	<u>59,384.00</u>
TOTAL OPERATING EXPENSES	<u><u>67,749.04</u></u>	<u><u>72,548.80</u></u>	<u><u>4,799.76</u></u>	<u><u>174,117.00</u></u>
NET INCOME	-5,530.04	4,347.05	-9,877.09	10,433.00

### King Louis Square II (49)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	78,560.00	87,656.20	-9,096.20	210,375.00
Investment Inc -Restricted Non-Allocated	8.12	0.00	8.12	0.00
TOTAL GRANT AND OTHER INCOME	<u>78,568.12</u>	<u>87,656.20</u>	<u>-9,088.08</u>	<u>210,375.00</u>
TOTAL INCOME	<u><u>78,568.12</u></u>	<u><u>87,656.20</u></u>	<u><u>-9,088.08</u></u>	<u><u>210,375.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	8,929.11	11,755.40	2,826.29	28,213.00
TOTAL UTILITY EXPENSES	10,729.17	10,625.00	-104.17	25,500.00
TOTAL PROTECTIVE SERVICES	13,814.62	17,801.65	3,987.03	42,724.00
TOTAL INSURANCE PREMIUMS	1,565.85	2,014.60	448.75	4,835.00
TOTAL GENERAL EXPENSES	<u>39,356.23</u>	<u>36,966.65</u>	<u>-2,389.58</u>	<u>88,720.00</u>
TOTAL OPERATING EXPENSES	<u><u>74,394.98</u></u>	<u><u>47,497.98</u></u>	<u><u>-1,307.43</u></u>	<u><u>189,992.00</u></u>
NET INCOME	4,173.14	40,158.22	-7,780.65	20,383.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

### Renaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	103,966.38	129,531.70	-25,565.32	310,876.00
Investment Inc -Restricted Non-Allocated	527.08	0.00	527.08	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>104,493.46</b>	<b>129,531.70</b>	<b>-25,038.24</b>	<b>310,876.00</b>
<b>TOTAL INCOME</b>	<b>104,493.46</b>	<b>129,531.70</b>	<b>-25,038.24</b>	<b>310,876.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	15,309.98	19,895.00	4,585.02	47,748.00
TOTAL TENANT SERVICES EXPENSES	0.00	387.50	387.50	930.00
TOTAL UTILITY EXPENSES	30,671.74	31,215.40	543.66	74,917.00
TOTAL PROTECTIVE SERVICES	19,454.73	25,084.60	5,629.87	60,203.00
TOTAL INSURANCE PREMIUMS	2,181.25	2,810.40	629.15	6,745.00
TOTAL GENERAL EXPENSES	21,635.98	27,895.00	6,259.02	66,948.00
<b>TOTAL OPERATING EXPENSES</b>	<b>89,253.68</b>	<b>107,287.90</b>	<b>18,034.22</b>	<b>322,773.00</b>
<b>NET INCOME</b>	<b>15,239.78</b>	<b>22,243.80</b>	<b>-7,004.02</b>	<b>-11,897.00</b>

### Senior Living @ Renaissance Place (54)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	124,715.50	153,625.80	-28,910.30	368,702.00
Investment Inc -Restricted Non-Allocated	13,991.85	0.00	13,991.85	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>138,707.35</b>	<b>153,625.80</b>	<b>-14,918.45</b>	<b>368,702.00</b>
<b>TOTAL INCOME</b>	<b>138,707.35</b>	<b>153,625.80</b>	<b>-14,918.45</b>	<b>368,702.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	8,007.70	10,397.90	2,390.20	24,955.00
TOTAL TENANT SERVICES EXPENSES	1,225.00	468.75	-756.25	1,125.00
TOTAL UTILITY EXPENSES	43,475.43	43,933.75	458.32	105,441.00
TOTAL PROTECTIVE SERVICES	23,524.16	30,343.75	6,819.59	72,825.00
TOTAL INSURANCE PREMIUMS	2,319.60	2,747.50	427.90	6,594.00
TOTAL GENERAL EXPENSES	62,451.00	65,404.15	2,953.15	156,970.00
<b>TOTAL OPERATING EXPENSES</b>	<b>141,002.89</b>	<b>153,295.80</b>	<b>12,292.91</b>	<b>367,910.00</b>
<b>NET INCOME</b>	<b>-2,295.54</b>	<b>330.00</b>	<b>-2,625.54</b>	<b>792.00</b>

**Mixed Finance Properties  
Income Statement**

Period = Oct 2023-Feb 2024

Book = Accrual

**Gardens @ Reaissance Place (55)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	48,773.15	54,840.45	-6,067.30	131,617.00
Investment Inc -Restricted Non-Allocated	2,194.28	0.00	2,194.28	0.00
TOTAL GRANT AND OTHER INCOME	50,967.43	54,840.45	-3,873.02	131,617.00
TOTAL INCOME	50,967.43	54,840.45	-3,873.02	131,617.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	2,373.82	3,122.10	748.28	7,493.00
TOTAL TENANT SERVICES EXPENSES	0.00	137.50	137.50	330.00
TOTAL UTILITY EXPENSES	15,512.16	16,518.35	1,006.19	39,644.00
TOTAL PROTECTIVE SERVICES	6,889.44	8,901.25	2,011.81	21,363.00
TOTAL INSURANCE PREMIUMS	905.00	1,044.15	139.15	2,506.00
TOTAL GENERAL EXPENSES	24,413.98	23,220.00	-1,193.98	55,728.00
TOTAL OPERATING EXPENSES	50,094.40	52,943.35	2,848.95	127,064.00
NET INCOME	873.03	1,897.10	-1,024.07	4,553.00

**Vaughn Elderly -Cahill House (56)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	129,815.25	121,278.30	8,536.95	291,068.00
Investment Inc -Restricted Non-Allocated	14,510.96	0.00	14,510.96	0.00
TOTAL GRANT AND OTHER INCOME	144,326.21	121,278.30	23,047.91	291,068.00
TOTAL INCOME	144,326.21	121,278.30	23,047.91	291,068.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	8,252.03	10,652.05	2,400.02	25,565.00
TOTAL UTILITY EXPENSES	53,894.83	55,693.75	1,798.92	133,665.00
TOTAL INSURANCE PREMIUMS	3,062.50	3,533.35	470.85	8,480.00
TOTAL GENERAL EXPENSES	56,802.24	52,500.40	-4,301.84	126,001.00
TOTAL OPERATING EXPENSES	122,011.60	122,379.55	367.95	293,711.00
NET INCOME	22,314.61	-1,101.25	22,679.96	-2,643.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

### Renaissance Place @ Grand II (57)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	107,080.25	121,889.15	-14,808.90	292,534.00
Investment Inc -Restricted Non-Allocated	2,883.41	0.00	2,883.41	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>109,963.66</b>	<b>121,889.15</b>	<b>-11,925.49</b>	<b>292,534.00</b>
<b>TOTAL INCOME</b>	<b>109,963.66</b>	<b>121,889.15</b>	<b>-11,925.49</b>	<b>292,534.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	7,841.31	10,298.75	2,457.44	24,717.00
TOTAL TENANT SERVICES EXPENSES	0.00	225.00	225.00	540.00
TOTAL UTILITY EXPENSES	21,300.41	25,346.65	4,046.24	60,832.00
TOTAL PROTECTIVE SERVICES	11,280.13	14,565.00	3,284.87	34,956.00
TOTAL INSURANCE PREMIUMS	1,271.65	1,638.35	366.70	3,932.00
TOTAL GENERAL EXPENSES	55,783.09	60,122.50	4,339.41	144,294.00
<b>TOTAL OPERATING EXPENSES</b>	<b>97,476.59</b>	<b>112,196.25</b>	<b>14,719.66</b>	<b>269,271.00</b>
<b>NET INCOME</b>	<b>12,487.07</b>	<b>9,692.90</b>	<b>2,794.17</b>	<b>23,263.00</b>

### Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	96,486.38	110,109.20	-13,622.82	264,262.00
Investment Inc -Restricted Non-Allocated	5,733.78	0.00	5,733.78	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>102,220.16</b>	<b>110,109.20</b>	<b>-7,889.04</b>	<b>264,262.00</b>
<b>TOTAL INCOME</b>	<b>102,220.16</b>	<b>110,109.20</b>	<b>-7,889.04</b>	<b>264,262.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,300.22	13,415.40	3,115.18	32,197.00
TOTAL UTILITY EXPENSES	32,337.50	32,337.10	-0.40	77,609.00
TOTAL PROTECTIVE SERVICES	14,421.45	18,611.25	4,189.80	44,667.00
TOTAL INSURANCE PREMIUMS	1,634.60	2,153.35	518.75	5,168.00
TOTAL GENERAL EXPENSES	57,841.30	57,841.25	-0.05	138,819.00
<b>TOTAL OPERATING EXPENSES</b>	<b>116,535.07</b>	<b>124,358.35</b>	<b>7,823.28</b>	<b>298,460.00</b>
<b>NET INCOME</b>	<b>-14,314.91</b>	<b>-14,249.15</b>	<b>-65.76</b>	<b>-34,198.00</b>



## Mixed Finance Properties Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

### Reaissance Place @ Grand III (59)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	115,945.88	139,090.85	-23,144.97	333,818.00
Investment Inc -Restricted Non-Allocated	5,367.48	0.00	5,367.48	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>121,313.36</b>	<b>139,090.85</b>	<b>-17,777.49</b>	<b>333,818.00</b>
<b>TOTAL INCOME</b>	<b>121,313.36</b>	<b>139,090.85</b>	<b>-17,777.49</b>	<b>333,818.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	13,327.67	17,344.60	4,016.93	41,627.00
TOTAL TENANT SERVICES EXPENSES	0.00	312.50	312.50	750.00
TOTAL UTILITY EXPENSES	33,136.15	34,240.40	1,104.25	82,177.00
TOTAL PROTECTIVE SERVICES	15,670.85	20,229.60	4,558.75	48,551.00
TOTAL INSURANCE PREMIUMS	1,729.15	2,232.50	503.35	5,358.00
TOTAL GENERAL EXPENSES	73,104.88	74,378.75	1,273.87	178,509.00
<b>TOTAL OPERATING EXPENSES</b>	<b>136,968.70</b>	<b>148,738.35</b>	<b>11,769.65</b>	<b>356,972.00</b>
<b>NET INCOME</b>	<b>-15,655.34</b>	<b>-9,647.50</b>	<b>-6,007.84</b>	<b>-23,154.00</b>

