



ST. LOUIS  
**HOUSING**  
AUTHORITY

# MONTHLY ACTIVITY REPORTS

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JUNE 27

2024



## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Acting Executive Director

Date: June 21, 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 May.

- 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 April 2024
  - Public Housing AMP Budgets as of April 2024
  - Financial Condition Indicators as of April 2024
  - Management Operations Indicator as of April 2024
  
- II. Housing Choice Voucher (Section 8) Program Activities**
  - Section 8 Cash Activity as of April 2024
  - HCV Budget as of April 2024
  - Housing Choice Voucher Memo
  - Waitlist Breakdown Summary
  - Inspection Activity Summary Report
  
- III. Finance**
  - Income Statement as of April 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: June 12, 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 the performance of SLHA's public housing portfolio, Asset Management issues monthly property performance letters for both the mixed-finance and public housing developments. Asset Management tracks key performance indicators (occupancy, late recertifications and receivables), which are discussed in the regular monthly meetings held with each of SLHA's management agents.

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

**Trespass and Ban:** Over the past several months, Asset Management has been working to revise SLHA's Trespass & Ban Policy. Following Board approval of the revised policy in May, Asset Management conducted two virtual trainings on June 5<sup>th</sup> and June 6<sup>th</sup> for the mixed-finance and SLHA property management staff. A total of 46 individuals attended both sessions. The training provided an overview of the policy to help management staff better understand how to submit a ban request to Asset Management. In addition, the training and materials will allow the attendees to further train their staff on the revised policy and procedures.

**NSPIRE Inspections:** Due to changes implemented by HUD, information is now available online about upcoming NSPIRE inspections. As HUD orders, schedules and completes NSPIRE inspections, the status can be tracked using HUD's NSPIRE website. To prepare for upcoming inspections, Asset Management regularly monitors the NSPIRE site and notifies property management staff as inspections populate in the website. As NSPIRE inspections are scheduled, Asset Management works with management to review their plans for each development and address findings from pre-inspections, including any outstanding health and safety issues. Asset Management also assists staff with online access to the NSPIRE site to maximize SLHA's PHAS scores for physical conditions.

**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. Please find an update on the current and previous month’s Reporting Rate below:

**Current HUD Reporting Rate:**

<b>May</b>	<b>*%</b>
<b>HUD GOAL</b>	<b>95%</b>

**Prior Months:**

<b>April</b>	<b>March</b>	<b>February</b>
89.00%	89.95%	87.11%

\*PIC scores for May did not post correctly and were unavailable for this month’s board report. May data will be reported in next month’s report.

