



ST. LOUIS  
**HOUSING**  
AUTHORITY

# MONTHLY ACTIVITY REPORTS

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May 23

2024



## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Acting Executive Director

Date: May 17, 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 April.

- 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 3/31/2024
  - Public Housing AMP Budgets as of 3/31/2024
  - Financial Condition Indicators as of 3/31/2024
  - Management Operations Indicator as of 3/31/2024
  
- II. Housing Choice Voucher (Section 8) Program Activities**
  - Section 8 Cash Activity as of 3/31/2024
  - HCV Budget as of 3/31/2024
  - Housing Choice Voucher Memo
  - Waitlist Breakdown Summary
  - Inspection Activity Summary Report
  
- III. Finance**
  - Income Statement as of 3/31/2024
  
- 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: May 8, 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 SLHA's management agents.

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

**Bar and Ban:** Over the past several months, Asset Management has been working to revise SLHA's Trespass/Bar & Ban Policy following feedback from residents, property management, the SLMPD's Housing Unit and other community stakeholders. The revised Trespass/Bar & Ban Policy will be submitted for Board approval in May. Once approved, Asset Management will host training sessions on the revised policy and procedures. Both SLHA and the mixed-finance property management staff will be required to attend and the sessions will be open to other SLHA departments.

**Public Housing Waiting List:** SLHA maintains 24 site-based waiting lists for its public housing developments. In April, Asset Management opened the following lists and took pre-applications:

- Arlington Grove (2 and 3 bedrooms)
- Gardens at Renaissance Place (1 and 2 bedrooms)
- King Louis Square I (1 bedroom)
- LaSalle Park (2 to 4 bedrooms)
- Murphy Park (2 to 6 bedrooms)
- Northside Scattered Sites (2 to 5 bedrooms)
- Renaissance Place (3 to 5 bedrooms)

Asset Management held two training sessions for SLHA and Property Management staff focused on assisting applicants with online applications, troubleshooting applications and reasonable accommodations. Trainings were held on Wednesday, April 17, 2024, from 2:00 p.m. to 4:00 p.m. and Thursday, April 18, 2024, from 10:00 a.m. to 12:00 p.m. Approximately 23 people attended both trainings.

To publicize the opening, notices were posted in the St. Louis Post-Dispatch and St. Louis American. In addition, notices were posted on SLHA’s social media, at the management offices of all 24 SLHA developments and shared with partner agencies. During the time the lists were open from Tuesday, April 23, 2024, until Monday, April 29, 2024, SLHA received over 3,400 online pre-applications, approximately 200 paper pre-applications and welcomed 625 visitors to the SLHA’s main office who inquired about public housing. As of April 30, 2024, there were approximately 25,621 individuals on all 24 SLHA Site-Based Waiting Lists.

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

**Current HUD Reporting Rate:**

<b>April</b>	89.00%
<b>HUD GOAL</b>	<b>95%</b>

**Prior Months:**

<b>March</b>	<b>February</b>	<b>January</b>
89.95%	87.11%	86.06%

**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):	306
New Requests Submitted to HUD	0
Extension Requests Submitted to HUD	0

DEV #	AMP #	DEVELOPMENT	# UNITS	10/1/2023			11/1/2023			12/1/2023			1/1/2024			2/1/2024			3/1/2024		
				Offline	Occupied	Occ. %	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%	165	138	73%
100	MO001000010	James House	126		108	86%		108	86%		106	84%		102	81%		102	81%		103	82%
132	MO001000013	Euclid Plaza Elderly	108		108	100%		105	97%		103	95%		101	94%		99	92%		102	94%
170	MO001000017	West Pine	99		85	86%		83	84%		81	82%		78	79%		76	77%		83	84%
190	MO001000019	Parkview Elderly	295	7	246	85%	1	243	83%	1	239	81%	1	235	80%	27	222	83%	29	212	80%
280	MO001000028	Badenhaus Elderly	100	4	85	89%	4	86	90%	4	86	90%	4	87	91%	4	88	92%	4	89	93%
390		Badenfest Elderly	21		20	95%		19	90%		19	90%		19	90%		19	90%		20	95%
340	MO001000034	LaSalle Park	148	2	133	91%	1	134	91%	1	129	88%	0	131	89%		133	90%		133	90%
370	MO001000037	Cochran Plaza	78	4	64	86%	4	62	84%	4	64	86%	4	64	86%	4	64	86%	11	56	84%
220	MO001000038	Lafayette Apartments	26		23	88%		23	88%		23	88%		22	85%		22	85%		22	85%
230		California Gardens	28	10	18	100%	10	18	100%	10	18	100%	10	18	100%	10	18	100%	13	14	93%
350		Armand & Ohio	4		4	100%		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%	1	5	100%
382		Marie Fanger	6		5	83%		5	83%		5	83%		4	67%		4	67%	1	4	80%
410		South Broadway	10		10	100%		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%	12	24	92%
421		Tiffany Turnkey	25		21	84%		20	80%		19	76%		19	76%		19	76%		19	76%
150		Towne XV	8	3	4	80%	3	4	80%	0	6	75%		7	88%		7	88%		7	88%
160		McMillan Manor	20	3	16	94%	3	16	94%	3	16	94%	3	16	94%	2	16	89%	2	17	94%
260	Page Manor	10	4	6	100%	4	6	100%	4	6	100%	4	6	100%	4	6	100%	4	5	83%	
381	Samuel Shepard	16	3	10	77%	3	10	77%	3	10	77%	3	10	77%	3	10	77%	3	9	69%	
383	Cupples	4	2	0	0%	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	-	22	0	-	22	0	-	
411	Walnut Park	13		13	100%		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%	3	12	86%	
510	McMillan Manor II	18		15	83%		15	83%		15	83%		13	72%		13	72%		12	67%	
440	MO001000044	Murphy Park I	93	13	70	88%	12	71	88%	12	71	88%	12	71	88%	12	71	88%	12	70	86%
450	MO001000045	Murphy Park II	64	2	51	82%	2	54	87%	2	56	90%	2	55	89%	2	54	87%	2	53	85%
460	MO001000046	Murphy Park III	65	2	55	87%	1	55	86%	1	56	88%	1	56	88%	1	56	88%	1	55	86%
470	MO001000047	King Louis Square	36		31	86%		32	89%		32	89%		34	94%		35	97%		35	97%
480	MO001000048	Les Chateaux	40		35	88%		38	95%		39	98%		39	98%		38	95%		36	90%
490	MO001000049	King Louis Square II	44		38	86%		37	84%		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%	1	59	97%
520	MO001000052	King Louis III	24	1	19	83%	1	19	83%	1	18	78%	1	18	78%	1	19	83%	1	19	83%
540	MO001000054	Sr. Living at Renaissance Pl	75		74	99%		73	97%		73	97%		73	97%		74	99%		70	93%
550	MO001000055	Gardens at Renaissance Pl	22		21	95%		20	91%		21	95%		20	91%		21	95%		21	95%
560	MO001000056	Cahill House	80		76	95%		76	95%		77	96%		77	96%		78	98%		79	99%
570	MO001000057	Renaissance Pl @ Grand II	36		34	94%		33	92%		33	92%		32	89%		32	89%		31	86%
580	MO001000058	Cambridge Heights	46	13	24	73%	11	27	77%	11	27	77%	11	27	77%	11	26	74%	11	23	66%
590	MO001000059	Renaissance Place @ Grand III	50		46	92%		47	94%		48	96%		49	98%		50	100%		49	98%
600	MO001000060	Cambridge Heights II	44	10	25	74%	7	28	76%	7	28	76%	7	25	68%	7	26	70%	7	25	68%
620	MO001000062	Sr. Living at Cambridge Heights	75		69	92%		73	97%		72	96%		73	97%		73	97%		70	93%
630	MO001000063	Arlington Grove	70		64	91%		63	90%		63	90%		63	90%		62	89%		63	90%
640	MO001000064	North Sarah	59		53	90%		52	88%		53	90%		55	93%		55	93%		55	93%
650	MO001000065	North Sarah II	46		36	78%		36	78%		37	80%		38	83%		38	83%		38	83%
660	MO001000066	North Sarah III	35		33	94%		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%	1	108	91%
670	MO001000067	Preservation Square I	19		18	95%		17	89%		17	89%		17	89%		18	95%		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>		<b>308</b>	<b>2,160</b>	

DEV #	AMP #	DEVELOPMENT	# UNITS	4/1/2024		
				Offline	Occupied	Occ. %
20	MO001000002	Clinton-Peabody	354	165	134	71%
100	MO001000010	James House	126		108	86%
132	MO001000013	Euclid Plaza Elderly	108		103	95%
170	MO001000017	West Pine	99		86	87%
190	MO001000019	Parkview Elderly	295	29	216	81%
280	MO001000028	Badenhaus Elderly	100	4	93	97%
390		Badenfest Elderly	21		21	100%
340	MO001000034	LaSalle Park	148		130	88%
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230		California Gardens	28	13	13	87%
350		Armand & Ohio	4		4	100%
380		Folsom	6	1	5	100%
382		Marie Fanger	6	1	4	80%
410		South Broadway	10		10	100%
420		Lafayette Townhomes	38	12	24	92%
421		Tiffany Turnkey	25		18	72%
150	MO001000041	Towne XV	8		7	88%
160		McMillan Manor	20	2	16	89%
260		Page Manor	10	4	5	83%
381		Samuel Shepard	16	3	9	69%
383		Cupples	4	2	2	100%
384		Hodiamont	22	22	0	-
411		Walnut Park	13		13	100%
412		Lookaway	17	3	11	79%
510		McMillan Manor II	18		13	72%
440	MO001000044	Murphy Park I	93	12	68	84%
450	MO001000045	Murphy Park II	64	2	53	85%
460	MO001000046	Murphy Park III	65	1	55	86%
470	MO001000047	King Louis Square	36		35	97%
480	MO001000048	Les Chateaux	40		37	93%
490	MO001000049	King Louis Square II	44		37	84%
500	MO001000050	Renaissance Pl @ Grand	62	1	59	97%
520	MO001000052	King Louis III	24	1	19	83%
540	MO001000054	Sr. Living at Renaissance Pl	75		72	96%
550	MO001000055	Gardens at Renaissance Pl	22		20	91%
560	MO001000056	Cahill House	80		77	96%
570	MO001000057	Renaissance Pl @ Grand II	36		32	89%
580	MO001000058	Cambridge Heights	46	11	23	66%
590	MO001000059	Renaissance Place @ Grand III	50		49	98%
600	MO001000060	Cambridge Heights II	44	7	25	68%
620	MO001000062	Sr. Living at Cambridge Heights	75		71	95%
630	MO001000063	Arlington Grove	70		63	90%
640	MO001000064	North Sarah	59		55	93%
650	MO001000065	North Sarah II	46		38	83%
660	MO001000066	North Sarah III	35		33	94%
661	MO001000061	Kingsbury Terrace	120	1	113	95%
670	MO001000067	Preservation Square I	19		18	95%
	<b>TOTAL</b>		<b>2,805</b>	<b>306</b>	<b>2,175</b>	



### Move-Out Analysis

April 1 - April 30, 2024

	April 2024		October 2023 - April 2024	
Abandonment of Unit	2	6.7%	17	6.7%
Deceased	2	6.7%	23	9.1%
Did Not Like Unit	-	-	1	0.4%
Evicted-Legal Action	4	13.3%	41	16.1%
Incarcerated	-	-	1	0.4%
Moved- In Legal	1	3.3%	3	1.2%
Moved to HCV Prog S8			8	3.1%
Moved with Notice	7	23.3%	72	28.3%
One Strike	4	13.3%	11	4.3%
Nursing Home Placement	1	3.3%	5	2.0%
Purchased Home		-	1	-
Relocation Transfer	3	10.0%	6	2.4%
Transfer to Diff PH Unit	6	20.0%	65	25.6%
<b>Total</b>	<b>30</b>	<b>100%</b>	<b>254</b>	<b>100%</b>

**Demographic Report**  
April 1 - April 30, 2024

	<b>Disabled</b>	<b>Non-Disabled</b>	<b>Total</b>
Number of Families	683	1,528	<b>2,211</b>
Average Family Size	1.4	2.4	<b>2.1</b>
Average Age of Head of Household	59.0	45.7	<b>49.8</b>
Number of Youth Family Members (<18)	-	-	<b>1,945</b>
Average Age of Youth Family Members	-	-	<b>10.5</b>
Number of Senior (62+) Head of Household	336	342	<b>678</b>
Average Household Income	\$12,858	\$11,887	<b>\$12,187</b>
Number of Head of Households Employed	650	1,032	<b>1,682</b>
Average Monthly Rent	\$264.50	\$222.56	<b>\$235.56</b>
Average Cost of Utilities Paid by SLHA	\$3.08	\$23.09	<b>\$16.91</b>
Average Length of Occupancy (Years)	10.7	6.6	<b>7.9</b>

<b>Head of Household - Race / Ethnicity</b>	<b>Hispanic</b>	<b>Non Hispanic</b>	<b>Total</b>
American Indian or Alaska Native Only	0	2	2
Any Other Combination	1	4	5
Asian Only	0	2	2
Black/African American Only	15	2,137	2,152
Native Hawaiian/Other Pacific Islander Only	0	0	0
White Only	2	41	43
White, Black/African American	0	7	7
<b>Total</b>	<b>18</b>	<b>2,193</b>	<b>2,211</b>

## St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood

	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
<b>Covenant Blu Grand Center</b>											
<b>MURDER</b>	0	0	*	1	0	*	1	0	*	*	0%
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	0	2	-100%	*	-100%
<b>ROBBERY</b>	0	0	*	0	3	-100%	4	4	0%	0%	-20%
<b>AGGRAVATED ASSAULT</b>	0	0	*	3	1	200%	11	9	22%	57%	450%
<b>BURGLARY</b>	0	1	-100%	0	2	-100%	8	10	-20%	0%	60%
<b>FELONY THEFT</b>	1	2	-50%	1	7	-86%	11	20	-45%	-61%	-8%
<b>AUTO THEFT</b>	1	2	-50%	7	7	0%	19	29	-34%	73%	111%
<b>TOTAL</b>	<b>2</b>	<b>5</b>	<b>-60%</b>	<b>12</b>	<b>20</b>	<b>-40%</b>	<b>54</b>	<b>74</b>	<b>-27%</b>	<b>-7%</b>	<b>54%</b>
<b>SHOOTING INCIDENTS</b>	0	1	-100%	1	2	-50%	1	4	-75%	0%	0%
<b>SHOOTING VICTIMS</b>	0	1	-100%	1	2	-50%	1	4	-75%	0%	0%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	*	*
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	*	*
<b>MISDEMEANOR THEFT</b>	1	3	-67%	8	6	33%	33	40	-18%	32%	-8%
<b>GUN ARRESTS</b>	1	2	-50%	3	2	50%	6	7	-14%	100%	20%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	1	0	*	1	3	-67%	-50%	*

## St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood

	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
<b>Columbus Square</b>											
<b>MURDER</b>	0	0	*	0	0	*	0	1	-100%	*	-100%
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	0	0	*	*	*
<b>ROBBERY</b>	0	0	*	0	0	*	1	1	0%	-75%	-67%
<b>AGGRAVATED ASSAULT</b>	0	1	-100%	1	5	-80%	11	13	-15%	-31%	-54%
<b>BURGLARY</b>	1	0	*	2	0	*	5	4	25%	0%	-38%
<b>FELONY THEFT</b>	0	0	*	2	0	*	8	1	700%	100%	-11%
<b>AUTO THEFT</b>	0	0	*	1	1	0%	6	6	0%	0%	50%
<b>TOTAL</b>	<b>1</b>	<b>1</b>	<b>0%</b>	<b>6</b>	<b>6</b>	<b>0%</b>	<b>31</b>	<b>26</b>	<b>19%</b>	<b>-11%</b>	<b>-37%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	1	-100%	3	4	-25%	-25%	0%
<b>SHOOTING VICTIMS</b>	0	0	*	0	1	-100%	3	4	-25%	-25%	-40%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	1	1	0%	0%	*
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	1	1	0%	0%	*
<b>MISDEMEANOR THEFT</b>	0	0	*	0	1	-100%	8	4	100%	14%	14%
<b>GUN ARRESTS</b>	1	1	0%	2	1	100%	5	5	0%	150%	67%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	1	0	*	1	0	*	*	*

## St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood

	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
<b>Lasalle Park</b>											
<b>MURDER</b>	0	0	*	0	0	*	2	0	*	*	100%
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	0	0	*	-100%	*
<b>ROBBERY</b>	0	0	*	0	0	*	4	1	300%	100%	*
<b>AGGRAVATED ASSAULT</b>	0	0	*	1	2	-50%	3	9	-67%	-40%	-75%
<b>BURGLARY</b>	0	0	*	1	0	*	4	3	33%	-20%	100%
<b>FELONY THEFT</b>	1	0	*	2	2	0%	6	8	-25%	-63%	-33%
<b>AUTO THEFT</b>	0	0	*	1	2	-50%	7	6	17%	0%	133%
<b>TOTAL</b>	<b>1</b>	<b>0</b>	<b>*</b>	<b>5</b>	<b>6</b>	<b>-17%</b>	<b>26</b>	<b>27</b>	<b>-4%</b>	<b>-28%</b>	<b>-4%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	1	0	*	3	0	*	*	0%
<b>SHOOTING VICTIMS</b>	0	0	*	1	0	*	4	0	*	*	33%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	*	-100%
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	*	-100%
<b>MISDEMEANOR THEFT</b>	3	0	*	4	3	33%	16	15	7%	45%	33%
<b>GUN ARRESTS</b>	0	0	*	0	0	*	1	3	-67%	-75%	0%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	*	*

## St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood

	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
<b>Peabody Darst Webbe</b>											
<b>MURDER</b>	0	0	*	0	0	*	0	0	*	*	-100%
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	1	0	*	*	*
<b>ROBBERY</b>	0	1	-100%	0	1	-100%	1	3	-67%	0%	-75%
<b>AGGRAVATED ASSAULT</b>	0	2	-100%	0	6	-100%	9	14	-36%	-25%	-67%
<b>BURGLARY</b>	0	0	*	0	2	-100%	5	7	-29%	-55%	-38%
<b>FELONY THEFT</b>	0	0	*	0	1	-100%	4	9	-56%	-60%	-56%
<b>AUTO THEFT</b>	1	0	*	2	0	*	6	4	50%	100%	-45%
<b>TOTAL</b>	<b>1</b>	<b>3</b>	<b>-67%</b>	<b>2</b>	<b>10</b>	<b>-80%</b>	<b>26</b>	<b>37</b>	<b>-30%</b>	<b>-30%</b>	<b>-57%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	0	*	1	0	*	-50%	-50%
<b>SHOOTING VICTIMS</b>	0	0	*	0	0	*	1	0	*	-50%	-50%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	-100%	*
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	-100%	*
<b>MISDEMEANOR THEFT</b>	0	1	-100%	3	3	0%	16	15	7%	220%	-43%
<b>GUN ARRESTS</b>	0	1	-100%	0	2	-100%	1	4	-75%	-80%	-83%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	-100%	-100%

## MEMORANDUM

TO: Latasha Barnes, Acting Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: May 8, 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. This transition has been made possible by the successful efforts of our Property Management Department. They have not only stabilized sites such as Euclid Plaza, Badenhaus/Badenfest, and King Louis III, but also excelled in talent recruitment. Open interviews are being held weekly, and we are pleased to report a strong response from the job market, resulting in new hires for facility manager, property manager, and groundskeeper positions.