### Cambridge Heights II (60)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	93,510.50	118,524.15	-25,013.65	284,458.00
Investment Inc -Restricted Non-Allocated	2,311.45	0.00	2,311.45	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>95,821.95</b>	<b>118,524.15</b>	<b>-22,702.20</b>	<b>284,458.00</b>
<b>TOTAL INCOME</b>	<b>95,821.95</b>	<b>118,524.15</b>	<b>-22,702.20</b>	<b>284,458.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	12,205.00	15,860.00	3,655.00	38,064.00
TOTAL UTILITY EXPENSES	36,261.17	30,658.75	-5,602.42	73,581.00
TOTAL PROTECTIVE SERVICES	13,815.65	17,801.65	3,986.00	42,724.00
TOTAL INSURANCE PREMIUMS	1,545.00	2,040.40	495.40	4,897.00
TOTAL GENERAL EXPENSES	50,321.81	50,321.65	-0.16	120,772.00
<b>TOTAL OPERATING EXPENSES</b>	<b>114,148.63</b>	<b>116,682.45</b>	<b>2,533.82</b>	<b>280,038.00</b>
<b>NET INCOME</b>	<b>-18,326.68</b>	<b>1,841.70</b>	<b>-20,168.38</b>	<b>4,420.00</b>

**Mixed Finance Properties**  
**Income Statement**

Period = Oct 2023-Feb 2024

Book = Accrual

**Kingsbury Terrace (61)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	183,521.13	284,321.65	-100,800.52	682,372.00
Investment Inc -Restricted Non-Allocated	13,077.37	0.00	13,077.37	0.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
TOTAL GRANT AND OTHER INCOME	<u>196,632.15</u>	<u>284,321.65</u>	<u>-87,689.50</u>	<u>682,372.00</u>
TOTAL INCOME	<u>196,632.15</u>	<u>284,321.65</u>	<u>-87,689.50</u>	<u>682,372.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	12,110.54	15,640.00	3,529.46	37,536.00
TOTAL UTILITY EXPENSES	97,434.98	96,875.00	-559.98	232,500.00
TOTAL GENERAL EXPENSES	<u>175,426.92</u>	<u>164,762.90</u>	<u>10,664.02</u>	<u>395,431.00</u>
TOTAL OPERATING EXPENSES	<u>284,972.44</u>	<u>277,277.90</u>	<u>13,633.50</u>	<u>665,467.00</u>
NET INCOME	<u>-88,340.29</u>	<u>7,043.75</u>	<u>-74,056.00</u>	<u>16,905.00</u>

**Sr. Living @ Cambridge Heights (62)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	90,315.00	116,307.90	-25,992.90	279,139.00
Investment Inc -Restricted Non-Allocated	145.34	0.00	145.34	0.00
TOTAL GRANT AND OTHER INCOME	<u>90,460.34</u>	<u>116,307.90</u>	<u>-25,847.56</u>	<u>279,139.00</u>
TOTAL INCOME	<u>90,460.34</u>	<u>116,307.90</u>	<u>-25,847.56</u>	<u>279,139.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	8,186.21	10,217.05	2,030.84	24,521.00
TOTAL UTILITY EXPENSES	51,035.41	50,227.50	-807.91	120,546.00
TOTAL PROTECTIVE SERVICES	23,524.16	30,343.75	6,819.59	72,825.00
TOTAL INSURANCE PREMIUMS	2,149.15	2,722.50	573.35	6,534.00
TOTAL GENERAL EXPENSES	<u>20,848.62</u>	<u>17,147.90</u>	<u>-3,700.72</u>	<u>41,155.00</u>
TOTAL OPERATING EXPENSES	<u>105,743.55</u>	<u>110,658.70</u>	<u>4,915.15</u>	<u>265,581.00</u>
NET INCOME	<u>-15,283.21</u>	<u>5,649.20</u>	<u>-20,932.41</u>	<u>13,558.00</u>

## Mixed Finance Properties Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

### Arlington Grove (63)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	167,008.50	173,682.50	-6,674.00	416,838.00
Investment Inc -Restricted Non-Allocated	123.65	0.00	123.65	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>167,132.15</b>	<b>173,682.50</b>	<b>-6,550.35</b>	<b>416,838.00</b>
<b>TOTAL INCOME</b>	<b>167,132.15</b>	<b>173,682.50</b>	<b>-6,550.35</b>	<b>416,838.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	15,704.71	20,443.30	4,738.59	49,064.00
TOTAL UTILITY EXPENSES	60,141.83	61,788.75	1,646.92	148,293.00
TOTAL INSURANCE PREMIUMS	2,392.90	3,090.85	697.95	7,418.00
TOTAL GENERAL EXPENSES	95,940.91	96,670.40	729.49	232,009.00
<b>TOTAL OPERATING EXPENSES</b>	<b>174,180.35</b>	<b>181,993.30</b>	<b>7,812.95</b>	<b>436,784.00</b>
<b>NET INCOME</b>	<b>-7,048.20</b>	<b>-8,310.80</b>	<b>1,262.60</b>	<b>-19,946.00</b>

### North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	117,600.50	119,860.85	-2,260.35	287,666.00
Investment Inc -Restricted Non-Allocated	328.94	0.00	328.94	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>117,929.44</b>	<b>119,860.85</b>	<b>-1,931.41</b>	<b>287,666.00</b>
<b>TOTAL INCOME</b>	<b>117,929.44</b>	<b>119,860.85</b>	<b>-1,931.41</b>	<b>287,666.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	13,557.62	17,791.25	4,233.63	42,699.00
TOTAL UTILITY EXPENSES	27,172.60	27,783.35	610.75	66,680.00
TOTAL INSURANCE PREMIUMS	2,058.35	2,654.15	595.80	6,370.00
TOTAL GENERAL EXPENSES	79,611.13	79,915.00	303.87	191,796.00
<b>TOTAL OPERATING EXPENSES</b>	<b>122,399.70</b>	<b>128,143.75</b>	<b>5,744.05</b>	<b>307,545.00</b>
<b>NET INCOME</b>	<b>-4,470.26</b>	<b>-8,282.90</b>	<b>3,812.64</b>	<b>-19,879.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

### North Sarah II (65)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	94,105.63	88,957.50	5,148.13	213,498.00
Investment Inc -Restricted Non-Allocated	5,550.90	0.00	5,550.90	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>99,656.53</b>	<b>88,957.50</b>	<b>10,699.03</b>	<b>213,498.00</b>
<b>TOTAL INCOME</b>	<b>99,656.53</b>	<b>88,957.50</b>	<b>10,699.03</b>	<b>213,498.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	9,101.67	12,070.00	2,968.33	28,968.00
TOTAL UTILITY EXPENSES	18,723.50	18,166.65	-556.85	43,600.00
TOTAL INSURANCE PREMIUMS	1,613.75	2,070.40	456.65	4,969.00
TOTAL GENERAL EXPENSES	70,097.20	64,710.85	-5,386.35	155,306.00
<b>TOTAL OPERATING EXPENSES</b>	<b>99,536.12</b>	<b>97,017.90</b>	<b>-2,518.22</b>	<b>232,843.00</b>
<b>NET INCOME</b>	<b>120.41</b>	<b>-8,060.40</b>	<b>8,180.81</b>	<b>-19,345.00</b>

### North Sarah III (66)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	55,786.38	58,154.60	-2,368.22	139,571.00
Investment Inc -Restricted Non-Allocated	7,638.47	0.00	7,638.47	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>63,424.85</b>	<b>58,154.60</b>	<b>5,270.25</b>	<b>139,571.00</b>
<b>TOTAL INCOME</b>	<b>63,424.85</b>	<b>58,154.60</b>	<b>5,270.25</b>	<b>139,571.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	7,557.66	9,635.40	2,077.74	23,125.00
TOTAL UTILITY EXPENSES	13,492.16	13,533.35	41.19	32,480.00
TOTAL INSURANCE PREMIUMS	1,237.50	2,057.90	820.40	4,939.00
TOTAL GENERAL EXPENSES	38,818.01	40,080.40	1,262.39	96,193.00
<b>TOTAL OPERATING EXPENSES</b>	<b>61,105.33</b>	<b>65,307.05</b>	<b>4,201.72</b>	<b>156,737.00</b>
<b>NET INCOME</b>	<b>2,319.52</b>	<b>-7,152.45</b>	<b>1,068.53</b>	<b>-17,166.00</b>

**Mixed Finance Properties  
Income Statement**

Period = Oct 2023-Feb 2024

Book = Accrual

**Preservation Square (67)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	45,284.25	40,946.65	4,337.60	98,272.00
Investment Inc -Restricted Non-Allocated	6.70	0.00	6.70	0.00
TOTAL GRANT AND OTHER INCOME	<u>45,290.95</u>	<u>40,946.65</u>	<u>4,344.30</u>	<u>98,272.00</u>
TOTAL INCOME	<u><u>45,290.95</u></u>	<u><u>40,946.65</u></u>	<u><u>4,344.30</u></u>	<u><u>98,272.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	0.00	6,663.30	6,663.30	15,992.00
TOTAL UTILITY EXPENSES	6,781.25	6,781.25	0.00	16,275.00
TOTAL INSURANCE PREMIUMS	649.15	749.15	100.00	1,798.00
TOTAL GENERAL EXPENSES	<u>27,900.00</u>	<u>27,900.00</u>	<u>0.00</u>	<u>66,960.00</u>
TOTAL OPERATING EXPENSES	<u><u>35,330.40</u></u>	<u><u>42,093.70</u></u>	<u><u>6,763.30</u></u>	<u><u>101,025.00</u></u>
NET INCOME	9,960.55	-1,147.05	-2,419.00	-2,753.00



St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
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	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
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 354,352.01	\$ 70,986.48	\$ 87,082.03	\$ 55,135.75	\$ 251,665.29	\$ 85,179.36
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 354,352.01	\$ 70,986.48	\$ 87,082.03	\$ 55,135.75	\$ 251,665.29	\$ 85,179.36
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
<b>Overall AMP Score</b>							
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**  
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	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Quick Ratio (QR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 1,144,808.98	\$ 940,420.37	\$ 804,676.72	\$ 1,103,386.69	\$ 286,110.44
114 Cash - tenant security deposits	\$ 34,471.00	\$ 16,610.00	\$ 27,258.02	\$ 29,964.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 132,025.55	\$ 67,327.45	\$ 86,869.23	\$ 3,653.73	\$ 5,583.56
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 224,928.68	\$ 144,400.10	\$ 160,691.84	\$ 253,795.87	\$ 26,578.73
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,536,234.21</b>	<b>\$ 1,168,757.92</b>	<b>\$ 1,079,495.81</b>	<b>\$ 1,390,800.50</b>	<b>\$ 323,578.73</b>
310 Total Current Liabilities	\$ 105,690.70	\$ 579,096.65	\$ 76,032.68	\$ 49,689.01	\$ 24,610.11
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 530,000.00	\$ -	\$ -	\$ 2,620.00
<b>QR Denominator Total:</b>	<b>\$ 105,690.70</b>	<b>\$ 49,096.65</b>	<b>\$ 76,032.68</b>	<b>\$ 49,689.01</b>	<b>\$ 21,990.11</b>
<b>Quick Ratio:</b>	<b>14.54</b>	<b>23.81</b>	<b>14.20</b>	<b>27.99</b>	<b>14.71</b>
<b>Quick Ratio Score (max points 12):</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
<b>Indicator #2 - Months Expendable Net Assets Ratio (MENAR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 1,144,808.98	\$ 940,420.37	\$ 804,676.72	\$ 1,103,386.69	\$ 286,110.44
114 Cash - tenant security deposits	\$ 34,471.00	\$ 16,610.00	\$ 27,258.02	\$ 29,964.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 132,025.55	\$ 67,327.45	\$ 86,869.23	\$ 3,653.73	\$ 5,583.56
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 224,928.68	\$ 144,400.10	\$ 160,691.84	\$ 253,795.87	\$ 26,578.73
310 (-) Total Current Liabilities	\$ 105,690.70	\$ 579,096.65	\$ 76,032.68	\$ 49,689.01	\$ 24,610.11
<b>MENAR Numerator Total:</b>	<b>\$ 1,430,543.51</b>	<b>\$ 589,661.27</b>	<b>\$ 1,003,463.13</b>	<b>\$ 1,341,111.49</b>	<b>\$ 298,968.62</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 375,648.19	\$ 312,867.21	\$ 364,556.48	\$ 300,108.42	\$ 69,703.34
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 75,129.64</b>	<b>\$ 62,573.44</b>	<b>\$ 72,911.30</b>	<b>\$ 60,021.68</b>	<b>\$ 13,940.67</b>
<b>MENAR:</b>	<b>19.04</b>	<b>9.42</b>	<b>13.76</b>	<b>22.34</b>	<b>21.45</b>
<b>MENAR Score (max points 11):</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>



St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
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	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>					
FDS #					
Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 114,544.35	\$ 110,608.70	\$ 145,621.93	\$ 301,739.94	\$ 17,417.20
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 114,544.35	\$ 110,608.70	\$ 145,621.93	\$ 301,739.94	\$ 17,417.20
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
<b>Overall AMP Score</b>					
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  
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	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
<b>Indicator #1 - Occupancy Rate (OR)</b>							
FDS #							
11210 Unit Months Leased		725	526	516	403	1,185	528
OR Numerator Total:		725	526	516	403	1,185	528
11190 Unit Months Available		1,148	630	540	495	1,438	601
OR Denominator Total:		1,148	630	540	495	1,438	601
Occupancy Rate:		0.63153	0.83492	0.95556	0.81414	0.82406	0.87854
Occupancy Rate Score (max points 16):		0	0	8	0	0	0
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 86,157.06	\$ 138,856.51	\$ 22,736.06	\$ 23,272.79	\$ 196,819.13	\$ 14,534.85
TAR Numerator Total:		\$ 86,157.06	\$ 138,856.51	\$ 22,736.06	\$ 23,272.79	\$ 196,819.13	\$ 14,534.85
70500 Total Tenant Revenue		\$ (3,284.64)	\$ 228,934.92	\$ 259,668.00	\$ 234,122.40	\$ 625,352.04	\$ 230,966.40
TAR Denominator Total:		\$ (3,284.64)	\$ 228,934.92	\$ 259,668.00	\$ 234,122.40	\$ 625,352.04	\$ 230,966.40
TAR:		-2623.0%	61.0%	9.0%	10.0%	31.0%	6.0%
TAR Score (max points 5):		5	0	5	5	2	5
<b>Indicator #3 - Accounts Payable (AP)</b>							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 41,165.81	\$ 65,572.66	\$ 11,240.48	\$ 16,551.44	\$ 28,650.36	\$ 6,468.95
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 41,165.81	\$ 65,572.66	\$ 11,240.48	\$ 16,551.44	\$ 28,650.36	\$ 6,468.95
96900 Total Operating Expenses /12		\$ 139,858.45	\$ 81,721.52	\$ 63,698.26	\$ 66,173.12	\$ 156,467.55	\$ 60,512.34
AP Denominator Total:		\$ 139,858.45	\$ 81,721.52	\$ 63,698.26	\$ 66,173.12	\$ 156,467.55	\$ 60,512.34
AP:		0.29	0.8	0.18	0.25	0.18	0.11
AP Score (max points 4):		4	2	4	4	4	4
<b>Overall AMP Score</b>							
Indicator #1 - Occupancy Rate (OR)		0	0	8	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)		5	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)		4	2	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	1	1	0	0	0
Project MASS score (Maximum points 25)		11	3	19	10	7	10
Number of units in Project	1531	330	126	108	99	282	121
Weighted Value (Project MASS score times number of units)	13134	3630	378	2052	990	1974	1210
Total number of units in PHA's portfolio	1531	330	126	108	99	282	121
Overall AMPs Management Operations Indicator Score:		8.58	11.00	3.00	19.00	10.00	7.00

St. Louis Housing Authority  
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		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Occupancy Rate (OR)</b>						
FDS #						
11210	Unit Months Leased	660	318	542	384	93
	<b>OR Numerator Total:</b>	<b>660</b>	<b>318</b>	<b>542</b>	<b>384</b>	<b>93</b>
11190	Unit Months Available	736	370	600	450	115
	<b>OR Denominator Total:</b>	<b>736</b>	<b>370</b>	<b>600</b>	<b>450</b>	<b>115</b>
	<b>Occupancy Rate:</b>	<b>0.89674</b>	<b>0.85946</b>	<b>0.90333</b>	<b>0.85333</b>	<b>0.80870</b>
	<b>Occupancy Rate Score (max points 16):</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>						
FDS #	(Maximum points 5)					
126	Accounts Receivable - Tenants	\$ 161,627.05	\$ 58,384.60	\$ 116,517.74	\$ 17,998.67	\$ 9,582.00
	<b>TAR Numerator Total:</b>	<b>\$ 161,627.05</b>	<b>\$ 58,384.60</b>	<b>\$ 116,517.74</b>	<b>\$ 17,998.67</b>	<b>\$ 9,582.00</b>
70500	Total Tenant Revenue	\$ 85,848.00	\$ 82,396.90	\$ 174,856.80	\$ 87,678.02	\$ 15,115.20
	<b>TAR Denominator Total:</b>	<b>\$ 85,848.00</b>	<b>\$ 82,396.90</b>	<b>\$ 174,856.80</b>	<b>\$ 87,678.02</b>	<b>\$ 15,115.20</b>
	<b>TAR:</b>	<b>188.0%</b>	<b>71.0%</b>	<b>67.0%</b>	<b>21.0%</b>	<b>63.0%</b>
	<b>TAR Score (max points 5):</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>
<b>Indicator #3 - Accounts Payable (AP)</b>						
FDS #	(Maximum points 4)					
312	Accounts Payable - Current	\$ 12,375.48	\$ 20,016.29	\$ 9,027.85	\$ 13,165.78	\$ 15,448.28
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>AP Numerator Total:</b>	<b>\$ 12,375.48</b>	<b>\$ 20,016.29</b>	<b>\$ 9,027.85</b>	<b>\$ 13,165.78</b>	<b>\$ 15,448.28</b>
96900	Total Operating Expenses /12	\$ 75,129.64	\$ 62,573.44	\$ 72,911.30	\$ 60,021.68	\$ 13,940.67
	<b>AP Denominator Total:</b>	<b>\$ 75,129.64</b>	<b>\$ 62,573.44</b>	<b>\$ 72,911.30</b>	<b>\$ 60,021.68</b>	<b>\$ 13,940.67</b>
	<b>AP:</b>	<b>0.16</b>	<b>0.32</b>	<b>0.12</b>	<b>0.22</b>	<b>1.11</b>
	<b>AP Score (max points 4):</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>2</b>
<b>Overall AMP Score</b>						
<b>Indicator #1 - Occupancy Rate (OR)</b>		0	0	1	0	0
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>		0	0	0	2	0
<b>Indicator #3 - Accounts Payable (AP)</b>		4	4	4	4	2
<b>Physical condition adjustment</b>		1	1	1	1	0
<b>Neighborhood environment adjustment</b>		1	1	0	1	1
<b>Project MASS score (Maximum points 25)</b>		<b>6</b>	<b>6</b>	<b>6</b>	<b>8</b>	<b>3</b>
<b>Number of units in Project</b>		146	71	138	88	22
<b>Weighted Value (Project MASS score times number of units)</b>		876	426	828	704	66
<b>Total number of units in PHA's portfolio</b>		146	71	138	88	22
<b>Overall AMPs Management Operations Indicator Score:</b>		<b>6.00</b>	<b>6.00</b>	<b>6.00</b>	<b>8.00</b>	<b>3.00</b>

# **HOUSING CHOICE VOUCHER PROGRAM**

**SECTION 8 CASH ACTIVITY AS OF 2/29/2024**

**CHECKING ACCOUNTS**

VOUCHER PROGRAM

<b>BANK AND TYPE OF ACCOUNT</b>	<b>BALANCE</b>
BMO Harris Bank - CHECKING HAP	\$ 5,046,876.33

**INVESTMENTS**

VOUCHER PROGRAM

<b>BANK AND TYPE OF INVESTMENT</b>	<b>MATURITY DATE</b>	<b>INTEREST RATE</b>	<b>VALUE AT ISSUE DATE</b>
BMO Harris Bank - F.S.S. ESCROW			\$ 293,292.16
	<b>TOTAL INVESTED</b>		<b>\$ 293,292.16</b>