**Occupancy:** Property Management has conducted thorough inspections of all vacant units, determining the extent of repairs needed to make units ready for occupancy. In April 2024, our occupancy campaign recognized Badenfest/Badenhaus as the property of the month, a testament to their outstanding work that increased the development's occupancy from 90.16% to 98.36% in less than 30 days. In recognition of their efforts, an "All Star" Appreciation Meeting was held at Badenfest and 10 Cardinals baseball tickets were awarded to residents and staff. We anticipate this positive trend to continue before the campaign concludes in May 2024. Currently, Property Management is channeling its efforts at Parkview, with the aim of preparing 25 units for new residents. We are proud to announce that this task is being accomplished through a collaborative effort, with contractors working alongside our dedicated staff.

### **Waiting List**

- A. **Public Housing Waiting List.** The waiting list was opened on April 23, 2024 for one of the developments within the SLHA public housing portfolio. Lasalle Park added 975 names to its public housing waiting list, consisting of applicants seeking 2-bedroom, 3-bedroom and 4-bedroom apartments. 754 names were added to the 2-bedroom list, 182 names were added to the 3-bedroom list and 39 names were added to the 4-bedroom list.
- B. **Senior Public Housing Wait List.** Parkview Apartments added almost 200 new applicants to the public housing waiting list during the waiting list opening in April 2024. Staff was able to select and qualify 24 persons to be offered housing to Parkview Apartments. Residents are scheduled to move into their new homes before the end of May 2024.

**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 – West Pine Apartments	Lasalle Park has identified and resolved outstanding work orders. West Pine Apartments is reviewing existing work orders and making efforts to reduce the number outstanding.
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’s recertification rate has remained steady for the last month. Several sites have acquired new assistant managers and are working to reduce the number of late recertifications. Sites continue to work with residents, emphasizing their crucial role in verifying income and completing the lease renewal paperwork. Additionally, sites are encouraging residents to recertify, as their cooperation is vital in ensuring they pay the correct rent amount. The Department offers employment incentives to select teams to help improve recertification rates. The backlog is expected to decrease in the upcoming months.



## Work Order Period Activity

Period Date From: 04/01/2024

Period Date To: 04/30/2024

<b>Property</b>	<b>Opening Balance</b>	<b>Created</b>	<b>Closed</b>	<b>Closing Balance</b>
Armand & Ohio(350)	3.00	3.00	3.00	3.00
Badenfest Elderly(390)	2.00	11.00	5.00	8.00
Badenhaus Elderly(280)	15.00	28.00	30.00	13.00
California Gardens(230)	1.00	7.00	4.00	4.00
Clinton - Peabody(020)	51.00	36.00	36.00	51.00
Cochran Plaza(370)	11.00	20.00	4.00	27.00
Euclid Plaza Elderly(132)	0.00	10.00	8.00	2.00
Folsom(380)	1.00	2.00	2.00	1.00
James House(100)	4.00	20.00	1.00	23.00
King Louis III(520)	5.00	12.00	7.00	10.00
Kingsbury Terrace(661)	58.00	21.00	19.00	60.00
Lafayette Apartments(220)	8.00	9.00	5.00	12.00
Lafayette Townhomes(420)	10.00	19.00	5.00	24.00
LaSalle Park(340)	126.00	40.00	139.00	27.00
Lookaway(412)	9.00	1.00	0.00	10.00
Marie Fanger(382)	0.00	3.00	1.00	2.00
McMillian Manor II(510)	30.00	0.00	0.00	30.00
McMillian Manor(160)	11.00	0.00	0.00	11.00
Page Manor(260)	3.00	0.00	1.00	2.00
Parkview Elderly(190)	179.00	113.00	187.00	105.00
Samuel Shepard(381)	3.00	3.00	0.00	6.00
South Broadway(410)	7.00	14.00	5.00	16.00
Tiffany Turnkey(421)	7.00	5.00	2.00	10.00
Towne XV(150)	2.00	1.00	1.00	2.00
Walnut Park(411)	13.00	5.00	0.00	18.00
West Pine(170)	65.00	17.00	35.00	47.00
<b>Total</b>	<b>624.00</b>	<b>400.00</b>	<b>500.00</b>	<b>524.00</b>

PUBLIC HOUSING CASH ACTIVITY AS OF 03/01/2024

<u>CHECKING, MONEY MARKET ACCOUNTS &amp; ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME &amp; NON-FEDERAL INVESTMENTS</u>			
BANK AND TYPE OF ACCOUNT	3/1/24 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	3/1/24 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$15,262,348.96	MERRICK BANK CD	7/1/2024	0.30%	\$245,488.59
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$70,564.97	FEDERAL HOME LOAN BANK	7/26/2024	3.6	\$248,359.19
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$829,489.26	FEDERAL HOME LOAN BANK	12/17/2024	0.55%	\$241,614.57
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$743,262.17	SIGNATURE BANK OF NEW YORK	7/15/2024	4.60%	\$243,531.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$294,140.35	ZIONS BANCORP NA CD	12/30/2024	5.30%	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$102,651.17	GOLDMAN SACHS BANK USA CD	5/6/2024	2.60%	\$98,193.30
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,433.80	FEDERAL HOME LOAN BANK	1/26/2024	0.33%	\$490,038.27
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,358.76				
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$433,783.83	UBS BANK USA CD	4/3/2024	2.90%	\$243,851.80
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$16,873.00	WI TREASURY BILL	6/27/2024	0.00%	\$487,396.93
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$283,246.26				
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$390,862.18				
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$670,869.73				
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,432,076.24				
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$184,110.15				
		<b>TOTAL INVESTMENTS</b>			<b>\$2,548,473.65</b>
<b>TOTAL CASH &amp; MIXED FINANCE (CASH &amp; INVESTMENTS)</b>	<b>\$20,727,070.83</b>				

# Clinton Peabody Income Statement

Period = Oct 2023-Mar 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	35,678.10	84,000.00	-48,321.90	168,000.00
Utility Reimb.-LIPH	-37,660.00	-34,999.98	-2,660.02	-70,000.00
Total Rental Income	-1,981.90	49,000.02	-50,981.92	98,000.00
Other Tenant Income				
Damages/Maintenance	75.00	100.02	-25.02	200.00
Late Charges	5,897.00	10,000.02	-4,103.02	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	9,622.30	10,100.04	-477.74	20,200.00
NET TENANT INCOME	7,640.40	59,100.06	-51,459.66	118,200.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,117,682.50	1,241,937.48	-124,254.98	2,483,875.00
Interest Income	0.00	19.98	-19.98	40.00
Allocated Interest Income	0.00	70.02	-70.02	140.00
Fraud Recovery PH	11,492.00	0.00	11,492.00	0.00
Non-Dwelling Rent	1,200.00	600.00	600.00	1,200.00
Insurance Proceeds	688.02	0.00	688.02	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	31,965.81	25,547.52	6,418.29	51,095.00
TOTAL GRANT AND OTHER INCOME	1,218,444.52	1,268,175.00	-49,730.48	2,536,350.00
TOTAL INCOME	1,226,084.92	1,327,275.06	-101,190.14	2,654,550.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	214,959.29	308,046.48	93,087.19	616,093.00
TOTAL TENANT SERVICES EXPENSES	12,956.55	13,650.00	693.45	27,300.00
TOTAL UTILITY EXPENSES	262,595.67	319,950.06	57,354.39	639,900.00
Total Maint Salaries				
Total Maint Salaries	85,471.29	144,897.96	59,426.67	289,796.00
Total Materials				
Total Materials	8,186.72	50,199.90	42,013.18	100,400.00
Total Contract Costs				
Total Contract Costs	176,761.64	200,790.12	24,028.48	401,580.00
TOTAL MAINTENANCE EXPENSES	270,419.65	395,887.98	125,468.33	791,776.00
TOTAL PROTECTIVE SERVICES	17,256.67	173,808.48	156,551.81	347,617.00
TOTAL INSURANCE PREMIUMS	93,872.33	100,995.48	7,123.15	201,991.00
TOTAL GENERAL EXPENSES	6,874.52	14,935.02	8,060.50	29,870.00
TOTAL OPERATING EXPENSES	878,934.68	1,327,273.50	448,338.82	2,654,547.00
NET INCOME	347,150.24	1.56	347,149.98	0.00

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

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	110,103.55	142,999.98	-32,896.43	286,000.00
Total Rental Income	110,103.55	142,999.98	-32,896.43	286,000.00
Other Tenant Income				
Damages/Maintenance	0.00	100.02	-100.02	200.00
Late Charges	7,016.00	15,250.02	-8,234.02	30,500.00
Legal Fees - Tenant	743.00	0.00	743.00	0.00
Misc. Tenant Income	5.00	0.00	5.00	0.00
Vacate Charges	0.00	1,150.02	-1,150.02	2,300.00
Total Other Tenant Income	7,764.00	16,500.06	-8,736.06	33,000.00
NET TENANT INCOME	117,867.55	159,500.04	-41,632.49	319,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	424,461.13	428,497.50	-4,036.37	856,995.00
Interest Income	8.99	87.48	-78.49	175.00
Allocated Interest Income	0.00	10.50	-10.50	21.00
Fraud Recovery PH	17,297.00	0.00	17,297.00	0.00
Other Miscellaneous Income	0.00	199.98	-199.98	400.00
Insurance Proceeds	8,003.59	0.00	8,003.59	0.00
Allocated Other Income	4,789.18	3,827.52	961.66	7,655.00
TOTAL GRANT AND OTHER INCOME	454,559.89	432,622.98	21,936.91	865,246.00
TOTAL INCOME	572,427.44	592,123.02	-19,695.58	1,184,246.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	93,759.43	126,922.50	33,163.07	253,845.00
TOTAL TENANT SERVICES EXPENSES	5,908.74	7,790.52	1,881.78	15,581.00
TOTAL UTILITY EXPENSES	104,119.75	108,662.52	4,542.77	217,325.00
Total Maint Salaries				
Total Maint Salaries	48,569.27	84,312.00	35,742.73	168,624.00
Total Materials				
Total Materials	28,702.86	20,724.90	-7,977.96	41,450.00
Total Contract Costs				
Total Contract Costs	82,023.85	96,672.54	14,648.69	193,345.00
TOTAL MAINTENANCE EXPENSES	159,295.98	201,709.44	42,413.46	403,419.00
TOTAL PROTECTIVE SERVICES	107,746.34	97,183.02	-10,563.32	194,366.00
TOTAL INSURANCE PREMIUMS	41,667.18	47,055.96	5,388.78	94,112.00
TOTAL GENERAL EXPENSES	28.35	2,797.50	2,769.15	5,595.00
TOTAL OPERATING EXPENSES	512,525.77	592,121.46	79,595.69	1,184,246.00
NET INCOME	59,901.67	1.56	59,900.11	0.00

# Euclid Plaza Elderly Income Statement

Period = Oct 2023-Mar 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	124,514.00	127,999.98	-3,485.98	256,000.00
Total Rental Income	124,514.00	127,999.98	-3,485.98	256,000.00
Other Tenant Income				
Damages/Maintenance	175.00	75.00	100.00	150.00
Late Charges	5,065.00	4,999.98	65.02	10,000.00
NSF Charges	194.00	0.00	194.00	0.00
Vacate Charges	900.00	3,850.02	-2,950.02	7,700.00
Total Other Tenant Income	6,334.00	8,925.00	-2,591.00	17,850.00
NET TENANT INCOME	130,848.00	136,924.98	-6,076.98	273,850.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	350,589.63	350,550.00	39.63	701,100.00
Interest Income	31.72	300.00	-268.28	600.00
Allocated Interest Income	0.00	9.00	-9.00	18.00
Other Miscellaneous Income	33.65	349.98	-316.33	700.00
Allocated Other Income	4,257.04	3,402.48	854.56	6,805.00
TOTAL GRANT AND OTHER INCOME	354,912.04	354,611.46	300.58	709,223.00
TOTAL INCOME	485,760.04	491,536.44	-5,776.40	983,073.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	107,701.92	115,908.96	8,207.04	231,818.00
TOTAL TENANT SERVICES EXPENSES	5,158.21	9,018.00	3,859.79	18,036.00
TOTAL UTILITY EXPENSES	106,469.95	106,750.02	280.07	213,500.00
Total Maint Salaries	58,016.87	82,902.96	24,886.09	165,806.00
Total Materials	14,229.07	26,750.04	12,520.97	53,500.00
Total Contract Costs	64,875.23	70,562.64	5,687.41	141,125.00
TOTAL MAINTENACE EXPENSES	137,121.17	180,215.64	43,094.47	360,431.00
TOTAL PROTECTIVE SERVICES	30,482.37	34,245.00	3,762.63	68,490.00
TOTAL INSURANCE PREMIUMS	34,984.02	42,847.50	7,863.48	85,695.00
TOTAL GENERAL EXPENSE	153.46	2,553.00	2,399.54	5,106.00
TOTAL OPERATING EXPENSES	422,071.10	491,538.12	69,467.02	983,073.00
NET INCOME	63,688.94	-1.68	63,689.22	0.00

**West Pine**  
**Income Statement**  
Period = Oct 2023-Mar 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Rental Income				
Tenant Rent	116,984.00	138,000.00	(21,016.00)	276,000.00
Less: Concessions	-100.00	0.00	-100.00	0.00
Total Rental Income	116,884.00	138,000.00	-21,116.00	276,000.00
Other Tenant Income				
Damages/Maintenance	60.00	25.02	34.98	50.00
Late Charges	3,138.00	9,120.00	-5,982.00	18,240.00
Total Other Tenant Income	3,198.00	9,145.02	-5,947.02	18,290.00
NET TENANT INCOME	120,082.00	147,145.02	-27,063.02	294,290.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	341,506.63	333,291.48	8,215.15	666,583.00
Interest Income	10.68	49.98	-39.30	100.00
Allocated Interest Income	0.00	8.52	-8.52	17.00
Fraud Recovery PH	-159.00	0.00	-159.00	0.00
Other Miscellaneous Income	33.65	150.00	-116.35	300.00
Allocated Other Income	3,952.97	3,159.48	793.49	6,319.00
TOTAL GRANT AND OTHER INCOME	345,344.93	336,659.46	8,685.47	673,319.00
TOTAL INCOME	465,426.93	483,804.48	-18,377.55	967,609.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	79,491.26	113,806.98	34,315.72	227,614.00
TOTAL TENANT SERVICES EXPENSES	4,721.07	4,830.54	109.47	9,661.00
TOTAL UTILITY EXPENSES	92,755.62	106,800.00	14,044.38	213,600.00
Total Maint Salaries	54,318.86	81,892.44	27,573.58	163,785.00
Total Materials	14,920.22	15,599.52	679.30	31,199.00
Total Contract Costs	87,761.12	69,010.02	-18,751.10	138,020.00
TOTAL MAINTENANCE EXPENSES	157,000.20	166,501.98	9,501.78	333,004.00
TOTAL PROTECTIVE SERVICES	42,395.15	49,533.00	7,137.85	99,066.00
TOTAL INSURANCE PREMIUMS	32,292.60	38,797.50	6,504.90	77,595.00
TOTAL GENERAL EXPENSES	89.83	3,536.52	3,446.69	7,073.00
TOTAL OPERATING EXPENSES	408,745.73	483,806.52	75,060.79	967,609.00
NET INCOME	56,681.20	-2.04	56,681.54	0.00