## SLHA - Housing Choice Voucher Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
<b>REVENUE</b>				
GRANT INCOME				
Section 8 HAP Earned	20,572,803.00	19,846,500.40	726,302.60	47,631,601.00
Section 8 Admin. Fee Income	2,032,225.00	2,091,357.50	-59,132.50	5,019,258.00
Section 8 HAP Service Fees	0.00	225,637.50	-225,637.50	541,530.00
Section 8 -Placement/Issuance Fees	1,200.00	1,416.65	-216.65	3,400.00
<b>TOTAL GRANT INCOME</b>	<b>22,606,228.00</b>	<b>22,164,912.05</b>	<b>441,315.95</b>	<b>53,195,789.00</b>
OTHER INCOME				
Interest Income	4,426.62	0.00	4,426.62	0.00
Operating Shortfall Revenue	0.00	169,635.00	-169,635.00	407,119.00
Insurance Proceeds	7,668.25	0.00	7,668.25	0.00
<b>TOTAL OTHER INCOME</b>	<b>12,094.87</b>	<b>169,635.00</b>	<b>-157,540.13</b>	<b>407,119.00</b>
<b>TOTAL INCOME</b>	<b>22,618,322.87</b>	<b>22,334,547.05</b>	<b>283,775.82</b>	<b>53,602,908.00</b>
EXPENSES				
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>1,562,742.48</b>	<b>2,131,242.50</b>	<b>568,500.02</b>	<b>5,114,982.00</b>
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>114,044.08</b>	<b>3,506.30</b>	<b>-110,537.78</b>	<b>8,415.00</b>
<b>TOTAL UTILITY EXPENSES</b>	<b>19,605.90</b>	<b>19,940.00</b>	<b>334.10</b>	<b>47,856.00</b>
Total Materials	1,361.23	1,125.00	-236.23	2,700.00
Total Contract Costs	25,921.70	33,776.70	7,855.00	81,064.00
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>27,282.93</b>	<b>34,901.70</b>	<b>7,618.77</b>	<b>83,764.00</b>
<b>TOTAL PROTECTIVE SERVICES</b>	<b>20,744.20</b>	<b>13,985.85</b>	<b>-6,758.35</b>	<b>33,566.00</b>
<b>TOTAL INSURANCE PREMIUMS</b>	<b>48,284.82</b>	<b>46,299.60</b>	<b>-1,985.22</b>	<b>111,119.00</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>35,535.94</b>	<b>12,531.25</b>	<b>-23,004.69</b>	<b>30,075.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,828,240.35</b>	<b>2,262,407.20</b>	<b>434,166.85</b>	<b>5,429,777.00</b>
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>20,698,027.89</b>	<b>20,072,137.90</b>	<b>-625,889.99</b>	<b>48,173,131.00</b>
<b>TOTAL EXPENSES</b>	<b>22,526,268.24</b>	<b>22,334,547.05</b>	<b>-191,723.14</b>	<b>53,602,908.00</b>
<b>NET INCOME</b>	<b>92,054.63</b>	<b>0.00</b>	<b>475,498.96</b>	<b>0.00</b>



## MEMORANDUM

To: Latasha Barnes, Interim Executive Director

From: Carla Matthews, Acting Director of Operations for HCV

Date: April 10, 2024

Subject: Housing Choice Voucher Board Report

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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 5,881 active participants in the Section 8 program and approximately 4,743 families on the waitlist. During this reporting period, 87 new vouchers were issued and 306 families are currently searching for housing.

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

January 2024	February 2024	March 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; and (4) monitoring the leasing process; (5) working with Yardi officials to implement Rent Café for online verifications and certifications. In March, the program issued 87 vouchers to new HCV participants – a rate 17x higher than the preceding month.

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 April 2, 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 428 active participants.

## **3) Emergency Housing Vouchers**

The Emergency Housing Voucher (EHV) program is a special voucher program that promotes rapid rehousing for individuals who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Through this initiative, HCV partners with the Continuums of Care (CoCs) and Victim Service Providers (VSPs) to develop strategies that effectively address the needs of vulnerable populations in the community. Since the program was implemented July 2021, 144 families have been housed. Seventeen (17) 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, 0 referrals were received and 23 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.

## **6) Mainstream Vouchers**

SLHA also administers a Mainstream Voucher program that targets vouchers directly to non-elderly persons with disabilities. The Mainstream Voucher program currently has a total of 87 Mainstream vouchers, with 24 active families under lease and 8 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

610 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, 349 annual recertifications are over 14 months past-due. HCV is working to resolve outstanding recertifications by setting performance standards, 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 566 inspections: 107 biennial inspections, 245 reinspection, 197 initial inspections, 8 quality control, 1 (one) 24-hour emergency and 8 special inspection. This represents an increase in the number of inspections over the past three months.

	January 2024	February 2024	March 2024
Biennial Inspections	270	279	107
Reinspection	252	264	245
Initial Inspections	176	172	197
Quality Control	0	1	8
Special Inspections	30	19	8
24-hour emergency	1	0	1
Total	729	735	566

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.

We are actively monitoring progress on SEMAP indicators and pleased with our efforts to ensure the department is meeting key performance indicators.

### 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.

	January	February 2024	March 2024
HCV Participants	2856	2893	2960
Landlords	1699	1709	1757
Total	4555	4602	4717

### 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

Waitin List	Bedroom Size							Other	Total
	0	1	2	3	4	5	6		
Housing Choice Voucher Pgm	3	2858	1253	450	140	30	6	3	<b>4743</b>
	<b>3</b>	<b>2858</b>	<b>1253</b>	<b>450</b>	<b>140</b>	<b>30</b>	<b>6</b>	<b>3</b>	<b>4743</b>

## St. Louis Housing Authority

### March 2024 HCV Inspections Activity Report

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	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	8	8	0	3	0	5	2	0	0	1	100.00%
Biennials	110	107	3	44	0	31	31	0	0	1	97.27%
Initials	200	197	3	147	1	30	18	0	0	1	98.50%
Reinspections	250	245	5	146	1	78	40	0	0	5	98.00%
24 hr. Emergency	1	1	0	1	0	0	0	0	0	0	0.00%
Quality Control	9	8	1	7	0	0	1	0	0	1	88.89%
<b>Total</b>	<b>578</b>	<b>566</b>	<b>12</b>	<b>348</b>	<b>2</b>	<b>144</b>	<b>92</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>97.92%</b>

Property: HCV  
 Inspected Date: 03/01/2024 -03/31/2024  
 Primary Status: Fail

	<b>Total Observations</b>
All burners not working (all burners have to be operable)	5
All operating knobs must be present	2
Badly cracked outlet	2
Cannot open	1
Ceiling material is bulging and/or buckling and must be repaired	1
Clogged	3
Cracked pane	2
Damaged floor boards	7
Falling material	13
Falling surface materials (other than wall paper or paint)	2
Gutters not securely attached	1
Holes or cracks	18
Large cracks or holes	1
Leaking	13
Leaks	4
Loose or damaged structural members	1
Loose sections of plaster which are in danger of falling	1
Missing cover plate	4
No hot water	1
No Oven	1
No Refrigerator	2
No smoke detector	13
No Stove	1
No working smoke detector present (24 hr)	2
Not weatherized	1
Other hazards-tripping	1
Permanent floor covering or floor boards which present serious tripping hazards	1
Poor condition	1
Refrigerator not maintaining a low enough temperature to keep food from spoiling	3
Severe buckling, bulging or leaning	1
Severe bulging	6
Severe leaning	1
Signs of rats, mice or vermin	2
Sink is not connected to a properly operating drain system	1
Sink is not connected to water system to provide hot or cold water	1
Smoke detector not working	9
Stove does not work	1
Temperature too high	2
Toilet does not work	1
Tripping hazard	8
Unit has evidence of roach infestation	1
Unsupported fixture	2
<b>Total</b>	<b>144</b>

**FINANCE**

# St. Louis Housing Authority Balance Sheet

Period = Feb 2024

Book = Accrual

	<b>Current Balance</b>
<b>ASSETS</b>	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	6,409,799.69
Cash Non-Fed Gala Fundraiser	2,289.42
Cash Private Management	1,951,185.45
Cash SLHA Property Management	1,506,266.03
Petty Cash	2,474.00
Petty Cash	2,378.57
Cash General Disbursing	13,847,117.54
Cash Non-Fed Rent	299,650.56
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	279.43
Cash City Faces	24,679.97
Cash James House TAB	20,921.28
Cash Euclid TAB	52,714.25
Cash West Pine TAB	326.49
Cash Parkview TAB	45,854.58
Cash Lafayette Sr TAB	7,076.72
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	3,973.11
Cash Les Chateux TAB	61.51
Cash-Renaissance PL @ Grand	4,551.92
Cash -Kingsbury	4,548.09
Cash Cambridge Sr TAB	613.92
Cash Payroll	229,755.89
Total Unrestricted Cash	24,440,518.91
Restricted Cash	
Cash Restricted-Security Deposits	281,751.43
Cash Restricted-FSS Escrow	543,584.60
Cash Restricted-HAP	-1,061,098.97
Cash Restricted-Trust/Escrow Reserves	4,462,563.49
Cash Restricted-ELM Security Deposits	328.00
Cash Restricted-SLHA Mgt Security Deposits	4,643.00
Cash Restricted-Endowment/Homeownership	1,431,672.52
Cash Restricted-Cochran Program Income	734,080.16
Cash Restricted-Rev Bonds Debt Service	29,908.85
Total Restricted Cash	6,427,433.08
TOTAL CASH	30,867,951.99
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	2,191,905.48
Allowance for Doubtful Accounts-Tenants	-176,558.68
A/R Repayment Agreement	47,646.46
A/R-Other	101,832.00
A/R-Other-Section 8 Owners/Tenants	1,061,719.12

## St. Louis Housing Authority Balance Sheet

Period = Feb 2024

Book = Accrual

	<b>Current Balance</b>
A/R Fraudulent	11,636.38
Accrued Interest Receivable	3,764.73
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>3,241,945.49</b>
<b>OTHER CURRENT ASSETS</b>	
Investments-Unrestricted	3,426,935.03
Investments-Restricted	730,989.05
Investments Restricted -WC Self Insurance	369,019.43
Prepaid Insurance Auto	28,099.25
Prepaid Insurance Property	467,227.20
Prepaid Insurance Liability	197,425.56
Prepaid Insurance Fidelity Bond	2,279.55
Prepaid Insurance Workers Comp	69,976.00
Insurance Surplus Deposits	1,348,838.40
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>6,640,789.47</b>
<b>TOTAL CURRENT ASSETS</b>	<b>40,750,686.95</b>
<b>NONCURRENT ASSETS:</b>	
<b>FIXED ASSETS</b>	
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	6,318,380.59
Project Coordinator	797,453.49
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	353,161.71
CFG-Fee & Cost-Soft	3,050,624.46
Soft Cost Contra	-27,936,007.69
CFG-Hard Cost Contra	-15,914,696.10
CFG-Site Improvement	677,767.75



## St. Louis Housing Authority Balance Sheet

Period = Feb 2024

Book = Accrual

	<b>Current Balance</b>
CFG-Site Improvement-Soft	251,681.27
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	63,866.05
CFG-Bond Debt Obligation	4,278,280.00
CFG-Contra Bond Debt Obligation	-4,278,280.00
<b>TOTAL FIXED ASSETS (NET)</b>	<b>73,888,726.22</b>
<b>NOTES, LOANS &amp; MORTGAGES RECEIVABLE</b>	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	1,754,339.93
Discount Notes/Amortization	-41,578,804.42
Darst HO- Notes & Mortgage Rec	4,284,023.95
Darst HO- Discount Notes/Amortization	-4,284,023.95
Blumeyer HO- Notes & Mortgage Rec	1,428,908.39
Blumeyer HO- Discount Notes/Amortization	-1,428,908.39
Cochran HO- Notes & Mortgage Rec	795,651.67
Cochran HO- Discount Notes/Amortization	-553,094.60
Notes & Mortgages - SOLAR	5,608,174.00
<b>TOTAL NOTES, LOANS &amp; MORTGAGE RECEIVABLE</b>	<b>76,756,114.67</b>
<b>OTHER ASSETS</b>	
Right of Use Asset -Leases	151,306.88
Right of Use Asset -Leases	45,290.18
Right of Use- Accum/Amort-Leases	-88,449.66
Right of Use -Accum/Amort-Leases	-43,554.22
<b>TOTAL OTHER ASSETS</b>	<b>64,593.18</b>
<b>TOTAL NONCURRENT ASSETS</b>	<b>150,709,434.07</b>
<b>TOTAL ASSETS</b>	<b>191,460,121.02</b>

### LIABILITIES & EQUITY

#### LIABILITIES:

##### CURRENT LIABILITIES:

A/P Vendors and Contractors	483,302.54
Tenant Security Deposits	239,310.61
Garnishment Clearing Account	130.62
United Way	26.00
Dental Deduction	-7,909.01
Union Dues	195.58
United Negro College Fund	26.00
Arts & Education	19.85
Retirement Insurance	400.70
Section 125 Childcare Deduction	2,946.52
Section 125 Medical Deduction	3,467.74
Medical Insurance	-134,009.95

## St. Louis Housing Authority Balance Sheet

Period = Feb 2024

Book = Accrual

	<b>Current Balance</b>
Long Term Disability	-4,307.84
Vision Insurance	-264.96
Voluntary/Term Life Ins Deduction	-671.10
Colonial Life Ins Deduction	1,290.75
Landlord Back-up Withholdings	2,389.44
A/P -Other	2,075.19
Current Portion of LT Debt -Solar Panels	10,629.71
Current Portion of LT Debt - Bonds	865,000.00
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	83,011.01
Unearned Revenue -EHV	251,902.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>2,010,572.43</b>
 <b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	346,249.99
FSS Escrow	554,626.30
Lease Liability -Long Term	32,641.13
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
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>4,102,617.99</b>
<b>TOTAL LIABILITIES</b>	<b>6,113,190.42</b>
 <b>EQUITY</b>	
<b>RESERVED FUND BALANCE:</b>	
Restricted Net Position	89,567,097.41
Restricted Net Position	-5,279.46
<b>TOTAL RESERVED FUND BALANCE</b>	<b>89,561,817.95</b>
 <b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	70,067,747.06
Unrestricted Net Assets-Retained Earnings	23,245,108.39
Unrestricted Net Assets -Retained Earnings	2,472,257.20
<b>TOTAL RETAINED EARNINGS:</b>	<b>95,785,112.65</b>
<b>TOTAL EQUITY</b>	<b>185,346,930.60</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>191,460,121.02</b>

## St. Louis Housing Authority Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

	Period to Date	Year to Date
<b>REVENUE &amp; EXPENSES</b>		
<b>INCOME</b>		
TENANT INCOME		
Rental Income		
Tenant Rent	2,190,699.34	2,190,699.34
Utility Reimb.-LIPH	-180,611.00	-180,611.00
Less: Concessions	-100.00	-100.00
Total Rental Income	2,009,988.34	2,009,988.34
Other Tenant Income		
Cleaning Fee	90.00	90.00
Damages/Maintenance	-865.46	-865.46
Late Charges	98,645.00	98,645.00
Legal Fees - Tenant	12,307.00	12,307.00
NSF Charges	194.00	194.00
Tenant Owed Utilities	3,598.51	3,598.51
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	113,251.18	113,251.18
NET TENANT INCOME	2,123,239.52	2,123,239.52
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	4,421,122.86	4,421,122.86
HUD PHA Operating Grants/Subsidy	1,164,568.30	1,164,568.30
Capital Fund Revenue	1,908,150.65	1,908,150.65
Capital Fund Revenue-PM	1,329,637.35	1,329,637.35
Section 8 HAP Earned	20,572,803.00	20,572,803.00
Section 8 Admin. Fee Income	2,032,225.00	2,032,225.00
Section 8 -Placement/Issuance Fees	1,200.00	1,200.00
Capital Fund Grants	420,105.64	420,105.64
Capital Fund Grants-Soft Costs	4,192,803.31	4,192,803.31
TOTAL GRANT INCOME	36,042,616.11	36,042,616.11
OTHER INCOME		
Interest Income	4,426.62	4,426.62
Interest Income -Private Management	82.72	82.72
Investment Income - Unrestricted	79,945.52	79,945.52
Investment Inc -Restricted Non-Allocated	110,767.64	110,767.64
Investment Income - WC Self Insurance	92.97	92.97
Fraud Recovery PH	43,492.44	43,492.44
Market Value Adjustment	-485.20	-485.20
Non-Dwelling Rent	6,677.00	6,677.00
Vending Income-James House TAB	2,329.54	2,329.54
Vending Income-Euclid TAB	160.40	160.40
Vending Income -West Pine	326.49	326.49
Vending Income-Parkview	5,780.00	5,780.00
Vending Income-Lafayette TAB	100.13	100.13
Vending Income-Badenhaus TAB	258.18	258.18
Vending Income -Kingsbury	3,982.97	3,982.97

## St. Louis Housing Authority Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

	Period to Date	Year to Date
Contributions/Donations	1,350.00	1,350.00
Other Miscellaneous Income	134,587.77	134,587.77
Other Income-Bank Rent	14,666.65	14,666.65
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	79,326.96	79,326.96
PH & HAP FSS Forfeitures	13,343.32	13,343.32
<b>TOTAL OTHER INCOME</b>	<b>508,426.20</b>	<b>508,426.20</b>
<b>TOTAL INCOME</b>	<b>38,674,281.83</b>	<b>38,674,281.83</b>

### EXPENSES

#### OPERATING EXPENSES

#### ADMINISTRATIVE

##### Administrative Salaries

Administrative Salaries	1,498,088.07	1,498,088.07
Administrative Salaries	342,270.88	342,270.88
Administrative Salaries-PT	31,168.78	31,168.78
Admin Salaries-Overtime	560.99	560.99
FICA	112,973.93	112,973.93
Health Benefits	183,409.14	183,409.14
Retirement Benefits	142,628.50	142,628.50
Unemployment Insurance	4,512.02	4,512.02
Long Term Disability	1,319.67	1,319.67
Dental	7,637.29	7,637.29
Cell Phones	5,507.34	5,507.34
Beneflex HSA	14,350.72	14,350.72
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	25,870.69	25,870.69
Health Benefits	52,603.31	52,603.31
Retirement Benefits	11,123.61	11,123.61
Unemployment Insurance	2,394.50	2,394.50
Long Term Disability	95.59	95.59
Dental	2,147.38	2,147.38
Cell Phones	424.43	424.43
<b>Total Administrative Salaries</b>	<b>2,437,675.69</b>	<b>2,437,675.69</b>

##### Legal Expense

Legal Services	48,307.94	48,307.94
Legal Services	18,119.25	18,119.25
<b>Total Legal Expense</b>	<b>66,427.19</b>	<b>66,427.19</b>

##### Other Admin Expenses

Staff Training	1,404.25	1,404.25
Travel	2,969.47	2,969.47
Auditing Fees	54,062.51	54,062.51
Port Out Admin Fee Paid	10,263.38	10,263.38
<b>Total Other Admin Expenses</b>	<b>68,699.61</b>	<b>68,699.61</b>

##### Miscellaneous Admin Expenses

**St. Louis Housing Authority**  
**Income Statement**

Period = Oct 2023-Feb 2024

Book = Accrual

	<b>Period to Date</b>	<b>Year to Date</b>
Office Supplies	18,190.84	18,190.84
Office Supplies	5,803.82	5,803.82
Temporary Admin Labor	17,626.30	17,626.30
Temporary Admin Labor	24,631.56	24,631.56
Postage	28,764.64	28,764.64
Postage	1,178.57	1,178.57
Advertising	12,944.34	12,944.34
Fiscal Agent Fees	800.00	800.00
Printing & Publications	7,974.94	7,974.94
Printing & Publications	582.87	582.87
Membership Fees	23,352.48	23,352.48
Telephone	12,467.15	12,467.15
Telephone	19,084.67	19,084.67
Maint Agreement-Office Equipment	3,239.03	3,239.03
Maint Agreement-Office Equipment	6,190.28	6,190.28
Professional/Technical Services	355,183.27	355,183.27
Professional/Technical Services	3,320.86	3,320.86
Software License Fees	35,326.41	35,326.41
Internet / Cable	17,575.03	17,575.03
Computer Supplies	18,616.52	18,616.52
Computer Supplies	12,179.63	12,179.63
Other Admin Expense	21,700.83	21,700.83
Other Admin Expense	1,358.08	1,358.08
Bank Fees	369.86	369.86
Bank Fees	10,323.94	10,323.94
Subscription-News/Magazines	153.00	153.00
D/A Testings/Results	944.26	944.26
Copying Expense	30,444.16	30,444.16
Copying Expense	657.65	657.65
Allocated OH-Administrative Expense	21,089.45	21,089.45
Allocated OH-Legal Expense	4,954.51	4,954.51
Allocated OH-Tenant Services Expense	28.92	28.92
Allocated OH-Utilities Expense	4,886.68	4,886.68
Allocated OH-Materials Expense	340.34	340.34
Allocated OH-Maintenance Expense	5,313.39	5,313.39
Allocated OH-Protective Services Expense	2,593.95	2,593.95
Allocated OH-Insurance Expense	11,064.72	11,064.72
Allocated OH-General Expense	39.37	39.37
Total Miscellaneous Admin Expenses	<u>741,296.32</u>	<u>741,296.32</u>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>3,314,098.81</b>	<b>3,314,098.81</b>
<b>TENANT SERVICES</b>		
Tenant Services Salaries	27,218.16	27,218.16
FICA	2,053.66	2,053.66
Health Benefits	3,450.49	3,450.49
Retirement Benefits	3,026.31	3,026.31
Long Term Disability	36.48	36.48
Dental	156.84	156.84
Cell Phones	219.26	219.26