## Parkview Elderly Income Statement

Period = Oct 2023-Mar 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	282,941.35	320,749.98	(37,808.63)	641,500.00
Less: Concessions	-146.00	0.00	-146.00	0.00
Total Rental Income	<u>282,795.35</u>	<u>320,749.98</u>	<u>-37,954.63</u>	<u>641,500.00</u>
Other Tenant Income				
Late Charges	19,959.00	30,097.50	-10,138.50	60,195.00
Legal Fees - Tenant	-60.00	0.00	-60.00	0.00
Vacate Charges	0.00	1,999.98	-1,999.98	4,000.00
Total Other Tenant Income	<u>19,899.00</u>	<u>32,097.48</u>	<u>-12,198.48</u>	<u>64,195.00</u>
NET TENANT INCOME	<u>302,694.35</u>	<u>352,847.46</u>	<u>-50,153.11</u>	<u>705,695.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	896,151.75	887,289.00	8,862.75	1,774,578.00
Interest Income	24.10	229.98	-205.88	460.00
Allocated Interest Income	0.00	24.00	-24.00	48.00
Fraud Recovery PH	619.65	0.00	619.65	0.00
Non-Dwelling Rent	6,754.00	6,600.00	154.00	13,200.00
Other Miscellaneous Income	0.00	87.48	-87.48	175.00
Allocated Other Income	11,212.76	8,961.48	2,251.28	17,923.00
TOTAL GRANT AND OTHER INCOME	<u>914,762.26</u>	<u>903,191.94</u>	<u>11,570.32</u>	<u>1,806,384.00</u>
TOTAL INCOME	<u>1,217,456.61</u>	<u>1,256,039.40</u>	<u>-38,582.79</u>	<u>2,512,079.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	167,350.56	239,515.44	72,164.88	479,031.00
TOTAL TENANT SERVICES EXPENSES	5,242.42	7,000.50	1,758.08	14,001.00
TOTAL UTILITY EXPENSES	172,753.62	314,350.02	141,596.40	628,700.00
Total Maint Salaries				
Total Maint Salaries	101,692.03	190,520.46	88,828.43	381,041.00
Total Materials				
Total Materials	27,000.92	33,800.04	6,799.12	67,600.00
Total Contract Costs				
Total Contract Costs	258,423.06	156,041.52	-102,381.54	312,083.00
TOTAL MAINTENACE EXPENSES	<u>387,116.01</u>	<u>380,362.02</u>	<u>-6,753.99</u>	<u>760,724.00</u>
TOTAL PROTECTIVE SERVICES	193,162.56	212,812.98	19,650.42	425,626.00
TOTAL INSURANCE PREMIUMS	78,761.76	104,044.50	25,282.74	208,089.00
TOTAL GENERAL EXPENSES	439.28	10,767.48	10,328.20	21,535.00
TOTAL OPERATING EXPENSES	<u>1,004,826.21</u>	<u>1,268,852.94</u>	<u>264,026.73</u>	<u>2,537,706.00</u>
NET INCOME	<u>212,630.40</u>	<u>-12,813.54</u>	<u>225,443.94</u>	<u>-25,627.00</u>

# Baden House Elderly/Badenfest

## Income Statement

Period = Oct 2023-Mar 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	111,226.00	126,375.00	-15,149.00	252,750.00
Utility Reimb.-LIPH	-1,009.00	-750.00	-259.00	-1,500.00
Total Rental Income	110,217.00	125,625.00	-15,408.00	251,250.00
Other Tenant Income				
Damages/Maintenance	75.00	499.98	-424.98	1,000.00
Late Charges	6,965.00	7,000.02	-35.02	14,000.00
Vacate Charges	0.00	1,849.98	-1,849.98	3,700.00
Total Other Tenant Income	7,040.00	9,349.98	-2,309.98	18,700.00
NET TENANT INCOME	117,257.00	134,974.98	-17,717.98	269,950.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	340,878.25	348,434.52	-7,556.27	696,869.00
Interest Income	7.23	75.00	-67.77	150.00
Allocated Interest Income	0.00	10.02	-10.02	20.00
Other Miscellaneous Income	33.65	124.98	-91.33	250.00
Allocated Other Income	4,713.16	3,766.98	946.18	7,534.00
TOTAL GRANT AND OTHER INCOME	345,632.29	352,411.50	-6,779.21	704,823.00
TOTAL INCOME	462,889.29	487,386.48	-24,497.19	974,773.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	97,365.46	126,352.92	28,987.46	252,706.00
TOTAL TENANT SERVICES EXPENSES	2,006.37	2,919.96	913.59	5,840.00
TOTAL UTILITY EXPENSES	115,604.91	109,900.02	-5,704.89	219,800.00
Total Maint Salaries	53,530.30	83,842.50	30,312.20	167,685.00
Total Materials	2,980.98	17,295.00	14,314.02	34,590.00
Total Contract Costs	41,982.63	75,923.52	33,940.89	151,847.00
TOTAL MAINTENANCE EXPENSES	98,493.91	177,061.02	78,567.11	354,122.00
TOTAL PROTECTIVE SERVICES	39,461.21	38,984.52	-476.69	77,969.00
TOTAL INSURANCE PREMIUMS	24,756.60	30,574.50	5,817.90	61,149.00
TOTAL GENERAL EXPENSES	188.29	1,596.48	1,408.19	3,193.00
TOTAL OPERATING EXPENSES	377,876.75	487,387.46	109,512.67	974,773.00
NET INCOME	85,012.54	-0.98	85,013.52	0.00



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

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	100,628.00	126,075.00	-25,447.00	252,150.00
Utility Reimb.-LIPH	-32,203.00	-37,500.00	5,297.00	-75,000.00
Utility Reimbursement Refund	-679.00	0.00	-679.00	0.00
Total Rental Income	<u>67,746.00</u>	<u>88,575.00</u>	<u>-20,829.00</u>	<u>177,150.00</u>
Other Tenant Income				
Damages/Maintenance	0.00	79.98	-79.98	160.00
Late Charges	4,170.00	7,000.02	-2,830.02	14,000.00
Misc.Tenant Income	145.00	0.00	145.00	0.00
Vacate Charges	10,061.00	1,900.02	8,160.98	3,800.00
Total Other Tenant Income	<u>14,376.00</u>	<u>8,980.02</u>	<u>5,395.98</u>	<u>17,960.00</u>
NET TENANT INCOME	<u>82,122.00</u>	<u>97,555.02</u>	<u>-15,433.02</u>	<u>195,110.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	495,722.63	589,898.52	-94,175.89	1,179,797.00
Allocated Interest Income	0.00	37.02	-37.02	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	17,218.21	13,761.00	3,457.21	27,522.00
TOTAL GRANT AND OTHER INCOME	<u>531,240.02</u>	<u>603,696.54</u>	<u>-72,456.52</u>	<u>1,207,393.00</u>
TOTAL INCOME	<u>613,362.02</u>	<u>701,251.56</u>	<u>-87,889.54</u>	<u>1,402,503.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	136,066.28	172,662.90	36,596.62	345,326.00
TOTAL TENANT SERVICES EXPENSES	6,973.84	7,352.52	378.68	14,705.00
TOTAL UTILITY EXPENSES	<u>105,926.36</u>	<u>106,999.98</u>	<u>1,073.62</u>	<u>214,000.00</u>
Total Maint Salaries	61,281.17	120,015.48	58,734.31	240,031.00
Total Materials	25,379.72	42,769.92	17,390.20	85,540.00
Total Contract Costs	68,319.70	114,869.94	46,550.24	229,740.00
TOTAL MAINTENACE EXPENSES	<u>154,980.59</u>	<u>277,655.34</u>	<u>122,674.75</u>	<u>555,311.00</u>
TOTAL PROTECTIVE SERVICES	46,025.55	71,853.00	25,827.45	143,706.00
TOTAL INSURANCE PREMIUMS	44,802.00	56,668.44	11,866.44	113,337.00
TOTAL GENERAL EXPENSES	2,020.26	8,056.02	6,035.76	16,112.00
TOTAL OPERATING EXPENSES	<u>496,794.88</u>	<u>701,248.20</u>	<u>204,453.32</u>	<u>1,402,503.00</u>
NET INCOME	<u>116,567.14</u>	<u>3.36</u>	<u>116,566.58</u>	<u>0.00</u>

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

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	59,829.00	68,350.02	-8,521.02	136,700.00
Utility Reimb.-LIPH	-27,686.00	-22,500.00	-5,186.00	-45,000.00
Utility Reimbursement Refund	-960.00	0.00	-960.00	0.00
Total Rental Income	31,183.00	45,850.02	-14,667.02	91,700.00
Other Tenant Income				
Damages/Maintenance	-1,050.46	199.98	-1,250.44	400.00
Late Charges	1,416.00	3,000.00	-1,584.00	6,000.00
Legal Fees - Tenant	11,109.50	0.00	11,109.50	0.00
Misc. Tenant Income	-334.00	0.00	-334.00	0.00
Vacate Charges	473.00	199.98	273.02	400.00
Total Other Tenant Income	11,614.04	3,399.96	8,214.08	6,800.00
NET TENANT INCOME	42,797.04	49,249.98	-6,452.94	98,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	390,297.38	436,107.48	-45,810.10	872,215.00
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	416,950.77	442,783.28	-25,832.51	888,237.00
TOTAL INCOME	459,747.81	492,033.26	-32,285.45	986,737.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	95,694.25	116,894.52	21,200.27	233,789.00
TOTAL TENANT SERVICES EXPENSES	4,048.86	4,269.00	220.14	8,538.00
TOTAL UTILITY EXPENSES	114,093.49	107,420.04	-6,673.45	214,840.00
Total Maint Salaries	42,539.71	62,039.46	19,499.75	124,079.00
Total Materials	2,708.00	34,417.44	31,709.44	68,835.00
Total Contract Costs	31,079.12	90,085.02	59,005.90	180,170.00
TOTAL MAINTENANCE EXPENSES	76,326.83	186,541.92	110,215.09	373,084.00
TOTAL PROTECTIVE SERVICES	24,658.25	37,869.48	13,211.23	75,739.00
TOTAL INSURANCE PREMIUMS	26,317.50	28,722.48	2,404.98	57,445.00
TOTAL GENERAL EXPENSES	210.76	1,764.48	1,553.72	3,529.00
TOTAL OPERATING EXPENSES	341,349.94	483,481.92	142,131.98	966,964.00
NET INCOME	118,397.87	8,551.34	109,846.53	19,773.00

## Southside Scattered Sites

### Income Statement

Period = Oct 2023-Mar 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	105,476.00	102,499.98	2,976.02	205,000.00
Utility Reimb.-LIPH	-10,298.00	-12,250.02	1,952.02	-24,500.00
Total Rental Income	95,178.00	90,249.96	4,928.04	180,500.00
Other Tenant Income				
Late Charges	11,107.00	7,750.02	3,356.98	15,500.00
Misc.Tenant Income	75.00	0.00	75.00	0.00
Vacate Charges	124.00	1,500.00	-1,376.00	3,000.00
Total Other Tenant Income	11,306.00	9,250.02	2,055.98	18,500.00
NET TENANT INCOME	106,484.00	99,499.98	6,984.02	199,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	513,135.25	511,176.00	1,959.25	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	521,120.41	516,941.80	4,178.61	1,036,190.00
TOTAL INCOME	627,604.41	616,441.78	11,162.63	1,235,190.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	92,267.11	142,909.98	50,642.87	285,820.00
TOTAL TENANT SERVICES EXPENSES	6,613.36	3,684.54	-2,928.82	7,369.00
TOTAL UTILITY EXPENSES	127,302.52	131,599.98	4,297.46	263,200.00
Total Maint Salaries	82,286.01	147,788.94	65,502.93	295,578.00
Total Materials	34,738.81	35,045.10	306.29	70,090.00
Total Contract Costs	92,357.34	106,056.54	13,699.20	212,113.00
TOTAL MAINTENANCE EXPENSES	209,382.16	288,890.58	79,508.42	577,781.00
TOTAL PROTECTIVE SERVICES	1,951.00	0.00	-1,951.00	0.00
TOTAL INSURANCE PREMIUMS	49,006.37	44,983.98	-4,022.39	89,968.00
TOTAL GENERAL EXPENSES	200.74	5,528.52	5,327.78	11,057.00
TOTAL OPERATING EXPENSES	486,723.26	617,595.38	130,874.32	1,235,190.00
NET INCOME	140,881.15	0.00	142,034.75	0.00

## Northside Scattered Sites

### Income Statement

Period = Oct 2023-Mar 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	57,885.64	71,500.02	-13,614.38	143,000.00
Utility Reimb.-LIPH	-27,260.00	-19,999.98	-7,260.02	-40,000.00
Utility Reimbursement Refund	-336.00	0.00	-336.00	0.00
Total Rental Income	30,289.64	51,500.04	-21,210.40	103,000.00
Other Tenant Income				
Cleaning Fee	135.00	0.00	135.00	0.00
Late Charges	2,322.00	2,250.00	72.00	4,500.00
Legal Fees - Tenant	484.50	1,000.02	-515.52	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	2,112.00	0.00	2,112.00	0.00
Total Other Tenant Income	6,158.71	3,250.02	2,908.69	6,500.00
NET TENANT INCOME	36,448.35	54,750.06	-18,301.71	109,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	652,943.50	650,101.98	2,841.52	1,300,204.00
Allocated Interest Income	0.00	36.48	-36.48	73.00
Fraud Recovery PH	-1,388.21	0.00	-1,388.21	0.00
Allocated Other Income	16,876.13	13,487.52	3,388.61	26,975.00
TOTAL GRANT AND OTHER INCOME	668,431.42	663,625.98	4,805.44	1,327,252.00
TOTAL INCOME	704,879.77	718,376.04	-13,496.27	1,436,752.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	99,353.58	162,837.54	63,483.96	325,675.00
TOTAL TENANT SERVICES EXPENSES	6,835.28	9,207.00	2,371.72	18,414.00
TOTAL UTILITY EXPENSES	103,649.99	121,249.98	17,599.99	242,500.00
Total Maint Salaries	28,886.69	98,904.54	70,017.85	197,809.00
Total Materials	21,372.28	39,925.02	18,552.74	79,850.00
Total Contract Costs	89,595.43	214,260.06	124,664.63	428,520.00
TOTAL MAINTENANCE EXPENSES	139,854.40	353,089.62	213,235.22	706,179.00
TOTAL PROTECTIVE SERVICES	290.85	1,249.98	959.13	2,500.00
TOTAL INSURANCE PREMIUMS	53,112.34	49,205.52	-3,906.82	98,411.00
TOTAL GENERAL EXPENSES	304.16	6,347.52	6,043.36	12,695.00
TOTAL OPERATING EXPENSES	403,400.60	703,187.16	299,786.56	1,406,374.00
NET INCOME	301,479.17	15,188.88	286,290.29	30,378.00

## King Louis Square III

### Income Statement

Period = Oct 2023-Mar 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	5,087.00	31,500.00	-26,413.00	63,000.00
Utility Reimb.-LIPH	424.00	-5,200.02	5,624.02	-10,400.00
Total Rental Income	5,511.00	26,299.98	-20,788.98	52,600.00
Other Tenant Income				
Late Charges	510.00	1,249.98	-739.98	2,500.00
Total Other Tenant Income	510.00	1,249.98	-739.98	2,500.00
NET TENANT INCOME	6,021.00	27,549.96	-21,528.96	55,100.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	77,270.63	88,313.52	-11,042.89	176,627.00
Allocated Interest Income	0.00	4.50	-4.50	9.00
Allocated Other Income	2,128.52	1,701.00	427.52	3,402.00
TOTAL GRANT AND OTHER INCOME	79,399.15	90,019.02	-10,619.87	180,038.00
TOTAL INCOME	85,420.15	117,568.98	-32,148.83	235,138.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	18,688.19	27,745.02	9,056.83	55,490.00
TOTAL TENANT SERVICES EXPENSES	862.12	909.00	46.88	1,818.00
TOTAL UTILITY EXPENSES	20,560.35	23,509.98	2,949.63	47,020.00
Total General Maint Expense	6,227.97	9,625.02	3,397.05	19,250.00
Total Materials	0.00	6,070.02	6,070.02	12,140.00
Total Contract Costs	17,190.68	26,650.02	9,459.34	53,300.00
TOTAL MAINTENACE EXPENSES	23,418.65	42,345.06	18,926.41	84,690.00
TOTAL PROTECTIVE SERVICES	7,531.97	11,652.00	4,120.03	23,304.00
TOTAL INSURANCE PREMIUMS	7,530.00	7,421.46	-108.54	14,843.00
TOTAL GENERAL EXPENSES	3,852.00	3,989.52	137.52	7,979.00
TOTAL OPERATING EXPENSES	82,443.28	117,569.49	35,127.23	235,138.00
NET INCOME	2,976.87	-0.51	2,977.38	0.00

## Mixed Finance Properties

### Income Statement

Period = Oct 2023-Mar 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	243,888.38	295,956.00	-52,067.62	591,912.00
Investment Inc -Restricted Non-Allocated	237.43	0.00	237.43	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>244,125.81</b>	<b>295,956.00</b>	<b>-51,830.19</b>	<b>591,912.00</b>
<b>TOTAL INCOME</b>	<b>244,125.81</b>	<b>295,956.00</b>	<b>-51,830.19</b>	<b>591,912.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	31,295.70	37,587.54	6,291.84	75,175.00
TOTAL UTILITY EXPENSES	72,455.33	73,431.48	976.15	146,863.00
TOTAL INSURANCE PREMIUMS	3,889.98	5,014.98	1,125.00	10,030.00
TOTAL GENERAL EXPENSES	175,523.33	179,922.00	4,398.67	359,844.00
<b>TOTAL OPERATING EXPENSES</b>	<b>283,164.34</b>	<b>295,956.00</b>	<b>12,791.66</b>	<b>591,912.00</b>
<b>NET INCOME</b>	<b>-39,038.53</b>	<b>0.00</b>	<b>-39,038.53</b>	<b>0.00</b>