## St. Louis Housing Authority Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

	Period to Date	Year to Date
Relocation Costs	21,267.83	21,267.83
Relocation Costs	2,824.89	2,824.89
Tenant Srv Rec/Pub/Other	2,530.07	2,530.07
Tenant Srv Rec/Pub/Other-Euclid TAB	1,000.00	1,000.00
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	2,654.07	2,654.07
Tenant Participation Funds	2,055.00	2,055.00
Tenant Srv Lobby Monitors	7,717.75	7,717.75
Tenant Services -Other	53.42	53.42
Tenant Services Other-Circle of Friends (SLU)	12,952.78	12,952.78
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>201,872.72</b>	<b>201,872.72</b>
<b>UTILITIES</b>		
Mixed Finance Utilities	710,261.68	710,261.68
Water	157,082.94	157,082.94
Electricity	397,494.17	397,494.17
Gas	185,199.30	185,199.30
Sewer	430,602.34	430,602.34
<b>TOTAL UTILITY EXPENSES</b>	<b>1,880,640.43</b>	<b>1,880,640.43</b>
<b>MAINTENANCE AND OPERATIONS</b>		
General Maint Expense		
Maintenance Salaries	951.94	951.94
Maintenance Labor-Grounds	238,541.82	238,541.82
Maint Labor -Janitorial Cleaning	100,180.57	100,180.57
Employee Benefit Contribution-Maint.	2,938.59	2,938.59
Maintenance Labor-Overtime	35,430.84	35,430.84
FICA	28,182.90	28,182.90
Health Benefits	45,204.65	45,204.65
Retirement Benefits	5,044.20	5,044.20
Unemployment Insurance	3,981.03	3,981.03
Long Term Disability	50.84	50.84
Dental	2,743.68	2,743.68
Cell Phones	57.15	57.15
<b>Total General Maint Expense</b>	<b>463,308.21</b>	<b>463,308.21</b>
Materials		
Materials-Custodial	1,877.50	1,877.50
Materials-Custodial	19,030.48	19,030.48
Materials-Electrical	9,424.80	9,424.80
Materials-Plumbing	18,053.64	18,053.64
Materials-Lawn Care	1,145.25	1,145.25
Materials-Tools/Equipment	442.74	442.74
Materials-Tools/Equipment	4,817.52	4,817.52
Materials-Boiler	4,310.90	4,310.90
Materials-Other	185.97	185.97
Materials-Other	31,052.14	31,052.14
Materials-HVAC	3,169.06	3,169.06

## St. Louis Housing Authority Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

	Period to Date	Year to Date
Materials-Appliances	14,523.83	14,523.83
Materials-Hardware	11,748.18	11,748.18
Materials-Flooring	483.79	483.79
Materials-Cabinets/Countertops Doors/Windows	7,151.44	7,151.44
<b>Total Materials</b>	<b>127,417.24</b>	<b>127,417.24</b>
<b>Contract Costs</b>		
Contract-Elevators	2,873.05	2,873.05
Contract-Elevators	86,059.41	86,059.41
Contract-Trash Removal	20,559.03	20,559.03
Contract-Trash Removal	78,970.96	78,970.96
Contract-Custodian	14,237.50	14,237.50
Contract-Custodian	1,565.00	1,565.00
Contract-Plumbing	44,701.25	44,701.25
Contract-Uniform Cleaning	6,385.71	6,385.71
Contract-Snow Removal	6,235.00	6,235.00
Contract-Grounds/Lawn	7,677.70	7,677.70
Contract-Grounds/Lawn	82,843.08	82,843.08
Contract-Auto Gas	2,688.81	2,688.81
Contract-Auto Gas	3,360.07	3,360.07
Contract-HVAC	3,535.00	3,535.00
Contract-HVAC	144,934.59	144,934.59
Contract-Fire Protection	267.50	267.50
Contract-Fire Protection	9,874.44	9,874.44
Contract-Vehicle Repairs	5,589.44	5,589.44
Contract-Vehicle Repairs	2,813.09	2,813.09
Contract-Other	58,499.02	58,499.02
Contract-Other	34,602.79	34,602.79
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	741.42	741.42
Contract-Extermination	62,327.00	62,327.00
Contract-Painting/Wall Repairs	59,382.78	59,382.78
Contr-Cabinet/Counters/Door/Windows	4,938.10	4,938.10
Contract-Lease Automobiles	10,466.15	10,466.15
Contract-Occupancy Permits	562.30	562.30
Contract-Bed Bug Eradication	34,203.00	34,203.00
<b>Total Contract Costs</b>	<b>799,146.77</b>	<b>799,146.77</b>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>1,389,872.22</b>	<b>1,389,872.22</b>
<b>PROTECTIVE SERVICES</b>		
Security Alarm Service	289.85	289.85
Security Alarm Service	2,123.09	2,123.09
Security/Law Enforcement	400,285.48	400,285.48
Security Enforcement-Police	286,455.65	286,455.65
<b>TOTAL PROTECTIVE SERVICES</b>	<b>689,154.07</b>	<b>689,154.07</b>
<b>INSURANCE PREMIUMS</b>		
Workers Comp Claims	61,951.71	61,951.71

## St. Louis Housing Authority Income Statement

Period = Oct 2023-Feb 2024

Book = Accrual

	Period to Date	Year to Date
Auto Insurance	22,378.25	22,378.25
Property Insurance	333,733.75	333,733.75
Fidelity Bond Insurance	1,628.25	1,628.25
Liability Insurance	99,730.50	99,730.50
Excess Workers Comp Insurance	26,461.77	26,461.77
<b>TOTAL INSURANCE PREMIUMS</b>	<b>545,884.23</b>	<b>545,884.23</b>
<b>GENERAL EXPENSES</b>		
Misc. Taxes/Liscenses/Insurance	132.00	132.00
Severance Expense	40,538.81	40,538.81
Other General Expense	1,505,045.34	1,505,045.34
PH FSS Escrow Expense	33,269.98	33,269.98
ACC Reserve Shortfall Disbursement	193,050.00	193,050.00
<b>TOTAL GENERAL EXPENSES</b>	<b>1,772,036.13</b>	<b>1,772,036.13</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>9,793,558.61</b>	<b>9,793,558.61</b>
<b>EXTRAORDINARY EXPENSES</b>		
Extraordinancy Maintenance	58,003.59	58,003.59
<b>TOTAL EXTRAORDINARY EXPENSES</b>	<b>58,003.59</b>	<b>58,003.59</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>		
Housing Assistance Payments	19,487,361.89	19,487,361.89
Tenant Utility Payments-Voucher	868,084.00	868,084.00
Portable Out HAP Payments	294,386.00	294,386.00
FSS Escrow Payments	42,571.00	42,571.00
Security Deposit Assistance	5,625.00	5,625.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>20,698,027.89</b>	<b>20,698,027.89</b>
<b>OTHER FINANCING SOURCES</b>		
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	3,237,788.00	3,237,788.00
Operating Transfers OUT	20,000.00	20,000.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>-3,237,788.00</b>	<b>-3,237,788.00</b>
<b>UTILITY CONSUMPTION</b>		
Water Consumption	70,082.37	70,082.37
Water Consumption Contra	70,082.37	70,082.37
Electric Consumption	4,182,238.10	4,182,238.10
Electric Consumption Contra	4,182,238.10	4,182,238.10
Gas Consumption	104,381.00	104,381.00
Gas Consumption Contra	104,381.00	104,381.00
Sewer Consumption	66,711.00	66,711.00
Sewer Consumption Contra	66,711.00	66,711.00
<b>TOTAL UTILITY CONSUMPTION</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>33,787,378.09</b>	<b>33,787,378.09</b>
<b>NET INCOME</b>	<b>4,886,903.74</b>	<b>4,886,903.74</b>



# DEVELOPMENT

## MEMORANDUM

To: Latasha K. Barnes, Acting Executive Director

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

Date: April 10, 2024

Subject: Development and Modernization Department Board Report

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

### General

RD22-03 – Clinton-Peabody Apartments Redevelopment – SLHA and POAH, recognizing the invaluable role of Lt. Governor Kehoe, his staff, and representatives of the Mayor's Office, conducted site visits during the week of March 18th. This was a crucial step in our ongoing community engagement efforts, as we continued to work on items needed for the RAD and Section 18 applications, and mobilizing for the board up of buildings on site that have been vacated to create a Phase I site.

Lt. Governor Kehoe came to Clinton-Peabody on March 22, 2024 to meet with residents and learn more about the development plan that the residents approved last year. The development team has made significant strides in the redevelopment plan. The Lt. Governor was shown the layout of a representative unit that had been recently vacated to make way for future redevelopment. He was able to understand the current conditions and physical barriers to rehabilitation of the current structures. After the site visit, the Lt. Governor was introduced to several residents who were invited to attend the session. Residents were able to tell their stories, what the community engagement process has been like for them and share with the Lt. Governor their experiences living at Clinton-Peabody. During the session, the development team was able to show a flyover video of the current plan and walk through the financing plan for the redevelopment, demonstrating the progress and commitment towards the plan.