#### 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	149,334.13	177,420.00	-28,085.87	354,836.00
Investment Inc -Restricted Non-Allocated	9,319.25	0.00	9,319.25	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>158,653.38</b>	<b>177,420.00</b>	<b>-18,766.62</b>	<b>354,836.00</b>
<b>TOTAL INCOME</b>	<b>158,653.38</b>	<b>177,420.00</b>	<b>-18,766.62</b>	<b>354,836.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	20,073.89	25,239.00	5,165.11	50,484.00
TOTAL UTILITY EXPENSES	46,405.16	50,064.00	3,658.84	100,127.00
TOTAL INSURANCE PREMIUMS	2,674.98	3,450.00	775.02	6,898.00
TOTAL GENERAL EXPENSES	100,163.68	98,664.00	-1,499.68	197,327.00
<b>TOTAL OPERATING EXPENSES</b>	<b>169,317.71</b>	<b>177,419.50</b>	<b>8,099.29</b>	<b>354,836.00</b>
<b>NET INCOME</b>	<b>-10,664.33</b>	<b>0.50</b>	<b>-10,664.83</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2023-Mar 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	172,243.13	199,114.50	-26,871.37	398,229.00
TOTAL GRANT AND OTHER INCOME	<u>172,243.13</u>	<u>199,114.50</u>	<u>-26,871.37</u>	<u>398,229.00</u>
TOTAL INCOME	<u><u>172,243.13</u></u>	<u><u>199,114.50</u></u>	<u><u>-26,871.37</u></u>	<u><u>398,229.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	21,705.27	27,275.46	5,570.19	54,551.00
TOTAL UTILITY EXPENSES	48,254.82	51,838.98	3,584.16	103,678.00
TOTAL INSURANCE PREMIUMS	2,689.98	3,472.98	783.00	6,946.00
TOTAL GENERAL EXPENSES	<u>111,123.53</u>	<u>116,527.02</u>	<u>5,403.49</u>	<u>233,054.00</u>
TOTAL OPERATING EXPENSES	<u><u>183,773.60</u></u>	<u><u>199,114.49</u></u>	<u><u>15,340.84</u></u>	<u><u>398,229.00</u></u>
NET INCOME	-11,530.47	0.01	-11,530.48	0.00

### 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	67,346.38	84,247.98	-16,901.60	168,496.00
Investment Inc -Restricted Non-Allocated	15.57	0.00	15.57	0.00
TOTAL GRANT AND OTHER INCOME	<u>67,361.95</u>	<u>84,247.98</u>	<u>-16,886.03</u>	<u>168,496.00</u>
TOTAL INCOME	<u><u>67,361.95</u></u>	<u><u>84,247.98</u></u>	<u><u>-16,886.03</u></u>	<u><u>168,496.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	8,914.85	11,269.50	2,354.65	22,539.00
TOTAL UTILITY EXPENSES	6,916.64	6,799.98	-116.66	13,600.00
TOTAL PROTECTIVE SERVICES	11,280.13	17,478.00	6,197.87	34,956.00
TOTAL INSURANCE PREMIUMS	1,576.02	2,024.52	448.50	4,049.00
TOTAL GENERAL EXPENSES	<u>35,945.86</u>	<u>30,595.02</u>	<u>-5,350.84</u>	<u>61,190.00</u>
TOTAL OPERATING EXPENSES	<u><u>64,633.50</u></u>	<u><u>68,167.02</u></u>	<u><u>3,533.52</u></u>	<u><u>136,334.00</u></u>
NET INCOME	2,728.45	16,080.96	13,352.51	32,162.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Mar 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	72,463.00	92,275.02	-19,812.02	184,550.00
TOTAL GRANT AND OTHER INCOME	72,463.00	92,275.02	-19,812.02	184,550.00
TOTAL INCOME	72,463.00	92,275.02	-19,812.02	184,550.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	7,161.18	7,948.50	787.32	15,897.00
TOTAL TENANT SERVICES EXPENSES	600.00	300.00	-300.00	600.00
TOTAL UTILITY EXPENSES	27,927.00	27,927.00	0.00	55,854.00
TOTAL PROTECTIVE SERVICES	12,529.54	19,420.02	6,890.48	38,840.00
TOTAL INSURANCE PREMIUMS	1,375.02	1,771.02	396.00	3,542.00
TOTAL GENERAL EXPENSES	29,692.02	29,692.02	0.00	59,384.00
TOTAL OPERATING EXPENSES	79,284.76	87,058.56	7,773.80	174,117.00
NET INCOME	-6,821.76	5,216.46	-12,038.22	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	92,300.00	105,187.44	-12,887.44	210,375.00
Investment Inc -Restricted Non-Allocated	9.65	0.00	9.65	0.00
TOTAL GRANT AND OTHER INCOME	92,309.65	105,187.44	-12,877.79	210,375.00
TOTAL INCOME	92,309.65	105,187.44	-12,877.79	210,375.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	11,267.98	14,106.48	2,838.50	28,213.00
TOTAL UTILITY EXPENSES	13,105.46	12,750.00	-355.46	25,500.00
TOTAL PROTECTIVE SERVICES	13,814.62	21,361.98	7,547.36	42,724.00
TOTAL INSURANCE PREMIUMS	1,879.02	2,417.52	538.50	4,835.00
TOTAL GENERAL EXPENSES	46,749.56	44,359.98	-2,389.58	88,720.00
TOTAL OPERATING EXPENSES	86,816.64	47,497.98	-1,307.43	189,992.00
NET INCOME	5,493.01	57,689.46	-11,570.36	20,383.00



## Mixed Finance Properties Income Statement

Period = Oct 2023-Mar 2024

Book = Accrual

### Reaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	125,646.38	155,438.04	-29,791.66	310,876.00
Investment Inc -Restricted Non-Allocated	527.08	0.00	527.08	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>126,173.46</b>	<b>155,438.04</b>	<b>-29,264.58</b>	<b>310,876.00</b>
<b>TOTAL INCOME</b>	<b>126,173.46</b>	<b>155,438.04</b>	<b>-29,264.58</b>	<b>310,876.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	19,049.02	23,874.00	4,824.98	47,748.00
TOTAL TENANT SERVICES EXPENSES	0.00	465.00	465.00	930.00
TOTAL UTILITY EXPENSES	36,914.82	37,458.48	543.66	74,917.00
TOTAL PROTECTIVE SERVICES	19,454.73	30,101.52	10,646.79	60,203.00
TOTAL INSURANCE PREMIUMS	2,617.50	3,372.48	754.98	6,745.00
TOTAL GENERAL EXPENSES	61,558.52	66,115.02	4,556.50	132,230.00
<b>TOTAL OPERATING EXPENSES</b>	<b>139,594.59</b>	<b>161,386.50</b>	<b>21,791.91</b>	<b>322,773.00</b>
<b>NET INCOME</b>	<b>-13,421.13</b>	<b>-5,948.46</b>	<b>-7,472.67</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	147,943.50	184,350.96	-36,407.46	368,702.00
Investment Inc -Restricted Non-Allocated	16,659.48	0.00	16,659.48	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>164,602.98</b>	<b>184,350.96</b>	<b>-19,747.98</b>	<b>368,702.00</b>
<b>TOTAL INCOME</b>	<b>164,602.98</b>	<b>184,350.96</b>	<b>-19,747.98</b>	<b>368,702.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,141.76	12,477.48	2,335.72	24,955.00
TOTAL TENANT SERVICES EXPENSES	1,225.00	562.50	-662.50	1,125.00
TOTAL UTILITY EXPENSES	52,262.18	52,720.50	458.32	105,441.00
TOTAL PROTECTIVE SERVICES	23,524.16	36,412.50	12,888.34	72,825.00
TOTAL INSURANCE PREMIUMS	2,783.52	3,297.00	513.48	6,594.00
TOTAL GENERAL EXPENSES	75,531.83	78,484.98	2,953.15	156,970.00
<b>TOTAL OPERATING EXPENSES</b>	<b>165,468.45</b>	<b>183,954.96</b>	<b>18,486.51</b>	<b>367,910.00</b>
<b>NET INCOME</b>	<b>-865.47</b>	<b>396.00</b>	<b>-1,261.47</b>	<b>792.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2023-Mar 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	57,441.15	65,808.54	-8,367.39	131,617.00
Investment Inc -Restricted Non-Allocated	2,611.78	0.00	2,611.78	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>60,052.93</b>	<b>65,808.54</b>	<b>-5,755.61</b>	<b>131,617.00</b>
<b>TOTAL INCOME</b>	<b>60,052.93</b>	<b>65,808.54</b>	<b>-5,755.61</b>	<b>131,617.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	3,006.99	3,746.52	739.53	7,493.00
TOTAL TENANT SERVICES EXPENSES	0.00	165.00	165.00	330.00
TOTAL UTILITY EXPENSES	18,815.83	19,822.02	1,006.19	39,644.00
TOTAL PROTECTIVE SERVICES	6,889.44	10,681.50	3,792.06	21,363.00
TOTAL INSURANCE PREMIUMS	1,086.00	1,252.98	166.98	2,506.00
TOTAL GENERAL EXPENSES	29,057.98	27,864.00	-1,193.98	55,728.00
<b>TOTAL OPERATING EXPENSES</b>	<b>58,856.24</b>	<b>63,532.02</b>	<b>4,675.78</b>	<b>127,064.00</b>
<b>NET INCOME</b>	<b>1,196.69</b>	<b>2,276.52</b>	<b>-1,079.83</b>	<b>4,553.00</b>

### 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	151,251.25	145,533.96	5,717.29	291,068.00
Investment Inc -Restricted Non-Allocated	17,275.37	0.00	17,275.37	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>168,526.62</b>	<b>145,533.96</b>	<b>22,992.66</b>	<b>291,068.00</b>
<b>TOTAL INCOME</b>	<b>168,526.62</b>	<b>145,533.96</b>	<b>22,992.66</b>	<b>291,068.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,473.76	12,782.46	2,308.70	25,565.00
TOTAL UTILITY EXPENSES	65,033.58	66,832.50	1,798.92	133,665.00
TOTAL INSURANCE PREMIUMS	3,675.00	4,240.02	565.02	8,480.00
TOTAL GENERAL EXPENSES	67,302.32	63,000.48	-4,301.84	126,001.00
<b>TOTAL OPERATING EXPENSES</b>	<b>146,484.66</b>	<b>146,855.46</b>	<b>370.80</b>	<b>293,711.00</b>
<b>NET INCOME</b>	<b>22,041.96</b>	<b>-1,321.50</b>	<b>22,621.86</b>	<b>-2,643.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2023-Mar 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	128,984.25	146,266.98	-17,282.73	292,534.00
Investment Inc -Restricted Non-Allocated	3,433.03	0.00	3,433.03	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>132,417.28</b>	<b>146,266.98</b>	<b>-13,849.70</b>	<b>292,534.00</b>
<b>TOTAL INCOME</b>	<b>132,417.28</b>	<b>146,266.98</b>	<b>-13,849.70</b>	<b>292,534.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	9,755.00	12,358.50	2,603.50	24,717.00
TOTAL TENANT SERVICES EXPENSES	0.00	270.00	270.00	540.00
TOTAL UTILITY EXPENSES	26,369.74	30,415.98	4,046.24	60,832.00
TOTAL PROTECTIVE SERVICES	11,280.13	17,478.00	6,197.87	34,956.00
TOTAL INSURANCE PREMIUMS	1,525.98	1,966.02	440.04	3,932.00
TOTAL GENERAL EXPENSES	67,807.59	72,147.00	4,339.41	144,294.00
<b>TOTAL OPERATING EXPENSES</b>	<b>116,738.44</b>	<b>134,635.50</b>	<b>17,897.06</b>	<b>269,271.00</b>
<b>NET INCOME</b>	<b>15,678.84</b>	<b>11,631.48</b>	<b>4,047.36</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	114,622.38	132,131.04	-17,508.66	264,262.00
Investment Inc -Restricted Non-Allocated	6,827.75	0.00	6,827.75	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>121,450.13</b>	<b>132,131.04</b>	<b>-10,680.91</b>	<b>264,262.00</b>
<b>TOTAL INCOME</b>	<b>121,450.13</b>	<b>132,131.04</b>	<b>-10,680.91</b>	<b>264,262.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	12,863.11	16,098.48	3,235.37	32,197.00
TOTAL UTILITY EXPENSES	49,604.46	38,804.52	-10,799.94	77,609.00
TOTAL PROTECTIVE SERVICES	14,421.45	22,333.50	7,912.05	44,667.00
TOTAL INSURANCE PREMIUMS	1,961.52	2,584.02	622.50	5,168.00
TOTAL GENERAL EXPENSES	69,409.56	69,409.50	-0.06	138,819.00
<b>TOTAL OPERATING EXPENSES</b>	<b>148,260.10</b>	<b>149,230.02</b>	<b>969.92</b>	<b>298,460.00</b>
<b>NET INCOME</b>	<b>-26,809.97</b>	<b>-17,098.98</b>	<b>-9,710.99</b>	<b>-34,198.00</b>

**Mixed Finance Properties  
Income Statement**

Period = Oct 2023-Mar 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	140,770.88	166,909.02	-26,138.14	333,818.00
Investment Inc -Restricted Non-Allocated	6,431.25	0.00	6,431.25	0.00
TOTAL GRANT AND OTHER INCOME	<u>147,202.13</u>	<u>166,909.02</u>	<u>-19,706.89</u>	<u>333,818.00</u>
TOTAL INCOME	<u>147,202.13</u>	<u>166,909.02</u>	<u>-19,706.89</u>	<u>333,818.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	16,583.76	20,813.52	4,229.76	41,627.00
TOTAL TENANT SERVICES EXPENSES	0.00	375.00	375.00	750.00
TOTAL UTILITY EXPENSES	37,984.23	41,088.48	3,104.25	82,177.00
TOTAL PROTECTIVE SERVICES	15,670.85	24,275.52	8,604.67	48,551.00
TOTAL INSURANCE PREMIUMS	2,074.98	2,679.00	604.02	5,358.00
TOTAL GENERAL EXPENSES	87,980.63	89,254.50	1,273.87	178,509.00
TOTAL OPERATING EXPENSES	<u>160,294.45</u>	<u>178,486.02</u>	<u>18,191.57</u>	<u>356,972.00</u>
NET INCOME	<u>-13,092.32</u>	<u>-11,577.00</u>	<u>-1,515.32</u>	<u>-23,154.00</u>

**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	114,102.50	142,228.98	-28,126.48	284,458.00
Investment Inc -Restricted Non-Allocated	2,693.22	0.00	2,693.22	0.00
TOTAL GRANT AND OTHER INCOME	<u>116,795.72</u>	<u>142,228.98</u>	<u>-25,433.26</u>	<u>284,458.00</u>
TOTAL INCOME	<u>116,795.72</u>	<u>142,228.98</u>	<u>-25,433.26</u>	<u>284,458.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	15,240.48	19,032.00	3,791.52	38,064.00
TOTAL UTILITY EXPENSES	42,392.92	36,790.50	-5,602.42	73,581.00
TOTAL PROTECTIVE SERVICES	13,815.65	21,361.98	7,546.33	42,724.00
TOTAL INSURANCE PREMIUMS	1,854.00	2,448.48	594.48	4,897.00
TOTAL GENERAL EXPENSES	60,386.17	60,385.98	-0.19	120,772.00
TOTAL OPERATING EXPENSES	<u>133,689.22</u>	<u>140,018.94</u>	<u>6,329.72</u>	<u>280,038.00</u>
NET INCOME	<u>-16,893.50</u>	<u>2,210.04</u>	<u>-19,103.54</u>	<u>4,420.00</u>

**Mixed Finance Properties  
Income Statement**

Period = Oct 2023-Mar 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	215,273.13	341,185.98	-125,912.85	682,372.00
Investment Inc -Restricted Non-Allocated	15,572.58	0.00	15,572.58	0.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
TOTAL GRANT AND OTHER INCOME	<u>230,879.36</u>	<u>341,185.98</u>	<u>-110,306.62</u>	<u>682,372.00</u>
TOTAL INCOME	<u>230,879.36</u>	<u>341,185.98</u>	<u>-110,306.62</u>	<u>682,372.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	14,979.59	18,768.00	3,788.41	37,536.00
TOTAL UTILITY EXPENSES	116,809.98	116,250.00	-559.98	232,500.00
TOTAL GENERAL EXPENSES	79,979.50	197,715.48	117,735.98	395,431.00
TOTAL OPERATING EXPENSES	<u>211,769.07</u>	<u>332,733.48</u>	<u>120,964.41</u>	<u>665,467.00</u>
NET INCOME	19,110.29	8,452.50	10,657.79	16,905.00