The Mayor's Office demonstrated its active interest in the redevelopment plan by conducting a site visit to Clinton-Peabody on March 21, 2024. This visit was aimed at gaining a comprehensive understanding of the plan. The representatives of the Mayor's Office were taken to a recently vacated unit to gain firsthand knowledge of the physical restrictions to the site's rehabilitation. Following the site visit, they were presented with the financing plan and a flyover video showcasing the proposed redevelopment, further solidifying their understanding of the project.

Prior to the visits by the Lt. Governor and representatives of the Mayor's Office, the development team took a proactive step by conducting a community engagement meeting with residents on March 20, 2024. The meeting was focused on updating the residents about the onsite moves from the Green Zone to the Yellow Zone and the preparation of the second phase of onsite moves from the Pink Zone to the Yellow Zone and portions of the Orange Zone. The team also addressed residents' concerns about work orders and the condition of the refreshed units onsite. In response, SLHA and POAH committed to working through the work order process and being more responsive to residents when they call with work order concerns, demonstrating their dedication to resident satisfaction.

### **Rental Assistance Demonstration (RAD)**

King Louis Square (KLS) and King Louis Square II (KLSII) – SLHA is waiting for the developer to begin closing on the financing for the redevelopment of these two properties to initiate the RAD conversion.

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

### **Projects**

Parkview Apartments Access Control System – A contract was signed with the general contractor on March 25, 2024, with a pre-construction meeting scheduled for April 5, 2024. Submittal review has begun. The work is expected to be completed within a week after it begins.

West Pine Roof Replacement – The project was awarded to Roady Exteriors on January 24, 2024. The contract was executed in February 2024. Submittals for equipment are being prepared. The HVAC units have a 12-week lead time, which 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 of 2024.

The California Garden Fence Replacement and Security Upgrades – During March, 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 begin in mid-May 2024.

Parkview Elevator Replacement – The freight elevator cab was delivered to the site in March. This is a huge development for the installation of the new elevators. Development and Modernization is expecting the full mobilization of the contractor on site to begin work the last week in April.

LaSalle Park Apartments Security Cameras – SLHA has been working with all available stakeholders, including the Alderwoman, to expedite work for the installation of the electricity for the cameras. The boring company requested underground utilities to be marked by the Missouri One Call System. All utilities have been marked, except for the street lighting, which the One Call System says is the responsibility of the Board of Public Service (BPS) – Traffic Division. After spending weeks to get the Traffic Division to perform the work, SLHA was told

by BPS that it was a glitch and they are not responsible for marking the street lights. SLHA has instructed the contractor to hire a private contractor to mark the utilities so that work can finally proceed.

Lafayette Townhomes (2900 Park) – SLHA and the contractor have completed a path forward to finish the construction on these units. The contractor is completing the installation of new interior door jams and doors. A completion of Spring 2024 is still expected.

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

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

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

LaSaison Phase II – Development and Modernization staff have been working with the master developer, Habitat for Humanity, to begin construction on Phase II of the LaSaison homeownership project. Development and Modernization staff are addressing some title issues that have occurred and are hoping to have that completed in April. The development 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 April 2024.

## **Projects Ready for Close-Out**

None.

## **Grant Applications**

Emergency Safety and Security Grant (ESSG) 2024 – Development and Modernization staff submitted an Emergency Safety and Security Grant for a new camera system at California Gardens on March 27, 2024. 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 occurred on March 12, 2024. The bid date was extended to April 16, 2024 to allow for contractor questions to be answered.

Badenhaus Sewer Repair – Bids were opened on March 25, 2024. Two contractors submitted bids for the repair. Development and Modernization staff are evaluating the bids with its architects to make a recommendation.

## **Re-Solicitations**

None.

## **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 9<sup>th</sup> and 11<sup>th</sup> 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 10<sup>th</sup> Street from Hickory.

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

The solicitation will be coordinated with a heavy make-ready solicitation that will be issued in the second quarter. This should help to reduce the overall costs of both solicitations and provide more value for the 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 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 rises to a level above normal wear and tear for units. This work falls under the category of “Rehabilitation of 25 Units per Year” in the Annual Plan.

## **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  
MARCH MONTHLY ACTIVITY REPORT**

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded 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	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%	100%	100%	100%	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
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	TBD	TBD	0	N/A	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	80%	80%	0%	N/A	N/A	N/A	N/A	N/A



**DEVELOPMENT AND MODERNIZATION  
MARCH MONTHLY ACTIVITY REPORT**

Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
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	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	-	-	
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	-	



**DEVELOPMENT AND MODERNIZATION  
MARCH MONTHLY ACTIVITY REPORT**

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units	
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4	Drywall installation, painting and flooring 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. Two bids were received on 3/25/2024.
MO001000038	California Gardens	N/A	Fencing Replacement	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. The Notice of Award was issued to LK Communications.
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	Two bids were received on 12/7/23. Notice of Award was issued to Rody Exteriors on 1/24/2024. The Pre-Construction Meeting was held on 03/11/2024.
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 was held on 3/12/2024.
MO001000002	Clinton-Peabody	I	Clinton Peabody Make Ready Unit	10	41	41 units being prepared for occupancy for relocation of residents in phase I of redevelopment. 41 of the 41 units were accepted by SLHA.
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD	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.
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	TBD	TBD	Architect preparing documents.

## DEVELOPMENT AND MODERNIZATION MARCH 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 3/31/2024

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150216	556	1,888,651.00	1,888,651.00	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	8,197,582.23	590,261.77	8,026,352.23	761,491.77	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	8,495,832.20	525,100.80	5,095,818.03	3,925,114.97	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	7,808,119.08	533,400.92	7,126,677.03	1,214,842.97	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	5,997,437.88	3,633,340.12	5,010,031.13	4,620,746.87	11-May-2024	11-May-2026
MO36P00150123	568	9,005,579.00	2,904,223.00	6,101,356.00	1,314,099.79	7,691,479.21	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
<b>Totals</b>		<b>\$49,649,588.00</b>	<b>\$36,597,223.21</b>	<b>\$12,282,064.79</b>	<b>\$26,507,736.75</b>	<b>\$22,371,551.25</b>		
			<b>73.7%</b>			<b>53.4%</b>		

# RESIDENT INITIATIVES

# MEMORANDUM

To: Latasha Barnes, Acting Executive Director

From: Vontrice McDowell, Director of Resident and Community Engagement

Date: April 10, 2024

Subject: Resident Initiatives Board Report

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In March 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 56 bus tickets to residents in need of access to transportation. The ROSS Coordinators are consistently building relationships with partners throughout the region. In March, they hosted the first annual Resident Initiatives Jamboree. Additionally, one new resident 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 March, the Coordinators made the following referrals:

- Rental Assistance (4)
- Food Assistance (1)
- Utility Assistance (2)
- Education (1)
- Employment (4)
- Resident Interest Cards (19)
- Summer Camp (50)
- Self-Care (50)

### Community Outreach

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

#### 3/4/24 - Meeting with Youth and Family Center

During this meeting, the Coordinators learned about services offered at Youth and Family Center and the possibility of partnering with the Resident Initiatives Department to provide programming to SLHA families.

### 3/5/24 - Euclid and West Pine Emergency Resident Meetings

The Coordinators were present to provide ROSS information to interested residents.

### 3/12/24 - Follow-up Meeting with SLU

The Coordinators held a follow-up meeting with St. Louis University to discuss final details for the Jamboree.

### 3/13/24 – Follow-up Meeting with HOSCO

The Coordinators held a follow-up meeting with HOSCO to finalize details for food distribution at the Jamboree.

### 3/19/24 - Attended James House Resident meeting

The Coordinators were present to provide ROSS information to interested residents.

### 3/28/24 - North Side Scattered Site Resident Meeting

The Coordinators presented on the ROSS program and provided resources on summer camp and self-care.

On March 21, 2024, the ROSS Coordinators hosted the first annual Resident Initiatives Jamboree for more than 168 attendees. The event took place at St. Louis University's IL Monastero and served as the public launching of ROSS University. Residents participated in several classes and connected with 19 different organizations, covering ROSS U schools of digital inclusion, health and wellness, financial literacy, education and employment. Additionally, they celebrated the following:

- Ready Readers distributed 210 books
- Affinia provided blood pressure screenings, A1C screenings and resources to 45 residents
- SLU nurses conducted more than 40 health screenings
- HOSCO distributed 300 meals



### **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. On March 19, 2024, the Elderly and Disabled Services Coordinator presented at the Life Wise board meeting to promote senior programs and SLHA's self-sufficiency programs. Additionally, the Elderly and Disabled Services Coordinator provided individual case management assistance to eight residents, providing referrals around Medicare/Medicaid and home healthcare and placing a resident in a supportive group for assistance. The Elderly and Disabled

Services Coordinator is in the process of planning several engagement activities for Seniors, including:

- Trivia night scheduled for Saturday, April 27, 2024 sponsored by Second Act, Inc.
- Senior Olympics scheduled for May 4-31, 2024. Residents are currently submitting applications.
- Cardinal baseball tickets have been received for three August home games and will be distributed on a first come, first serve basis.

The Circle of Friends groups focused most of their group time on recognizing Women's History Month, celebrating past and current women leadership in St. Louis and their positive contributions to the city of St. Louis. On May 23, 2024, several Circle of Friends participants will attend a women's self-advocacy workshop luncheon to engage with other women living in the greater St. Louis area. Lastly, Circle of Friends participants hosted a table at the Resident Initiatives Jamboree, where they displayed their group activities and encouraged qualifying residents to sign up for the Senior Olympics.



### Family Self Sufficiency

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

### 3/5/24 - Euclid and West Pine Resident Meetings

The FSS Coordinators provided program information to residents, and one West Pine resident submitted an FSS application.

### 3/7/24 - Renaissance Place Roadshow

The FSS Coordinators completed their Renaissance Place at Grand Roadshow, providing FSS information to residents.

### 3/8/24 - Parkview Elderly Floor Meeting

The FSS Coordinators attend the floor meeting to support management and engage residents.

### 3/14/24 - Beyond Housing "Once and for All" Speaker Series

The FSS Coordinator attended this event to learn more about resources in the region.

### 3/19/24 - James House Resident Meeting

The FSS Coordinators attended the resident meeting to share self-sufficiency resources.

### 3/28/24 - Cambridge Roadshow

The FSS Coordinators hosted a roadshow in partnership with ArchWell` and a Circle of Friends facilitator.

The PH FSS Coordinator sends monthly motivational emails with updates, quotes, and resources. Additionally, phone calls are made throughout the month to engage participants regularly. The FSS team will launch their quarterly FSS check-ins with program participants in June. During these meetings, the Coordinators will share program details, highlights, resources, and account snapshots.

## **TABs**

The St. Louis TAB met on March 20, 2024. During this meeting, the Director of Real Estate Development discussed the Clinton-Peabody development process. Additionally, the Director of Resident and Community Engagement updated the TAB board on the progress of reactivating Tenant Associations and Boards, and invited the members to the upcoming reactivation activities.

## **Director's Activities**

The Director of Resident and Community Engagement (Director) 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.

### 3/4/24 - Meeting with Homegrown STL

The Acting Executive Director and the Director met with Homegrown STL to discuss the programs they offer to African American men and boys.

### 3/5/24 - TAB Informational Meetings and West Pine Resident Meeting

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

### 3/8/24 - Next Steps in Public Health Panel

The Director participated in a panel discussion on the impact of homelessness and the role of SLHA in addressing the issue.



### 3/11/24 - Follow up Meeting w/ Alive & Well Communities

The Director and ROSS team met with Alive and Well Communities, KSG and POAH to discuss a pilot workshop program for Clinton-Peabody and West Pine residents.

### 3/12/24 - Parkview TAB Elections

The Director facilitated the Parkview TAB Elections in partnership with election judges, Love in Action.

### 3/20/24 - Clinton Peabody Resident Meeting

The Director attended the meeting to encourage residents to attend the Jamboree to take advantage of the resources that would be provided.

### 3/25/24 - Advancing Overdose Solutions in Public Housing Panel

The Acting Executive Director and Director presented on a HUD panel with more than 300 attendees, highlighting the overdose prevention work being done at Parkview, the importance of applying a trauma-informed lens, partnerships with key organizations and engaging residents.

### 3/26/24 - TAB Informational

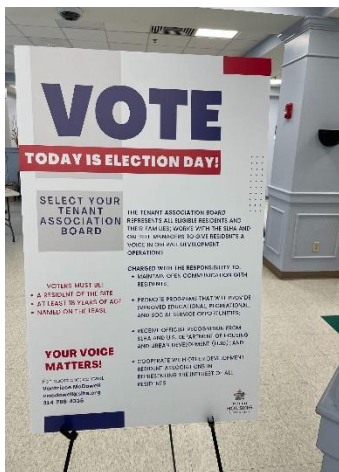
The Director facilitated informational meetings for SLHA public housing residents interested in reactivating their Tenant Association Boards.

### 3/29/24 - TAB Informational

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

## **Other Business and Upcoming Events**

The first TAB reactivation occurred at Parkview on March 12, 2024. Six residents were elected to the Board - filling five positions and an alternate. During the election, residents received resources on Medicare/Medicaid and voter registration. PCC partner, Love in Action, served as election judges. The elected TAB members will be sworn in on April 2, 2024.



**LEGAL**

## MEMORANDUM

To: Latasha K. Barnes, Acting Executive Director

From: Sarah J. Hugg-Turner, General Counsel

Date: April 10, 2024

Subject: Procurement Board Report

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### Capital Fund

A. Contracts Awarded

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 Plan were approved on August 31, 2023. Bid documents were approved on September 21, 2023. The IFB was advertised in the September 28, 2023 edition of the St. Louis American and the October 1, 2023 edition of the St. Louis Post-Dispatch. The IFB was issued on October 2, 2023. The bid due date was December 12, 2023. Three bids were received. The contract was awarded to LK Communications as the lowest most responsive and responsible bidder. The contract was signed on March 25, 2024. The preconstruction conference is scheduled for April 5, 2024 and submittal review has begun.

B. Solicitations Pending

RD24-04 Invitation for Bids (IFB) for Badenhause Sewer Repairs and Water Heater Replacements. The general scope of work for this project will consist of, but will not be limited to, the “in-place” repair and/or replacement of existing sewer lines throughout the 100-unit Badenhause development. In most locations, a minimally invasive strategy will be used that will allow residents the ability to remain in place while these repairs are being performed. In addition, the natural gas water heaters throughout the complex will be replaced. The Acquisition and Solicitation Plans were approved on November 22, 2023. Bid documents were approved on December 5, 2023. The IFB was advertised in the December 14, 2023

edition of the St. Louis American and the December 17, 2023 edition of the St. Louis Post-Dispatch. The IFB was issued on December 18, 2023. The pre-bid conference was held on January 9, 2024. Sealed bids were originally due 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. Bids were opened on March 25, 2024 at 3:00 p.m. Two contractors submitted bids for the project. Development and Modernization staff are evaluating the bids for award recommendation.

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 was held March 12, 2024. Bid opening is scheduled for April 4, 2024.

RD24-08 Invitation for Bids (IFB) for Cochran Plaza Security Upgrades. The general scope of work for this project will consist of, but will not be limited to, the installation of new security cameras and new security lighting. Repairs to the existing fencing are also included in this project. The Acquisition and Solicitation Plans were approved on March 6, 2024. The IFB will be advertised in the April 11, 2024 edition of the St. Louis American and the April 14, 2024 edition of the St. Louis Post-Dispatch. The IFB is scheduled to be issued on April 15, 2024, with the pre-bid conference to be held April 30, 2024. Bid opening is scheduled for May 23, 2024.

## **Other Contracting Activity**

A. Contracts Awarded

None.

B. Solicitations Pending

None.

# COMMUNICATIONS

# Communications Department

## MEMORANDUM

To: Latasha Barnes, Interim Executive Director

From: Val Joyner, Director of Communications

Date: April 10, 2024

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	1	Resident Initiatives Jamboree
News coverage	0	
Outreach Events	2	<ul style="list-style-type: none"> <li>Clinton-Peabody Resident Meeting</li> <li>Jamboree</li> </ul>
Social Media Campaign	1	Block History Month Household Inventions
Facebook Posts	21	Highest Performing (Facebook) <ul style="list-style-type: none"> <li><i>Staff Highlight: Sarah Hugg-Turner</i> 873 Reach; 13 Engagements</li> <li><i>Daylight Savings Time Reminder</i> 804 Reach; 7 Engagements</li> </ul>
Twitter Posts	23	Highest Performing (Twitter) <ul style="list-style-type: none"> <li><i>Jamboree</i> 80 Impressions; 1 Engagement</li> <li><i>C-P Elected Official Visits</i> 57 Impressions; 2 Engagements</li> </ul>
LinkedIn Posts	18	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <li><i>C-P Elected Official Visits</i> 300 Impressions; 77 Engagements</li> <li><i>SLHA Afghan Support Discussion</i> 208 Impressions; 11 Engagements</li> </ul>

Social media analytics are as follows:

<b>Facebook Total Followers: 2,024</b>	<b>MAR 2024</b>	<b>FEB 2024</b>	<b>JAN 2024</b>
Reach	3,085 (-25%)	4,135 (-19%)	5,120 (+377%)
Post Engagement	295 (+15%)	256 (+256%)	79 (-29%)
Visits	1,600 (+45%)	1,100 (-8%)	1201 (-5%)
New Followers	32 (+28%)	25 (+36%)	19 (-14%)

<b>LinkedIn Total Followers: 322</b>	<b>MAR 2024</b>	<b>FEB 2024</b>	<b>JAN 2024</b>
Impressions	1,673 (+82%)	921 (+12%)	820 (-21%)
Page Views	114 (-6%)	122 (-14%)	142 (+2%)
Unique Visitors	47 (-24%)	62 (-84%)	390 (+584%)
Post Reactions	45 (+114%)	21 (+50%)	14 (-58%)

**Please note: Twitter Analytics service is no longer available.**

# 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: April 10, 2024

Subject: Human Resources Board Report

### EMPLOYEE CENSUS AS OF MARCH 31, 2024

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
109	0	6	115

### STAFFING CHANGES

#### New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Jamie Brown	Housing Specialist
Martise Evans	Housing Specialist
Destiny Lockhart	Housing Specialist
Roxie Robinson	Accounts Payable Specialist

#### 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>
Viswa Rohan Chintalapudi	Asset Management Intern

#### Promotions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Mourice Garrison	Assistant Property Manager	Property Manager

#### Status Change Acting Positions:

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

**Title Change:**

<b><u>Name</u></b>	<b><u>Former Title</u></b>	<b><u>New Title</u></b>
Kamesheia Ivory	Leasing Agent	Receptionist

**Status Change (Temporary to Regular Full-Time):**

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

**Status Change (Temporary to Regular Part-Time):**

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

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

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

**RECRUITMENT**

**Number of Position Vacancies Published This Month: 5**

**Number of Position Vacancies Carried Over From Previous Month: 10**

**Applications**

**Received This Month**

**Position Vacancies Published this Month:**

Contract and Compliance Specialist	7
Development & Modernization Intern	16
Property Management Accounts Payable Clerk	23
HQS Inspector	14
Inspections Specialist	31

**Additional Applications Received this Month:**

Assistant Property Manager	12
Compliance Specialist	19
Janitor	21
Facilities Manager	10
Groundskeeper	16
Housing Specialist	22
Integrated Pest Management	3
Maintenance Technician	1
Property Manager	60
Senior Maintenance Technician (Full-Time)	1

**Position Applied for by Residents:**

None this reporting period.

**EEO COMPLAINTS:**

None this reporting period.

**EMPLOYEE TRAINING – LOCAL:**

<b><u>Name</u></b>	<b><u>Training</u></b>	<b><u>Hour</u></b>
Martise Evans	Cyber Awareness Challenge	1.75
Tawanna Lindsey	Cyber Awareness Challenge	1.75
Precious Ming	Low Income Housing Tax Credit Training (LIHTC) Self-Paced Webinar	3.0
Latasha Barnes	A Crash Course for the First-Time Manager or Supervisor	6.0
Lucius Bennett	A Crash Course for the First-Time Manager or Supervisor	6.0
Kim Hughes	A Crash Course for the First-Time Manager or Supervisor	6.0
Qiana Welch	A Crash Course for the First-Time Manager or Supervisor	6.0
Carla Matthews	A Crash Course for the First-Time Manager or Supervisor	6.0

**EMPLOYEE TRAINING OUT- OF- STATE:**

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