**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	105,631.00	139,569.48	-33,938.48	279,139.00
Investment Inc -Restricted Non-Allocated	169.31	0.00	169.31	0.00
TOTAL GRANT AND OTHER INCOME	<u>105,800.31</u>	<u>139,569.48</u>	<u>-33,769.17</u>	<u>279,139.00</u>
TOTAL INCOME	<u>105,800.31</u>	<u>139,569.48</u>	<u>-33,769.17</u>	<u>279,139.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,297.58	12,260.46	1,962.88	24,521.00
TOTAL UTILITY EXPENSES	61,080.91	60,273.00	-807.91	120,546.00
TOTAL PROTECTIVE SERVICES	23,524.16	36,412.50	12,888.34	72,825.00
TOTAL INSURANCE PREMIUMS	2,578.98	3,267.00	688.02	6,534.00
TOTAL GENERAL EXPENSES	24,278.20	20,577.48	-3,700.72	41,155.00
TOTAL OPERATING EXPENSES	<u>121,759.83</u>	<u>132,790.44</u>	<u>11,030.61</u>	<u>265,581.00</u>
NET INCOME	-15,959.52	6,779.04	-22,738.56	13,558.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Mar 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	200,800.50	208,419.00	-7,618.50	416,838.00
Investment Inc -Restricted Non-Allocated	147.37	0.00	147.37	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>200,947.87</b>	<b>208,419.00</b>	<b>-7,471.13</b>	<b>416,838.00</b>
<b>TOTAL INCOME</b>	<b>200,947.87</b>	<b>208,419.00</b>	<b>-7,471.13</b>	<b>416,838.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	19,691.99	24,531.96	4,839.97	49,064.00
TOTAL UTILITY EXPENSES	72,499.58	74,146.50	1,646.92	148,293.00
TOTAL INSURANCE PREMIUMS	2,871.48	3,709.02	837.54	7,418.00
TOTAL GENERAL EXPENSES	114,771.99	116,004.48	1,232.49	232,009.00
<b>TOTAL OPERATING EXPENSES</b>	<b>209,835.04</b>	<b>218,391.96</b>	<b>8,556.92</b>	<b>436,784.00</b>
<b>NET INCOME</b>	<b>-8,887.17</b>	<b>-9,972.96</b>	<b>1,085.79</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	141,280.50	143,833.02	-2,552.52	287,666.00
Investment Inc -Restricted Non-Allocated	391.65	0.00	391.65	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>141,672.15</b>	<b>143,833.02</b>	<b>-2,160.87</b>	<b>287,666.00</b>
<b>TOTAL INCOME</b>	<b>141,672.15</b>	<b>143,833.02</b>	<b>-2,160.87</b>	<b>287,666.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	16,890.61	21,349.50	4,458.89	42,699.00
TOTAL UTILITY EXPENSES	32,729.27	33,340.02	610.75	66,680.00
TOTAL INSURANCE PREMIUMS	2,470.02	3,184.98	714.96	6,370.00
TOTAL GENERAL EXPENSES	95,594.13	95,898.00	303.87	191,796.00
<b>TOTAL OPERATING EXPENSES</b>	<b>147,684.03</b>	<b>153,772.50</b>	<b>6,088.47</b>	<b>307,545.00</b>
<b>NET INCOME</b>	<b>-6,011.88</b>	<b>-9,939.48</b>	<b>3,927.60</b>	<b>-19,879.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2023-Mar 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	109,549.63	106,749.00	2,800.63	213,498.00
Investment Inc -Restricted Non-Allocated	6,604.41	0.00	6,604.41	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>116,154.04</b>	<b>106,749.00</b>	<b>9,405.04</b>	<b>213,498.00</b>
<b>TOTAL INCOME</b>	<b>116,154.04</b>	<b>106,749.00</b>	<b>9,405.04</b>	<b>213,498.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	11,739.22	14,484.00	2,744.78	28,968.00
TOTAL UTILITY EXPENSES	22,356.83	21,799.98	-556.85	43,600.00
TOTAL INSURANCE PREMIUMS	1,936.50	2,484.48	547.98	4,969.00
TOTAL GENERAL EXPENSES	82,240.30	77,653.02	-4,587.28	155,306.00
<b>TOTAL OPERATING EXPENSES</b>	<b>118,272.85</b>	<b>116,421.48</b>	<b>-1,851.37</b>	<b>232,843.00</b>
<b>NET INCOME</b>	<b>-2,118.81</b>	<b>-9,672.48</b>	<b>7,553.67</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	65,602.38	69,785.52	-4,183.14	139,571.00
Investment Inc -Restricted Non-Allocated	9,092.23	0.00	9,092.23	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>74,694.61</b>	<b>69,785.52</b>	<b>4,909.09</b>	<b>139,571.00</b>
<b>TOTAL INCOME</b>	<b>74,694.61</b>	<b>69,785.52</b>	<b>4,909.09</b>	<b>139,571.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	9,376.73	11,562.48	2,185.75	23,125.00
TOTAL UTILITY EXPENSES	16,198.83	16,240.02	41.19	32,480.00
TOTAL INSURANCE PREMIUMS	1,485.00	2,469.48	984.48	4,939.00
TOTAL GENERAL EXPENSES	45,851.09	48,096.48	2,245.39	96,193.00
<b>TOTAL OPERATING EXPENSES</b>	<b>72,911.65</b>	<b>78,368.46</b>	<b>5,456.81</b>	<b>156,737.00</b>
<b>NET INCOME</b>	<b>1,782.96</b>	<b>-8,582.94</b>	<b>-547.72</b>	<b>-17,166.00</b>

# Mixed Finance Properties Income Statement

Period = Oct 2023-Mar 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	50,676.25	49,135.98	1,540.27	98,272.00
Investment Inc -Restricted Non-Allocated	8.15	0.00	8.15	0.00
TOTAL GRANT AND OTHER INCOME	50,684.40	49,135.98	1,548.42	98,272.00
TOTAL INCOME	50,684.40	49,135.98	1,548.42	98,272.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	0.00	7,995.96	7,995.96	15,992.00
TOTAL UTILITY EXPENSES	8,137.50	8,137.50	0.00	16,275.00
TOTAL INSURANCE PREMIUMS	778.98	898.98	120.00	1,798.00
TOTAL GENERAL EXPENSES	33,480.00	33,480.00	0.00	66,960.00
TOTAL OPERATING EXPENSES	42,396.48	50,512.44	8,115.96	101,025.00
NET INCOME	8,287.92	-1,376.46	-6,567.54	-2,753.00



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

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
<b>Indicator #1 - Quick Ratio (QR)</b>							
<b>FDS #</b>							
111 Cash -unrestricted	\$	2,937,262.07	\$ 179,106.68	\$ 269,492.14	\$ 233,945.62	\$ 481,224.86	\$ 348,970.44
114 Cash - tenant security deposits	\$	24,087.91	\$ 22,539.68	\$ 22,775.57	\$ 23,022.98	\$ 58,905.67	\$ 21,981.39
115 Cash - restircted for payment of current liability	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$	65,139.31	\$ 136,074.69	\$ 27,320.79	\$ 35,856.09	\$ 193,076.91	\$ 11,877.67
131 Investments - unrestricted	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$	448,805.61	\$ 117,148.58	\$ 91,566.98	\$ 85,601.81	\$ 229,401.75	\$ 89,775.01
144 Inter-program due-from	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	\$	<b>3,475,294.90</b>	\$ <b>454,869.63</b>	\$ <b>411,155.48</b>	\$ <b>378,426.50</b>	\$ <b>962,609.19</b>	\$ <b>472,604.51</b>
310 Total Current Liabilities	\$	49,377.82	\$ 32,898.15	\$ 45,007.44	\$ 45,036.47	\$ 135,871.46	\$ 45,735.21
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Denominator Total:</b>	\$	<b>49,377.82</b>	\$ <b>32,898.15</b>	\$ <b>45,007.44</b>	\$ <b>45,036.47</b>	\$ <b>135,871.46</b>	\$ <b>45,735.21</b>
<b>Quick Ratio:</b>		<b>70.38</b>	<b>13.83</b>	<b>9.14</b>	<b>8.40</b>	<b>7.08</b>	<b>10.33</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>12</b>
<b>Indicator #2 - Months Expendable Net Assets Ratio (MENAR)</b>							
<b>FDS #</b>							
111 Cash -unrestricted	\$	2,937,262.07	\$ 179,106.68	\$ 269,492.14	\$ 233,945.62	\$ 481,224.86	\$ 348,970.44
114 Cash - tenant security deposits	\$	24,087.91	\$ 22,539.68	\$ 22,775.57	\$ 23,022.98	\$ 58,905.67	\$ 21,981.39
115 Cash - restircted for payment of current liability	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$	65,139.31	\$ 136,074.69	\$ 27,320.79	\$ 35,856.09	\$ 193,076.91	\$ 11,877.67
131 Investments - unrestricted	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$	448,805.61	\$ 117,148.58	\$ 91,566.98	\$ 85,601.81	\$ 229,401.75	\$ 89,775.01
310 (-) Total Current Liabilities	\$	49,377.82	\$ 32,898.15	\$ 45,007.44	\$ 45,036.47	\$ 135,871.46	\$ 45,735.21
<b>MENAR Numerator Total:</b>	\$	<b>3,425,917.08</b>	\$ <b>421,971.48</b>	\$ <b>366,148.04</b>	\$ <b>333,390.03</b>	\$ <b>826,737.73</b>	\$ <b>426,869.30</b>
<b>Average Monthly Operating Expenses:</b>							
96900 Total Operating Expenses	\$	878,934.68	\$ 512,525.77	\$ 422,071.10	\$ 408,745.73	\$ 1,004,826.21	\$ 377,876.75
97100 Extraordinary Maintenance	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	\$	<b>146,489.11</b>	\$ <b>85,420.96</b>	\$ <b>70,345.18</b>	\$ <b>68,124.29</b>	\$ <b>167,471.04</b>	\$ <b>62,979.46</b>
<b>MENAR:</b>		<b>23.39</b>	<b>4.94</b>	<b>5.21</b>	<b>4.89</b>	<b>4.94</b>	<b>6.78</b>
<b>MENAR Score (max points 11):</b>		<b>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  
As of March 31, 2024

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>							
FDS # Adjusted Operating Income:							
97000 Excess Operating Revenue over Operating Expenses		\$ 347,150.24	\$ 59,901.67	\$ 63,688.94	\$ 56,681.20	\$ 212,630.40	\$ 85,012.54
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 347,150.24	\$ 59,901.67	\$ 63,688.94	\$ 56,681.20	\$ 212,630.40	\$ 85,012.54
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**  
As of March 31, 2024

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Quick Ratio (QR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 1,126,816.11	\$ 935,645.47	\$ 788,863.71	\$ 1,126,961.08	\$ 276,103.45
114 Cash - tenant security deposits	\$ 39,997.17	\$ 16,710.00	\$ 27,258.02	\$ 30,144.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 141,877.55	\$ 62,923.95	\$ 109,946.23	\$ (3,860.43)	\$ 3,388.56
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 211,164.26	\$ 136,287.24	\$ 149,511.21	\$ 246,333.37	\$ 25,580.02
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,519,855.09</b>	<b>\$ 1,151,566.66</b>	<b>\$ 1,075,579.17</b>	<b>\$ 1,399,578.23</b>	<b>\$ 310,378.03</b>
310 Total Current Liabilities	\$ 100,784.04	\$ 572,993.94	\$ 108,564.87	\$ 87,081.82	\$ 14,583.75
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 530,000.00	\$ -	\$ -	\$ 2,620.00
<b>QR Denominator Total:</b>	<b>\$ 100,784.04</b>	<b>\$ 42,993.94</b>	<b>\$ 108,564.87</b>	<b>\$ 87,081.82</b>	<b>\$ 11,963.75</b>
<b>Quick Ratio:</b>	<b>15.08</b>	<b>26.78</b>	<b>9.91</b>	<b>16.07</b>	<b>25.94</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	\$ 1,126,816.11	\$ 935,645.47	\$ 788,863.71	\$ 1,126,961.08	\$ 276,103.45
114 Cash - tenant security deposits	\$ 39,997.17	\$ 16,710.00	\$ 27,258.02	\$ 30,144.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 141,877.55	\$ 62,923.95	\$ 109,946.23	\$ (3,860.43)	\$ 3,388.56
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 211,164.26	\$ 136,287.24	\$ 149,511.21	\$ 246,333.37	\$ 25,580.02
310 (-) Total Current Liabilities	\$ 100,784.04	\$ 572,993.94	\$ 108,564.87	\$ 87,081.82	\$ 14,583.75
<b>MENAR Numerator Total:</b>	<b>\$ 1,419,071.05</b>	<b>\$ 578,572.72</b>	<b>\$ 967,014.30</b>	<b>\$ 1,312,496.41</b>	<b>\$ 295,794.28</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 496,794.88	\$ 341,349.94	\$ 486,723.26	\$ 403,400.60	\$ 82,443.28
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 82,799.15</b>	<b>\$ 56,891.66</b>	<b>\$ 81,120.54</b>	<b>\$ 67,233.43</b>	<b>\$ 13,740.55</b>
<b>MENAR:</b>	<b>17.14</b>	<b>10.17</b>	<b>11.92</b>	<b>19.52</b>	<b>21.53</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  
As of March 31, 2024

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 116,567.14	\$ 118,397.87	\$ 140,881.15	\$ 301,479.17	\$ 2,976.87
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 116,567.14	\$ 118,397.87	\$ 140,881.15	\$ 301,479.17	\$ 2,976.87
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  
As of March 31, 2024

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
<b>Indicator #1 - Occupancy Rate (OR)</b>							
FDS #							
11210 Unit Months Leased		863	629	618	486	1,397	637
OR Numerator Total:		863	629	618	486	1,397	637
11190 Unit Months Available		1,337	756	648	594	1,704	718
OR Denominator Total:		1,337	756	648	594	1,704	718
Occupancy Rate:		0.64547	0.83201	0.95370	0.81818	0.81984	0.88719
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		\$ 90,665.22	\$ 144,590.06	\$ 29,360.67	\$ 40,360.79	\$ 206,480.29	\$ 16,833.11
TAR Numerator Total:		\$ 90,665.22	\$ 144,590.06	\$ 29,360.67	\$ 40,360.79	\$ 206,480.29	\$ 16,833.11
70500 Total Tenant Revenue		\$ 15,256.80	\$ 235,711.10	\$ 261,672.00	\$ 240,140.00	\$ 605,364.70	\$ 235,000.00
TAR Denominator Total:		\$ 15,256.80	\$ 235,711.10	\$ 261,672.00	\$ 240,140.00	\$ 605,364.70	\$ 235,000.00
TAR:		594.0%	61.0%	11.0%	17.0%	34.0%	7.0%
TAR Score (max points 5):		0	0	5	5	2	5
<b>Indicator #3 - Accounts Payable (AP)</b>							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 35,314.02	\$ 4,769.43	\$ 23,260.67	\$ 19,979.49	\$ 61,833.52	\$ 20,533.15
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 35,314.02	\$ 4,769.43	\$ 23,260.67	\$ 19,979.49	\$ 61,833.52	\$ 20,533.15
96900 Total Operating Expenses /12		\$ 146,489.11	\$ 85,420.96	\$ 70,345.18	\$ 68,124.29	\$ 167,471.04	\$ 62,979.46
AP Denominator Total:		\$ 146,489.11	\$ 85,420.96	\$ 70,345.18	\$ 68,124.29	\$ 167,471.04	\$ 62,979.46
AP:		0.24	0.06	0.33	0.29	0.37	0.33
AP Score (max points 4):		4	4	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)		0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		6	5	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)	11730	1980	630	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:	7.66	6.00	5.00	19.00	10.00	7.00	10.00

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

		LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Occupancy Rate (OR)</b>						
<b>FDS #</b>						
11210 Unit Months Leased		793	374	644	459	112
	<b>OR Numerator Total:</b>	<b>793</b>	<b>374</b>	<b>644</b>	<b>459</b>	<b>112</b>
11190 Unit Months Available		884	437	716	542	138
	<b>OR Denominator Total:</b>	<b>884</b>	<b>437</b>	<b>716</b>	<b>542</b>	<b>138</b>
	<b>Occupancy Rate:</b>	<b>0.89706</b>	<b>0.85584</b>	<b>0.89944</b>	<b>0.84686</b>	<b>0.81159</b>
	<b>Occupancy Rate Score (max points 16):</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>						
<b>FDS #</b>	<b>(Maximum points 5)</b>					
126 Accounts Receivable - Tenants		\$ 171,479.05	\$ 59,486.10	\$ 139,594.74	\$ 10,868.51	\$ 7,387.00
	<b>TAR Numerator Total:</b>	<b>\$ 171,479.05</b>	<b>\$ 59,486.10</b>	<b>\$ 139,594.74</b>	<b>\$ 10,868.51</b>	<b>\$ 7,387.00</b>
70500 Total Tenant Revenue		\$ 134,744.00	\$ 79,594.08	\$ 212,968.00	\$ 73,233.34	\$ 13,150.00
	<b>TAR Denominator Total:</b>	<b>\$ 134,744.00</b>	<b>\$ 79,594.08</b>	<b>\$ 212,968.00</b>	<b>\$ 73,233.34</b>	<b>\$ 13,150.00</b>
	<b>TAR:</b>	<b>127.0%</b>	<b>75.0%</b>	<b>66.0%</b>	<b>15.0%</b>	<b>56.0%</b>
	<b>TAR Score (max points 5):</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>
<b>Indicator #3 - Accounts Payable (AP)</b>						
<b>FDS #</b>	<b>(Maximum points 4)</b>					
312 Accounts Payable - Current		\$ 19,008.24	\$ 19,799.69	\$ 54,761.83	\$ 53,718.59	\$ 5,295.63
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
	<b>AP Numerator Total:</b>	<b>\$ 19,008.24</b>	<b>\$ 19,799.69</b>	<b>\$ 54,761.83</b>	<b>\$ 53,718.59</b>	<b>\$ 5,295.63</b>
96900 Total Operating Expenses /12		\$ 82,799.15	\$ 56,891.66	\$ 81,120.54	\$ 67,233.43	\$ 13,740.55
	<b>AP Denominator Total:</b>	<b>\$ 82,799.15</b>	<b>\$ 56,891.66</b>	<b>\$ 81,120.54</b>	<b>\$ 67,233.43</b>	<b>\$ 13,740.55</b>
	<b>AP:</b>	<b>0.23</b>	<b>0.35</b>	<b>0.68</b>	<b>0.8</b>	<b>0.39</b>
	<b>AP Score (max points 4):</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>4</b>
<b>Overall AMP Score</b>						
<b>Indicator #1 - Occupancy Rate (OR)</b>		0	0	0	0	0
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>		0	0	0	5	0
<b>Indicator #3 - Accounts Payable (AP)</b>		4	4	4	2	4
<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>5</b>	<b>9</b>	<b>5</b>
Number of units in Project		146	71	138	88	22
Weighted Value (Project MASS score times number of units)		876	426	690	792	110
Total number of units in PHA's portfolio		146	71	138	88	22
<b>Overall AMPs Management Operations Indicator Score:</b>		<b>6.00</b>	<b>6.00</b>	<b>5.00</b>	<b>9.00</b>	<b>5.00</b>

# **HOUSING CHOICE VOUCHER PROGRAM**

**SECTION 8 CASH ACTIVITY AS OF 3/31/2024**

**CHECKING ACCOUNTS**

VOUCHER PROGRAM

<b>BANK AND TYPE OF ACCOUNT</b>	<b>BALANCE</b>
BMO Harris Bank - CHECKING HAP	\$ 9,203,794.30

**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			\$ 312,094.83
	<b>TOTAL INVESTED</b>		<b>\$ 312,094.83</b>



## SLHA - Housing Choice Voucher Income Statement

Period = Oct 2023-Mar 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
<b>REVENUE</b>				
<b>GRANT INCOME</b>				
Section 8 HAP Earned	28,826,904.00	23,815,800.48	5,011,103.52	47,631,601.00
Section 8 Admin. Fee Income	2,850,411.00	2,509,629.00	340,782.00	5,019,258.00
Section 8 HAP Service Fees	0.00	270,765.00	-270,765.00	541,530.00
Section 8 -Placement/Issuance Fees	1,800.00	1,699.98	100.02	3,400.00
<b>TOTAL GRANT INCOME</b>	<b>31,679,115.00</b>	<b>26,597,894.46</b>	<b>5,081,220.54</b>	<b>53,195,789.00</b>
<b>OTHER INCOME</b>				
Interest Income	5,041.95	0.00	5,041.95	0.00
Operating Shortfall Revenue	0.00	203,562.00	-203,562.00	407,119.00
Insurance Proceeds	7,668.25	0.00	7,668.25	0.00
<b>TOTAL OTHER INCOME</b>	<b>12,710.20</b>	<b>203,562.00</b>	<b>-190,851.80</b>	<b>407,119.00</b>
<b>TOTAL INCOME</b>	<b>31,691,825.20</b>	<b>26,801,456.46</b>	<b>4,890,368.74</b>	<b>53,602,908.00</b>
<b>EXPENSES</b>				
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>2,011,396.47</b>	<b>2,557,491.00</b>	<b>546,094.53</b>	<b>5,114,982.00</b>
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>141,219.48</b>	<b>4,207.56</b>	<b>-137,011.92</b>	<b>8,415.00</b>
<b>TOTAL UTILITY EXPENSES</b>	<b>22,949.32</b>	<b>23,928.00</b>	<b>978.68</b>	<b>47,856.00</b>
Total Materials	1,361.23	1,350.00	-11.23	2,700.00
Total Contract Costs	29,493.28	40,532.04	11,038.76	81,064.00
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>30,854.51</b>	<b>41,882.04</b>	<b>11,027.53</b>	<b>83,764.00</b>
<b>TOTAL PROTECTIVE SERVICES</b>	<b>20,740.04</b>	<b>16,783.02</b>	<b>-3,957.02</b>	<b>33,566.00</b>
<b>TOTAL INSURANCE PREMIUMS</b>	<b>61,001.29</b>	<b>55,559.52</b>	<b>-5,441.77</b>	<b>111,119.00</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>35,535.92</b>	<b>15,037.50</b>	<b>-20,498.42</b>	<b>30,075.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>2,323,697.03</b>	<b>2,714,888.64</b>	<b>391,191.61</b>	<b>5,429,777.00</b>
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>25,100,664.89</b>	<b>24,086,565.48</b>	<b>-1,014,099.41</b>	<b>48,173,131.00</b>
<b>TOTAL EXPENSES</b>	<b>27,424,361.92</b>	<b>26,801,456.07</b>	<b>-622,907.80</b>	<b>53,602,908.00</b>
<b>NET INCOME</b>	<b>4,267,463.28</b>	<b>0.39</b>	<b>5,513,276.54</b>	<b>0.00</b>



## MEMORANDUM

To: Latasha Barnes, Interim Executive Director

From: Carla Matthews, Acting Director of Operations for HCV

Date: May 8, 2024

Subject: Housing Choice Voucher Board Report

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The Housing Choice Voucher (HCV) program is the St. 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 5,923 active participants in the Section 8 program and approximately 4,751 families on the waitlist. During this reporting period, 90 new vouchers were issued and 301 families are currently searching for housing.

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

February 2024	March 2024	April 2024
94%	94%	94%

To increase program utilization, HCV has been (1) regularly transferring families from the waitlist to participant status; (2) conducting multiple eligibility sessions per month; (3) issuing new vouchers; (4) monitoring the leasing process; and (5) working with Yardi officials to implement Rent Café for online verifications and certifications. Most recently, HCV issued 100 new vouchers to SLHA families.

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. There were three referrals received during the month of April.

## **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, 143 families have been housed. Eighteen 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 246 active participants in the HUD-VASH program. During this reporting period, 14 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 25 active families under lease and eight families presently searching

for housing. To promote maximum program utilization, HCV has taken the following steps: HCV staff is reviewing applications on the HCV waitlist for eligible applicants.

### **7) Foster Youth to Independence Vouchers**

The Foster Youth to Independence (FYI) program extends assistance available to youth between the ages of 18-24 years of age (have not reached their 25<sup>th</sup> 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**

705 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, 319 annual recertifications are over 14 months past-due. HCV is working to resolve outstanding recertifications by conducting weekly reviews of recertifications that are due and offering overtime to staff for completion of recertifications.

#### **Housing Quality Standards Inspections**

During the reporting period, HCV conducted 527 inspections: 117 biennial inspections, 203 reinspection, 180 initial inspections, 10 quality control, 1 (one) 24-hour emergency and 16 special inspection. This represents an increase in the number of inspections over the past three months.

	February 2024	March 2024	April 2024
Biennial Inspections	279	107	117
Reinspection	264	245	203
Initial Inspections	172	197	180
Quality Control	1	8	10
Special Inspections	19	8	16
24-hour emergency	0	1	1
Total	735	566	527

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

#### **SEMAP Indicators**

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

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

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

### Rent Café

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

	February 2024	March 2024	April 2024
HCV Participants	2893	2960	3074
Landlords	1709	1757	1758
Total	4602	4717	4832

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

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

# St. Louis Housing Authority

## S8 Waitlist Breakdown Summary

### By Bedroom Size

Waiting List	Bedroom Size							Other	Total
	0	1	2	3	4	5	6		
Housing Choice Voucher Pgm	3	2864	1253	451	141	30	6	3	4751
	<b>3</b>	<b>2864</b>	<b>1253</b>	<b>451</b>	<b>141</b>	<b>30</b>	<b>6</b>	<b>3</b>	<b>4751</b>

**St. Louis Housing Authority**  
**April 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	17	16	1	0	0	14	2	0	0	0	94.12%
Biennials	120	117	3	55	1	34	12	0	0	15	97.50%
Initials	200	180	20	127	2	17	28	0	0	6	90.00%
Reinspections	250	203	47	99	3	63	23	0	0	5	81.20%
24 hr. Emergency	1	1	0	1	0	0	0	0	0	0	100.00%
Quality Control	10	10	0	7	0	0	3	0	0	0	100.00%
<b>Total</b>	<b>598</b>	<b>527</b>	<b>71</b>	<b>289</b>	<b>6</b>	<b>128</b>	<b>68</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>88.13%</b>

Property: HCV

Inspected Date: 04/01/2024 - 04/30/2024

Primary Status: Fail

	<b>Total Observations</b>
Absent or insecure railings	1
All burners not working (all burners have to be operable)	6
All operating knobs must be present	2
Badly cracked outlet	2
Broken/missing steps or boards	2
Cannot open	1
Ceiling material is bulging and/or buckling and must be repaired	4
Clogged	3
Cracked pane	1
Damaged floor boards	7
Exhaust fumes	1
Exposed fuse/breaker box connections	1
Falling material	2
Falling surface materials (other than wall paper or paint)	2
Holes or cracks	8
Large cracks or holes	1
Large sections of crumbling brick, stone or concrete	1
Large sections of damaged or missing parts (floor boards)	1
Leaking	7
Leaks	2
Loose sections of plaster which are in danger of falling	1
Missing cover plate	6
Missing cover plate on switch or outlets	1
Missing handrail	1
No Refrigerator	3
No smoke detector	6
No Stove	3
Not weatherized	1
Other air pollution	1
Other hazards-tripping	1
Oven does not work	2
Permanent floor covering or floor boards which present serious tripping hazards	2
Poor condition	2
Refrigerator not maintaining a low enough temperature to keep food from spoiling	1
Severe bulging	2
Severe floor damage caused by water from tub or shower	3
Severe leakage of water	1
Signs of rats, mice or vermin	1
Smoke detector not working	8
Stove does not work	2
Toilet does not flush	1
Toilet does not work	2



Tripping hazard	<b>11</b>
Unit has evidence of roach infestation	<b>3</b>
Unsecured handrail	<b>1</b>
Unsupported fixture	<b>1</b>
Water damage to interior ceiling (indicating leaks)	<b>1</b>
<b>Total</b>	<b>123</b>

**FINANCE**

## Balance Sheet

Period = Mar 2024

Book = Accrual

	<b>Current Balance</b>
<b>ASSETS</b>	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	7,198,584.02
Cash Non-Fed Gala Fundraiser	2,289.42
Cash Private Management	2,001,714.45
Cash SLHA Property Management	1,293,287.24
Petty Cash	2,474.00
Petty Cash	2,378.57
Cash General Disbursing	14,219,909.11
Cash Non-Fed Rent	302,583.89
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	279.43
Cash City Faces	24,679.97
Cash James House TAB	21,116.80
Cash Euclid TAB	51,514.25
Cash West Pine TAB	326.49
Cash Parkview TAB	45,216.35
Cash Lafayette Sr TAB	7,124.25
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	3,973.11
Cash Les Chateux TAB	61.51
Cash-Renaissance PL @ Grand	4,201.92
Cash -Kingsbury	4,948.04
Cash Cambridge Sr TAB	613.92
Cash Payroll	226,693.17
Total Unrestricted Cash	25,437,970.40
Restricted Cash	
Cash Restricted-Security Deposits	281,951.43
Cash Restricted-FSS Escrow	554,739.23
Cash Restricted-HAP	2,802,459.31
Cash Restricted-Trust/Escrow Reserves	4,476,643.82
Cash Restricted-ELM Security Deposits	328.00
Cash Restricted-SLHA Mgt Security Deposits	5,573.00
Cash Restricted-Endowment/Homeownership	1,429,060.62
Cash Restricted-Cochran Program Income	733,408.16
Cash Restricted-Rev Bonds Debt Service	988,787.74
Total Restricted Cash	11,272,951.31
TOTAL CASH	36,710,921.71

## Balance Sheet

Period = Mar 2024

Book = Accrual

	<b>Current Balance</b>
<b>ACCOUNTS AND NOTES RECEIVABLE</b>	
A/R-Tenants	2,502,244.59
Allowance for Doubtful Accounts-Tenants	-176,558.68
A/R Repayment Agreement	39,242.46
A/R-Other	101,832.00
A/R-Other-Section 8 Owners/Tenants	1,061,719.12
A/R Fraudulent	11,636.38
Accrued Interest Receivable	2,903.88
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>3,543,019.75</b>
 <b>OTHER CURRENT ASSETS</b>	
Investments-Unrestricted	2,548,473.65
Investments-Restricted	732,602.57
Investments Restricted -WC Self Insurance	369,019.43
Prepaid Insurance Auto	24,085.00
Prepaid Insurance Property	400,480.45
Prepaid Insurance Liability	129,737.49
Prepaid Insurance Fidelity Bond	1,953.90
Prepaid Insurance Workers Comp	62,200.90
Insurance Surplus Deposits	1,348,838.40
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>5,617,391.79</b>
<b>TOTAL CURRENT ASSETS</b>	<b>45,871,333.25</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	6,166,867.13
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

## Balance Sheet

Period = Mar 2024

Book = Accrual

	<b>Current Balance</b>
Administration & Other Costs	6,375,946.68
Project Coordinator	827,966.41
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	354,680.71
CFG-Fee & Cost-Soft	3,061,178.86
Soft Cost Contra	-28,034,641.10
CFG-Hard Cost Contra	-16,138,057.03
CFG-Site Improvement	677,767.75
CFG-Site Improvement-Soft	251,681.27
CFG-Dwelling Structure	14,896,007.65
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	5,237,041.00
CFG-Contra Bond Debt Obligation	-5,237,041.00
<b>TOTAL FIXED ASSETS (NET)</b>	<b>74,177,379.52</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	569,417.00
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	196,597.06
Right of Use- Accum/Amort-Leases	-132,003.88
<b>TOTAL OTHER ASSETS</b>	<b>64,593.18</b>

## Balance Sheet

Period = Mar 2024

Book = Accrual

	Current Balance
TOTAL NONCURRENT ASSETS	150,998,087.37
TOTAL ASSETS	196,869,420.62
LIABILITIES & EQUITY	
LIABILITIES:	
CURRENT LIABILITIES:	
A/P Vendors and Contractors	-689,233.07
A/P Vendors -Non Control	1,061,028.12
A/P Vendors and Contractors	197,083.19
Tenant Security Deposits-S8 offset	691.00
Tenant Security Deposits	228,615.21
Security Deposit Interest	-29.03
Security Deposit Clearing Account	-2,188.57
Security Deposit-Pet	1,442.00
Garnishment Clearing Account	130.62
United Way	311.65
Dental Deduction	-5,854.57
United Negro College Fund	26.00
Arts & Education	19.85
Retirement Insurance	1,642.85
Section 125 Childcare Deduction	3,369.58
Section 125 Medical Deduction	5,527.65
Medical Insurance	-96,090.37
Long Term Disability	-3,553.45
Vision Insurance	-3.43
Voluntary/Term Life Ins Deduction	-308.67
Colonial Life Ins Deduction	750.75
Landlord Back-up Withholdings	2,747.76
A/P -Other	2,075.19
Current Portion of LT Debt -Solar Panels	10,629.96
Current Portion of LT Debt - Bonds	865,000.00
Accrued Interest Payable-Bonds	953,511.75
Accrued Payroll & Payroll Taxes	-15,983.43
Accrued Liabilities-Other	43,266.03
Accrued Compensated Absences-Current	99,321.79
Lease Liability-Short Term	32,307.94
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	68,553.73
Unearned Revenue -EHV	251,902.00
TOTAL CURRENT LIABILITIES	3,021,310.36

## Balance Sheet

Period = Mar 2024

Book = Accrual

	<b>Current Balance</b>
<b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	346,249.99
FSS Escrow	563,741.19
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>	<u>4,111,732.88</u>
<b>TOTAL LIABILITIES</b>	<u>7,133,043.24</u>
<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>	<u>89,561,817.95</u>
<b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	70,067,747.06
Unrestricted Net Assets-Retained Earnings	27,634,555.17
Unrestricted Net Assets -Retained Earnings	2,472,257.20
<b>TOTAL RETAINED EARNINGS:</b>	<u>100,174,559.43</u>
<b>TOTAL EQUITY</b>	<u>189,736,377.38</u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u>196,869,420.62</u>

**Income Statement**

Period = Oct 2023-Mar 2024

Book = Accrual

	Period to Date	Year to Date
<b>REVENUE &amp; EXPENSES</b>		
<b>INCOME</b>		
<b>TENANT INCOME</b>		
Rental Income		
Tenant Rent	2,695,304.18	2,695,304.18
Utility Reimb.-LIPH	-222,293.00	-222,293.00
Utility Reimbursement Refund	-1,618.00	-1,618.00
Less: Concessions	-246.00	-246.00
Total Rental Income	2,471,147.18	2,471,147.18
Other Tenant Income		
Cleaning Fee	135.00	135.00
Damages/Maintenance	-665.46	-665.46
Late Charges	120,080.00	120,080.00
Legal Fees - Tenant	12,277.00	12,277.00
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	-1,111.00	-1,111.00
Vacate Charges	-11,907.87	-11,907.87
Total Other Tenant Income	123,917.18	123,917.18
<b>NET TENANT INCOME</b>	2,595,064.36	2,595,064.36
<b>GRANT INCOME</b>		
HUD PHA Operating Grants/Subsidy	5,245,019.20	5,245,019.20
HUD PHA Operating Grants/Subsidy	1,397,481.96	1,397,481.96
Capital Fund Revenue	1,638,334.98	1,638,334.98
Capital Fund Revenue-PM	1,599,453.02	1,599,453.02
Section 8 HAP Earned	28,826,904.00	28,826,904.00
Section 8 Admin. Fee Income	2,850,411.00	2,850,411.00
Section 8 -Placement/Issuance Fees	1,800.00	1,800.00
Capital Fund Grants	1,512,197.57	1,512,197.57
Capital Fund Grants-Soft Costs	4,480,632.01	4,480,632.01
<b>TOTAL GRANT INCOME</b>	47,552,233.74	47,552,233.74
<b>OTHER INCOME</b>		
Interest Income	5,041.95	5,041.95
Interest Income -Private Management	82.72	82.72
Investment Income - Unrestricted	111,154.20	111,154.20
Investment Inc -Restricted Non-Allocated	126,588.59	126,588.59
Investment Income - WC Self Insurance	92.97	92.97
Fraud Recovery PH	35,088.44	35,088.44
Market Value Adjustment	-485.20	-485.20
Non-Dwelling Rent	7,954.00	7,954.00
Vending Income-James House TAB	2,525.06	2,525.06
Vending Income-Euclid TAB	160.40	160.40
Vending Income -West Pine	326.49	326.49
Vending Income-Parkview	7,883.29	7,883.29
Vending Income-Lafayette TAB	147.66	147.66
Vending Income-Badenhaus TAB	258.18	258.18
Vending Income -Kingsbury	4,382.92	4,382.92



## Income Statement

Period = Oct 2023-Mar 2024

Book = Accrual

	Period to Date	Year to Date
Contributions/Donations	1,350.00	1,350.00
Other Miscellaneous Income	134,915.86	134,915.86
Other Income-Bank Rent	17,599.98	17,599.98
Other Income-Link Market Ren	535.00	535.00
Non-Allocated Solar Panel/Other	6,135.00	6,135.00
Non Alloc-LRCA Construction Easement	4,804.00	4,804.00
Pension Forfeitures	4,268.09	4,268.09
Insurance Proceeds	79,326.96	79,326.96
PH & HAP FSS Forfeitures	13,343.32	13,343.32
<b>TOTAL OTHER INCOME</b>	<b>563,479.88</b>	<b>563,479.88</b>
<b>TOTAL INCOME</b>	<b>50,710,777.98</b>	<b>50,710,777.98</b>
 <b>EXPENSES</b>		
<b>OPERATING EXPENSES</b>		
<b>ADMINISTRATIVE</b>		
Administrative Salaries		
Administrative Salaries	1,906,224.00	1,906,224.00
Administrative Salaries	460,617.30	460,617.30
Administrative Salaries-PT	40,945.44	40,945.44
Admin Salaries-Overtime	644.52	644.52
FICA	175,517.48	175,517.48
Health Benefits	241,256.76	241,256.76
Retirement Benefits	189,279.50	189,279.50
Unemployment Insurance	6,976.26	6,976.26
Long Term Disability	1,715.44	1,715.44
Dental	10,031.24	10,031.24
Cell Phones	7,041.09	7,041.09
Beneflex HSA	14,418.70	14,418.70
Employee Benefit Contribution-Admin	-2,135.04	-2,135.04
WC MO 2nd Injury Fund	599.72	599.72
WC Self-Insurers Qtrly Taxes	308.70	308.70
FICA	34,460.23	34,460.23
Health Benefits	74,294.07	74,294.07
Retirement Benefits	14,610.20	14,610.20
Unemployment Insurance	2,917.17	2,917.17
Long Term Disability	131.35	131.35
Dental	3,097.09	3,097.09
Cell Phones	592.11	592.11
<b>Total Administrative Salaries</b>	<b>3,183,543.33</b>	<b>3,183,543.33</b>
Legal Expense		
Legal Services	84,812.73	84,812.73
Legal Services	28,139.75	28,139.75
<b>Total Legal Expense</b>	<b>112,952.48</b>	<b>112,952.48</b>
Other Admin Expenses		
Staff Training	1,404.25	1,404.25
Travel	2,956.12	2,956.12
Travel	13.35	13.35
Auditing Fees	120,579.01	120,579.01
Port Out Admin Fee Paid	12,305.85	12,305.85
Marketing	320.00	320.00

## Income Statement

Period = Oct 2023-Mar 2024

Book = Accrual

	Period to Date	Year to Date
Total Other Admin Expenses	137,578.58	137,578.58
Miscellaneous Admin Expenses		
Office Supplies	21,160.20	21,160.20
Office Supplies	12,996.63	12,996.63
Temporary Admin Labor	18,907.50	18,907.50
Temporary Admin Labor	30,224.97	30,224.97
Postage	28,764.64	28,764.64
Postage	1,599.37	1,599.37
Advertising	12,944.34	12,944.34
Fiscal Agent Fees	2,500.00	2,500.00
Printing & Publications	8,165.74	8,165.74
Printing & Publications	1,911.96	1,911.96
Membership Fees	23,352.48	23,352.48
Telephone	17,131.43	17,131.43
Telephone	26,020.36	26,020.36
Maint Agreement-Office Equipment	3,239.03	3,239.03
Maint Agreement-Office Equipment	7,990.28	7,990.28
Professional/Technical Services	365,774.03	365,774.03
Professional/Technical Services	3,320.86	3,320.86
Software License Fees	46,467.30	46,467.30
Internet / Cable	33,981.65	33,981.65
Computer Supplies	28,003.34	28,003.34
Computer Supplies	12,179.63	12,179.63
Other Admin Expense	24,944.73	24,944.73
Other Admin Expense	4,218.17	4,218.17
Bank Fees	375.86	375.86
Bank Fees	10,323.94	10,323.94
Subscription-News/Magazines	153.00	153.00
D/A Testings/Results	1,170.66	1,170.66
Copying Expense	36,975.71	36,975.71
Copying Expense	1,857.65	1,857.65
Allocated OH-Administrative Expense	25,943.38	25,943.38
Allocated OH-Legal Expense	5,096.40	5,096.40
Allocated OH-Tenant Services Expense	122.91	122.91
Allocated OH-Utilities Expense	5,342.53	5,342.53
Allocated OH-Materials Expense	340.34	340.34
Allocated OH-Maintenance Expense	6,047.48	6,047.48
Allocated OH-Protective Services Expense	3,376.65	3,376.65
Allocated OH-Insurance Expense	11,935.85	11,935.85
Allocated OH-General Expense	53.52	53.52
Total Miscellaneous Admin Expenses	844,914.52	844,914.52
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>4,278,988.91</b>	<b>4,278,988.91</b>
TENANT SERVICES		
Tenant Services Salaries	35,161.20	35,161.20
FICA	2,491.33	2,491.33
Health Benefits	4,598.68	4,598.68
Retirement Benefits	4,083.12	4,083.12
Long Term Disability	48.00	48.00
Dental	206.37	206.37

## Income Statement

Period = Oct 2023-Mar 2024

Book = Accrual

	Period to Date	Year to Date
Cell Phones	288.50	288.50
Relocation Costs	22,262.62	22,262.62
Relocation Costs	2,824.89	2,824.89
Tenant Srv Rec/Pub/Other	6,966.12	6,966.12
Tenant Srv Rec/Pub/Other-Euclid TAB	1,000.00	1,000.00
Tenant Srv Rec/Pub/Other-Parkview	301.58	301.58
Tenant Srv Rec/Pub/Other	276.00	276.00
Security Deposit Assistance	139,059.00	139,059.00
Tenant Services Screening	3,424.58	3,424.58
Tenant Participation Funds	2,055.00	2,055.00
Tenant Srv Lobby Monitors	9,247.00	9,247.00
Tenant Services -Other	53.42	53.42
Tenant Services Other-Circle of Friends (SLU)	15,745.31	15,745.31
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>250,092.72</b>	<b>250,092.72</b>
 <b>UTILITIES</b>		
Mixed Finance Utilities	854,416.92	854,416.92
Water	179,123.02	179,123.02
Electricity	451,054.33	451,054.33
Gas	218,237.41	218,237.41
Sewer	529,152.92	529,152.92
<b>TOTAL UTILITY EXPENSES</b>	<b>2,231,984.60</b>	<b>2,231,984.60</b>
 <b>MAINTENANCE AND OPERATIONS</b>		
General Maint Expense		
Maintenance Salaries	951.94	951.94
Maintenance Labor-Grounds	315,101.93	315,101.93
Maint Labor -Janitorial Cleaning	141,915.07	141,915.07
Employee Benefit Contribution-Maint.	2,938.59	2,938.59
Maintenance Labor-Overtime	46,683.04	46,683.04
FICA	37,837.60	37,837.60
Health Benefits	62,427.50	62,427.50
Retirement Benefits	6,550.86	6,550.86
Unemployment Insurance	4,554.96	4,554.96
Long Term Disability	67.25	67.25
Dental	3,734.28	3,734.28
Cell Phones	57.15	57.15
<b>Total General Maint Expense</b>	<b>622,820.17</b>	<b>622,820.17</b>
Materials		
Materials-Custodial	1,877.50	1,877.50
Materials-Custodial	22,510.76	22,510.76
Materials-Electrical	389.40	389.40
Materials-Electrical	9,889.14	9,889.14
Materials-Plumbing	25,620.50	25,620.50
Materials-Lawn Care	1,145.25	1,145.25
Materials-Tools/Equipment	442.74	442.74
Materials-Tools/Equipment	7,299.59	7,299.59
Materials-Boiler	5,811.04	5,811.04
Materials-Other	185.97	185.97
Materials-Other	36,123.03	36,123.03

## Income Statement

Period = Oct 2023-Mar 2024

Book = Accrual

	Period to Date	Year to Date
Materials-HVAC	2.99	2.99
Materials-HVAC	4,633.07	4,633.07
Materials-Appliances	43,808.96	43,808.96
Materials-Hardware	5.56	5.56
Materials-Hardware	12,519.83	12,519.83
Materials-Flooring	698.26	698.26
Materials-Cabinets/Countertops Doors/Windows	9,521.26	9,521.26
<b>Total Materials</b>	<b>182,484.85</b>	<b>182,484.85</b>
<b>Contract Costs</b>		
Contract-Elevators	2,873.05	2,873.05
Contract-Elevators	103,946.52	103,946.52
Contract-Trash Removal	20,808.84	20,808.84
Contract-Trash Removal	117,112.63	117,112.63
Contract-Custodian	17,225.25	17,225.25
Contract-Custodian	3,215.20	3,215.20
Contract-Plumbing	220.00	220.00
Contract-Plumbing	135,227.74	135,227.74
Contract-Uniform Cleaning	150.05	150.05
Contract-Uniform Cleaning	13,952.94	13,952.94
Contract-Snow Removal	6,865.00	6,865.00
Contract-Grounds/Lawn	7,749.70	7,749.70
Contract-Grounds/Lawn	90,361.08	90,361.08
Contract-Auto Gas	3,408.50	3,408.50
Contract-Auto Gas	3,727.56	3,727.56
Contract-HVAC	5,935.00	5,935.00
Contract-HVAC	201,089.12	201,089.12
Contract-Fire Protection	267.50	267.50
Contract-Fire Protection	23,551.80	23,551.80
Contract-Vehicle Repairs	9,151.62	9,151.62
Contract-Vehicle Repairs	7,109.09	7,109.09
Contract-Other	58,499.02	58,499.02
Contract-Other	35,840.24	35,840.24
Contract-Exterior Building Repairs	2,772.00	2,772.00
Contract-Parking Lot Repairs	11,878.96	11,878.96
Contract-Parking Lot Repairs	5,024.53	5,024.53
Contract-Electrical	12,603.40	12,603.40
Contract-Extermination	741.42	741.42
Contract-Extermination	73,725.00	73,725.00
Contract-Painting/Wall Repairs	92,434.02	92,434.02
Contr-Cabinet/Counters/Door/Windows	21,399.43	21,399.43
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>1,134,097.66</b>	<b>1,134,097.66</b>
<b>TOTAL MAINTENACE EXPENSES</b>	<b>1,939,402.68</b>	<b>1,939,402.68</b>
<b>PROTECTIVE SERVICES</b>		
Security Alarm Service	289.85	289.85
Security Alarm Service	3,413.27	3,413.27
Security/Law Enforcement	412,141.20	412,141.20

**Income Statement**

Period = Oct 2023-Mar 2024

Book = Accrual

	Period to Date	Year to Date
Security Enforcement-Police	285,667.40	285,667.40
<b>TOTAL PROTECTIVE SERVICES</b>	<b>701,511.72</b>	<b>701,511.72</b>
<b>INSURANCE PREMIUMS</b>		
Workers Comp Claims	68,636.77	68,636.77
Auto Insurance	39,330.50	39,330.50
Property Insurance	400,480.50	400,480.50
Fidelity Bond Insurance	1,953.90	1,953.90
Liability Insurance	119,320.20	119,320.20
Excess Workers Comp Insurance	34,236.87	34,236.87
<b>TOTAL INSURANCE PREMIUMS</b>	<b>663,958.74</b>	<b>663,958.74</b>
<b>GENERAL EXPENSES</b>		
Misc. Taxes/Liscenses/Insurance	132.00	132.00
Severance Expense	40,538.81	40,538.81
Interest Exp-Mortg Rev Bonds-Kingsbury	35,284.00	35,284.00
Interest Exp-Mortg Rev Bonds-Cochran	53,228.00	53,228.00
Other General Expense	1,746,828.75	1,746,828.75
Other General Expense	1,559.32	1,559.32
PH FSS Escrow Expense	36,491.94	36,491.94
ACC Reserve Shortfall Disbursement	193,050.00	193,050.00
<b>TOTAL GENERAL EXPENSES</b>	<b>2,107,112.82</b>	<b>2,107,112.82</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>12,173,052.19</b>	<b>12,173,052.19</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	23,617,170.89	23,617,170.89
Tenant Utility Payments-Voucher	1,063,672.00	1,063,672.00
Portable Out HAP Payments	361,246.00	361,246.00
FSS Escrow Payments	48,351.00	48,351.00
Security Deposit Assistance	10,225.00	10,225.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>25,100,664.89</b>	<b>25,100,664.89</b>
<b>OTHER FINANCING SOURCES</b>		
Equity Transfer Capital Assets IN	647,197.57	647,197.57
Equity Transfer Capital Assets OUT	1,512,197.57	1,512,197.57
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>-4,102,788.00</b>	<b>-4,102,788.00</b>
<b>UTILITY CONSUMPTION</b>		
Water Consumption	80,298.37	80,298.37
Water Consumption Contra	80,298.37	80,298.37
Electric Consumption	4,781,701.58	4,781,701.58
Electric Consumption Contra	4,781,699.10	4,781,699.10
Gas Consumption	124,041.00	124,041.00
Gas Consumption Contra	124,041.00	124,041.00

## Income Statement

Period = Oct 2023-Mar 2024

Book = Accrual

	<b>Period to Date</b>	<b>Year to Date</b>
Sewer Consumption	80,693.00	80,693.00
Sewer Consumption Contra	80,693.00	80,693.00
TOTAL UTILITY CONSUMPTION	2.48	2.48
TOTAL EXPENSES	41,434,511.15	41,434,511.15
NET INCOME	9,276,266.83	9,276,266.83

# DEVELOPMENT

## MEMORANDUM

To: Latasha K. Barnes, Acting Executive Director

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

Date: May 8, 2024

Subject: Development and Modernization Department Board Report

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

### General

RD22-03 – Clinton-Peabody Apartments Redevelopment – SLHA and POAH held the April resident engagement meeting on April 24, 2024 to give an update on the redevelopment planning and organization activities the team is working to complete.

At the meeting, POAH introduced the Choice Neighborhood grant application process to residents. Choice Neighborhood is HUD's largest grant opportunity to transform public housing developments into mixed-income communities through a \$50 million dollar planning and implementation grant. The vast majority of the funding will be allocated directly to the Clinton-Peabody site and residents, but some portion, less than ten (10) percent of the grant, is for broader neighborhood planning. Part of the meeting was used to explain that part of the grant process and how residents can participate and inform that planning work.

The team also met with a team from Ameren that included infrastructure experts and community giving representatives. They were given an update on the planning work that has been completed and the team talked about ways in which Ameren can contribute to the infrastructure planning and possible philanthropic participation.

A representative of Missouri Foundation for Health (MFFH) also met with the development team at Al Chappelle Community Center on the Clinton-Peabody site. They were given a presentation of the planning work that has been completed. This was an initial meeting to describe the redevelopment and get feedback on possible service coordination between MFFH and the development team.

During the resident engagement meeting, the team gave an update on the inspections that have occurred of occupied units in the Yellow Zone and the work orders that have been



completed to date. Inspections will continue into May. The next resident engagement meeting will be on May 16, 2024.

On April 25, 2024, Clinton-Peabody resident Ms. Pam Emrick received the Resident Leadership Award from Community Builders Network (CBN), a non-profit organization comprised of 70 community building nonprofits around the region. The organization recognized Ms. Emrick's hard work for, and engagement with, the residents of Clinton-Peabody over the years.

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

King Louis Square (KLS) and King Louis Square II (KLSII) – SLHA is scheduling additional resident meetings to give an update on the RAD conversion for KLS and KLSII. This is a HUD requirement as the financing plan has taken more than a year to complete.

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

### **Projects**

Parkview Apartments Access Control System – A contract was signed with the general contractor on March 25, 2024, with a pre-construction meeting held on April 5, 2024. The work is expected to begin after Memorial Day. Development and Modernization staff will coordinate with Property Management to communicate with residents on how the system works before it is activated.

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 April, the contractor continued to submit shop drawings for approval in preparation for beginning work. Development and Modernization anticipates issuing the Notice to Proceed in April with mobilization for the work to begin in mid-May 2024.

Parkview Elevator Replacement – Work on the elevator replacement began in April. The completion of the entire project is expected to take a year.

LaSalle Park Apartments Security Cameras – As described in the following paragraph, Development and Modernization staff have experienced significant obstacles to get the LaSalle security cameras installed. The majority of the obstacles have been overcome and Development and Modernization staff have succeeded in getting the conduit laid for the electrical cables needed to power the cameras. This work began in April. The cables should be connected in May. Ameren has already been contacted so they are ready to attach the power when the contractor runs the cables.

Background: SLHA has been working with all available stakeholders, including the alderman, 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 (Traffic). After spending weeks to get Traffic to perform the work, SLHA was told by BPS that it was a glitch and that 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 May 2024. A Board resolution will be presented when that letter has been received.

### **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

Southside Scattered Sites – Tiffany Make-Ready RFQ – This is part of the heavy make-ready turn work that was identified as necessary in February. The Acquisition and Solicitation Plans were approved on April 17, 2024. The solicitation was sent directly to Advanced Notice Contractors on April 19, 2024 and posted to the SLDC Plan Room on April 24, 2024. The initial site walk was held April 30, 2024. Quotation opening is scheduled for May 9, 2024.

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. Two contractors submitted bids for the project and staff is evaluating them to determine the responsive bidder.

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 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 expected to be released on May 16, 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. As units are identified, they will be added to the solicitations portion of this report.

### **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  
APRIL 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
MO0010000038	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  
APRIL 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  
APRIL 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		Flooring, painting and kitchen cabinet work is 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. A Mobilization Meeting was held on 3/11/2024. The Notice to Proceed was issued on April 24, 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. Recommendation for award documents are being prepared.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0		Modernization staff engaged an architect to add concrete stair repairs to the project scope of work. Two bids were received on December 20, 2022. The Notice of Award was issued to Roady Exteriors and a Pre-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. Materials are on order.
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.
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.
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; contractor is completing 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. Contract was signed on March 25, 2024. Pre-Construction Meeting was held on April 5, 2024
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0		Two bids were received on 12/7/23. Notice of Award was issued to Roady Exteriors on 1/24/2024. The Pre-Construction Meeting was held on 03/11/2024. The longest lead time items, the HVAC units, are on order.
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. Two bids were received on 04/16/24. Recommendation for award documents are being prepared.
MO001000002	Clinton-Peabody	1	Clinton Peabody Make Ready Unit	10	41		41 units being prepared for occupancy for relocation of residents in phase I of redevelopment. 41 of the 41 units were accepted by SLHA.
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD		Evaluating units for inclusion in Phase II.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0		Bid documents will be available in May of 2024.
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	TBD	TBD		A Pre-Bid Walk-Thru was held on 4/30/24 and an additional walk-thru is scheduled for 5/9/2024.



## DEVELOPMENT AND MODERNIZATION APRIL MONTHLY ACTIVITY REPORT



2900 Park Structural Repairs & Unit Upgrades



2900 Park Structural Repairs & Unit Upgrades



LaSalle Park Site Security Cameras



Parkview Elevator Replacement

**St. Louis Housing Authority  
Capital Fund Summaries  
Open Capital Fund**

AT 4/30/2024

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	764,399.67	1,124,251.33	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	888,264.46	897,610.54	178,587.50	1,607,287.50	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,212,465.47	575,378.53	8,030,235.47	757,608.53	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	8,713,389.20	307,543.80	5,142,918.32	3,878,014.68	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,003,335.55	338,184.45	7,303,114.04	1,038,405.96	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	5,486,815.49	4,143,962.51	5,058,424.91	4,572,353.09	11-May-2024	11-May-2026
MO36P00150123	568	9,005,579.00	4,199,223.00	4,806,356.00	2,653,271.52	6,352,307.48	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>\$37,810,252.17</b>	<b>\$11,839,335.83</b>	<b>\$29,283,711.53</b>	<b>\$20,365,876.47</b>		
			<b>76.2%</b>		<b>59.0%</b>			

# **RESIDENT INITIATIVES**

## MEMORANDUM

To: Latasha Barnes, Acting Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: May 8, 2024

Subject: Resident Initiatives Board Report

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In April 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 22 bus tickets to residents in need of access to transportation. The ROSS Coordinators are consistently building relationships with partners throughout the region.

### Resident Engagement

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

- Rental Assistance (6)
- Housing (1)
- Utility Assistance (1)
- Employment (1)

### Community Outreach

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

#### 4/19/24 - Parkview Resident Meeting

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





#### 4/21/24 - Resource Event at James House

The Coordinators supported the planning and execution of a planning event at James House. Several organizations (2nd Chance at Life, Breaking Generational Poverty, Youth in Need and Mercy Hospitals - Step One Service) were present with resources for the residents. More than 20 residents were present and received information from the organizations. Residents also participated in a discussion regarding opioid deaths and prevention.



#### 4/25/24 - LaSalle Park Resident Meeting

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

#### 4/30/24 - ROSS U Partner Meeting - Employment

The Coordinators met with PCC partners who have agreed to offer employment courses and/or services under ROSS University's school of education. These partners include Employment Connections and The Community Health Workers Coalition.

### **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 (CoF) program. On April 27, 2024, the Elderly and Disabled Service Coordinator organized a social outing for CoF participants. CoF members from several sites attended a Trivia Night hosted by Our Second Act at the Ferguson Community Center. Additionally, the Elderly and Disabled Service Coordinator has collected more than 35 applicants from SLHA seniors who are interested in participating in the upcoming Senior Olympics. Additionally, the CoF groups are working on program evaluation. They are documenting success, challenges, and opportunities for program improvement.

**Our Second Act** **Trivia NIGHT** and Silent Auction  
All proceeds will benefit Our Second Act, Inc.

**When:**  
**Saturday**  
April 27, 2024  
Trivia Starts: 4:00pm  
Doors Open: 3:00pm  
*Calling all intrepid quiz masters, know-it-alls, and possessors of random knowledge!*

**Where:**  
**FERGUSON COMMUNITY CENTER**  
1050 Smith Avenue  
Ferguson, MO 63135

**When:**  
Team of 8 people per table to play - \$20 per person/\$160 for a table. If you do not have enough people for a table, that's okay. We can place you on a team to join with others.  
Ten (10) rounds - 10 questions in each round.  
Bring your favorite foods to share with your teammates. Water and snacks will be provided.  
Bring some cash to purchase raffle tickets, auction items, or "GET A FREE ANSWER" stickers.  
Prizes will be awarded to the 1<sup>st</sup> place team and best-decorated table.  
Pre-registration is highly recommended. Only 30 tables are available, so book early! Please include your team name and the number of players attending.  
Reserve your spot today! Contact:  
Mildred Pettiford - 314-239-9235  
Martene May - 314-567-9629  
Glenda Carter - 314-972-1263

**RAFFLES** **WIN \$25** **Lots of Fun!**

The Elderly and Disabled Service Coordinator is in the process of planning several engagement activities for Seniors, including:

- Mother's Day Brunch scheduled for May 4, 2024
- Senior Picnic; date to be determined

**MOTHER'S Day BRUNCH**

**\$40 Early Bird Special!!!**

Presented By: **G**

**MAY 4, 2024 | 11AM - 3PM**  
**RSVP BY: APRIL 20, 2024**  
**TICKET PRICE: \$50**

Food | Fun | Bottomless Mimosas | Painting  
Location: 2711 Locust St., St. Louis, MO 63103

## Family Self Sufficiency

As of April 2024, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had thirty-one (37) participants, thirty (30) with established escrow accounts, and seventeen (17) actively receiving a monthly escrow credit. In addition, there were twenty-five (25) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which fourteen (14) have established escrow accounts and nine (9) received a monthly escrow credit. There were two new participants enrolled in the FSS-PH program.

FSS Staff	Participants			
	Total	Escrow	New	Engaged (%)
HCV	37	30	0	81.1%
PH	25	14	2	56%

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

### 4/3/24 - Meeting with FDIC

The FSS Coordinators met with a representative from the FDIC to discuss a potential partnership with the PCC, their financial literacy services for SLHA residents/participants and homeownership courses.

### 4/8/24 - Meeting with A Second Chance At Life

In partnership with the ROSS team, the FSS Coordinators met with the founder of A Second Chance at Life to discuss the opportunities to host mini resource fairs at several SLHA sites.

### 4/15-19/24 - NAHRO FSS Certification Training

The FSS Coordinators attended a week long FSS training, which was the first of three steps in obtaining their FSS certification. Additionally, they passed the exam. After they complete the required Ethics course this summer, the FSS team will be fully certified.

### 4/24/24 – Clinton-Peabody Resident Meeting

The FSS Coordinators attended the resident meeting to share Self Sufficiency resources.

### 4/25/24 - King Louis III “Roadshow

The FSS Coordinators hosted a roadshow for King Louis III residents at the Al Chapelle Center. During this time, both the ROSS and FSS Coordinators were present to share resources with the residents.

The PH FSS Coordinator continues to send Monthly Motivational emails with updates, quotes, and resources. Additionally, phone calls are made throughout the month to regularly engage participants. In April, the Coordinators completed an outreach blitz to all FSS participants approaching the end of their contracts. 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 April 17, 2024. During this meeting, the Parkview TAB president joined for his first meeting since their reactivation. Additionally, the Resident Initiative Director updated the TAB board on the TAB reactivation and training schedule.

## **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.

### 4/3/24 - Swearing in Parkview TAB

The Executive Director and a member of the St. Louise TAB conducted the swearing in of the newly elected Parkview Tenant Association Board.

### 4/8/24 - Final TAB Election Prep Meeting - Cahill House

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

### 4/8/24 - Meeting with STL Conflict Resolution Center

The Director met with a representative from CRCSTL to discuss conflict resolution resources for SLHA residents, specifically the Tenant Associations.

### 4/9/24 - Final TAB Candidate Meeting - Renaissance/BVTA

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

### 4/10/24 - Fair Housing Symposium

The Director and Resident Initiatives team attended the training, which covered fair housing enforcement efforts, enhanced awareness surrounding fair housing rights, the violence against women act (VAWA) and emphasized the importance of ending housing discrimination.

### 4/11/24 - USDA Summer Meals Webinar

The Director attended the webinar to gather information on how to bring the Summer Food Service program to several SLHA sites.

### 4/23/24 - Meeting with Metro Market

The Director met with Metro Market and Clinton-Peabody property management to discuss the mobile market stopping at Clinton-Peabody this fall and additional SLHA sites for 2025.

### 4/24/24 - Clinton-Peabody Monthly Coordinating Meeting & Community Planning Meeting

The Director attended the meeting to provide updates on resident engagement at Clinton-Peabody.

### 4/25/24 - CHIP Economic Mobility and Health Action Team Monthly Meeting

The Director attended this meeting to learn more about the work of the action team and how SLHA can support.

#### 4/26/24 - VPC Quarterly Meeting

The Director attended this meeting to learn about the violence de-escalation and prevention strategies occurring throughout the region and opportunities for partnership.

#### **Other Business and Upcoming Events**

The Resident Initiatives Department is partnering with the St. Louis Symphony Orchestra (SLSO). SLHA residents/team members requested 106 ACCESS tickets to attend 11 SLSO concerts this season. SLSO is thrilled by this and looking forward to the next season.

The next TAB reactivation is scheduled for Tuesday, May 7, 2024, at Cahill House Apartments. There are seven candidates on the ballot.



**LEGAL**

## MEMORANDUM

To: Latasha K. Barnes, Acting Executive Director

From: Sarah J. Hugg-Turner, General Counsel

Date: May 8, 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 Plans were approved on August 31, 2023. Bid documents were approved on September 21, 2023. The IFB was advertised in the September 28, 2023 edition of the St. Louis American and the October 1, 2023 edition of the St. Louis Post-Dispatch. The IFB was issued on October 2, 2023. 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 was held on April 5, 2024 and construction is expected to begin after Memorial Day.

B. Solicitations Pending

RD24-04 Invitation for Bids (IFB) for BadenhauS 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 BadenhauS development. In most locations, a minimally invasive strategy will be used that will allow residents the ability to remain in place while these repairs are being performed. In addition, the natural gas water heaters throughout the complex will be replaced. The Acquisition and Solicitation Plans were approved on November 22, 2023. 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 on January 25, 2024, but the bid opening date was extended to February 6, 2024. On February 6, 2024, the bid opening date was extended again to March 25, 2024 to allow time to solicit additional contractors. 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. The bid opening was rescheduled for April 16, 2024. Two contractors submitted bids for the project. Development and Modernization staff are evaluating the bids for award recommendation.

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 St. Louis American and St. Louis Post-Dispatch in accordance with the IFB issuance, which has been rescheduled to May 16, 2024, with the pre-bid conference to be held on May 30, 2024. The bid opening is scheduled for June 25, 2024.

RD24-09 Request for Quotations (RFQ) for South Side Scattered Sites Tiffany Turnkey Make-Ready. The general scope of work for this project will consist of furnishing all labor and materials for the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, doors and door hardware, windows, and attachment components as noted on the plans and specifications. The Acquisition and Solicitation Plans were approved on April 17, 2024. The solicitation was sent directly to Advanced Notice Contractors on April 19, 2024 and posted to the SLDC Plan Room on April 24, 2024. The initial site walk was held on April 30, 2024. Quotation opening is scheduled for May 9, 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: May 8, 2024

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	3	<ul style="list-style-type: none"> <li>Public Housing Waiting List</li> <li>CDA Community Beautification Grant</li> <li>Consolidated Appropriations Act Award</li> </ul>
News coverage	2	<p><a href="#">SLHA opens waiting list for public housing (Fox 2)</a></p>  <p><a href="#">SLHA's Clinton-Peabody projects gets federal boost (STLAmerican)</a></p> <p>Local News SLHA's Clinton-Peabody project gets federal boost St. Louis American staff Apr 27, 2024</p>  <p>Clinton-Peabody Apartments Photo courtesy of CityScene STL</p> <p>The St. Louis Housing Authority (SLHA) has been awarded over \$1.6 million in funding through the Consolidated Appropriations Act of 2024. It will support SLHA's redevelopment of the historic Clinton-Peabody Apartments.</p>

Outreach Events	4	<ul style="list-style-type: none"> <li>Clinton-Peabody Resident Meeting</li> <li>Public Housing Waiting List</li> <li>Naloxone access in public housing (webinar, presented by UMSL)</li> <li>MCBA Senior Day (Latasha Barnes presenter)</li> </ul>
Social Media Campaign	1	Public Housing Waiting List
Facebook Posts	23	Highest Performing (Facebook) <ul style="list-style-type: none"> <li><i>Public Housing Waiting List</i> 76,700 Reach; 1,626 Engagements</li> <li><i>Circle of Friends Overview</i> 1,000 Reach; 5 Engagements</li> </ul>
Twitter Posts	18	Highest Performing (Twitter) <ul style="list-style-type: none"> <li><i>Solar Eclipse Safety Tips</i> 78 Impressions; 0 Engagement</li> <li><i>Public Housing Waiting List</i> 59 Impressions; 3 Engagements</li> </ul>
LinkedIn Posts	18	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <li><i>Consolidated Appropriations Act Award</i> 378 Impressions; 36 Engagements</li> <li>Resident Pamela Emrick receives Community Builders Award 336 Impressions; 15 Engagements</li> </ul>

Social media analytics are as follows:

<b>Facebook</b>	<b>APRIL</b>	<b>MAR</b>	<b>FEB</b>
<b>Total Followers: 2,612</b>	<b>2024</b>	<b>2024</b>	<b>2024</b>
Reach	79,333 (+2,472%)	3,085 (-25%)	4,135 (-19%)
Post Engagement	1,900 (+544%)	295 (+15%)	256 (+256%)
Visits	8,300 (+419%)	1,600 (+45%)	1,100 (-8%)
New Followers	588 (+1,738%)	32 (+28%)	25 (+36%)

<b>LinkedIn Total Followers: 322</b>	<b>APRIL 2024</b>	<b>MAR 2024</b>	<b>FEB 2024</b>
Impressions	1,390 (-17%)	1,673 (+82%)	921 (+12%)
Page Views	136 (+19%)	114 (-6%)	122 (-14%)
Unique Visitors	46 (+11%)	47 (-24%)	62 (-84%)
Post Reactions	33 (-27%)	45 (+114%)	21 (+50%)

**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: May 8, 2024

Subject: Human Resources Board Report

### EMPLOYEE CENSUS AS OF APRIL 30, 2024

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
111	0	6	117

### STAFFING CHANGES

#### New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Lashonda Brown	Assistant Property Manager
Mashona Jenkins	Maintenance Technician
Jerome McCurry	Facilities Manager

#### New Employees Temporary Full-Time:

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

#### New Employees Regular Part-Time:

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

#### New Employees Temporary Part-Time:

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

#### Promotions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Catrice Adams	Housing Specialist	Assistant Property Manager
Lorese Johnson	Assistant Property Manager	Property Manager

**Status Change Acting Positions:**

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

**Title Change:**

<b><u>Name</u></b>	<b><u>Former Title</u></b>	<b><u>New Title</u></b>
Janelle Mack	HCV Supervisor	Housing Specialist
John Young	Facilities Spec. (AM)	Facilities Spec. (PM)

**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: 8**

**Number of Position Vacancies Carried Over From Previous Month: 13**

**Applications**

**Received This Month**

**Position Vacancies Published this Month:**

Administrative Assistant (PM)	114
Community Beautification Intern	5
Director of Operations – HCV	1
Facilities Specialist	14
General Manager	45
Leasing Agent	24
Planning & Procurement Manager	40
Resident Coordinator	32

**Additional Applications Received this Month:**

Assistant Property Manager	8
Compliance Specialist	47
Contract & Compliance Specialist	10
Development & Modernization Intern	16
Janitor	38
Groundskeeper	23

Housing Specialist	27
HQS Inspector	17
Inspection Specialist	11
Maintenance Technician	64
Accounts Payable Specialist (PM)	9
Property Manager	25
Senior Maintenance Technician (Full-Time)	23

**Position Applied for by Residents:**

None this reporting period.

**EEO COMPLAINTS:**

None this reporting period.

**EMPLOYEE TRAINING – LOCAL:**

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Lashonda Brown	Cyber Awareness Challenge	1.75
Mashona Jankins	Cyber Awareness Challenge	1.75
Jerome McCurry	Cyber Awareness Challenge	1.75
Alexandria Thompson	Cyber Awareness Challenge	1.75
Precious Ming	Low Income Housing Tax Credit Training (LIHTC) Self-Paced Webinar	3.0
SLHA Employees (34)	HUD Region VII Fair Housing Symposium	2.0
Vontriece McDowell	NAHRO Family Self-Sufficiency	20.0
Sredrick Robinson	NAHRO Family Self-Sufficiency	20.0
Vera Wren	NAHRO Family Self-Sufficiency	20.0

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

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