**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)	274
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. %															
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			5/1/2024		
				Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
20	MO001000002	Clinton-Peabody	354	165	134	71%	163	130	68%
100	MO001000010	James House	126		108	86%		110	87%
132	MO001000013	Euclid Plaza Elderly	108		103	95%		105	97%
170	MO001000017	West Pine	99		86	87%		87	88%
190	MO001000019	Parkview Elderly	295	29	216	81%	29	211	79%
280	MO001000028	Badenhaus Elderly	100	4	93	97%	4	93	97%
390		Badenfest Elderly	21		21	100%		21	100%
340	MO001000034	LaSalle Park	148		130	88%		133	90%
370	MO001000037	Cochran Plaza	78	9	56	81%	8	55	79%
220	MO001000038	Lafayette Apartments	26		22	85%		22	85%
230		California Gardens	28	13	13	87%	13	12	80%
350		Armand & Ohio	4		4	100%		4	100%
380		Folsom	6	1	5	100%	1	5	100%
382		Marie Fanger	6	1	4	80%	1	3	60%
410		South Broadway	10		10	100%		10	100%
420		Lafayette Townhomes	38	12	24	92%	8	24	80%
421		Tiffany Turnkey	25		18	72%		18	72%
150	MO001000041	Towne XV	8		7	88%		7	88%
160		McMillan Manor	20	2	16	89%	2	16	89%
260		Page Manor	10	4	5	83%	4	4	67%
381		Samuel Shepard	16	3	9	69%	3	9	69%
383		Cupples	4	2	2	100%	1	3	100%
384		Hodiamont	22	22	0	-		0	0%
411		Walnut Park	13		13	100%		12	92%
412		Lookaway	17	3	11	79%	3	12	86%
510	McMillan Manor II	18		13	72%		12	67%	
440	MO001000044	Murphy Park I	93	12	68	84%	10	69	83%
450	MO001000045	Murphy Park II	64	2	53	85%	2	53	85%
460	MO001000046	Murphy Park III	65	1	55	86%	1	57	89%
470	MO001000047	King Louis Square	36		35	97%		36	100%
480	MO001000048	Les Chateaux	40		37	93%		37	93%
490	MO001000049	King Louis Square II	44		37	84%		37	84%
500	MO001000050	Renaissance Pl @ Grand	62	1	59	97%	1	59	97%
520	MO001000052	King Louis III	24	1	19	83%	1	21	91%
540	MO001000054	Sr. Living at Renaissance Pl	75		72	96%		71	95%
550	MO001000055	Gardens at Renaissance Pl	22		20	91%		20	91%
560	MO001000056	Cahill House	80		77	96%		78	98%
570	MO001000057	Renaissance Pl @ Grand II	36		32	89%		33	92%
580	MO001000058	Cambridge Heights	46	11	23	66%	11	23	66%
590	MO001000059	Renaissance Place @ Grand III	50		49	98%		48	96%
600	MO001000060	Cambridge Heights II	44	7	25	68%	7	25	68%
620	MO001000062	Sr. Living at Cambridge Heights	75		71	95%		69	92%
630	MO001000063	Arlington Grove	70		63	90%		64	91%
640	MO001000064	North Sarah	59		55	93%		55	93%
650	MO001000065	North Sarah II	46		38	83%		38	83%
660	MO001000066	North Sarah III	35		33	94%		33	94%
661	MO001000061	Kingsbury Terrace	120	1	113	95%	1	112	94%
670	MO001000067	Preservation Square I	19		18	95%		18	95%
	<b>TOTAL</b>		<b>2,805</b>	<b>306</b>	<b>2,175</b>		<b>274</b>	<b>2,174</b>	

### Move-Out Analysis

May 1 - May 31, 2024

	May 2024		October 2023 - May 2024	
Abandonment of Unit	4	11.4%	23	8.0%
Deceased	5	14.3%	27	9.4%
Did Not Like Unit	-	-	1	0.3%
Evicted-Legal Action	7	20.0%	44	15.4%
Incarcerated	-	-	1	0.3%
Moved- In Legal	-	-	3	1.0%
Moved to HCV Prog S8	-	-	8	2.8%
Moved with Notice	9	25.7%	85	29.7%
One Strike	3	8.6%	10	3.5%
Nursing Home Placement	1	2.9%	6	2.1%
Purchased Home	-	-	1	-
Relocation Transfer	0	0.0%	6	2.1%
Transfer to Diff PH Unit	6	17.1%	71	24.8%
<b>Total</b>	<b>35</b>	<b>100%</b>	<b>286</b>	<b>100%</b>

## Demographic Report

May 1 - May 31, 2024

	<b>Disabled</b>	<b>Non-Disabled</b>	<b>Total</b>
Number of Families	680	1,544	<b>2,224</b>
Average Family Size	1.4	2.4	<b>2.1</b>
Average Age of Head of Household	59.1	45.5	<b>49.7</b>
Number of Youth Family Members (<18)	-	-	<b>1,957</b>
Average Age of Youth Family Members	-	-	<b>10.5</b>
Number of Senior (62+) Head of Household	338	345	<b>683</b>
Average Household Income	\$12,720	\$11,735	<b>\$12,037</b>
Number of Head of Households Employed	644	1,033	<b>1,677</b>
Average Monthly Rent	\$262.60	\$218.27	<b>\$231.82</b>
Average Cost of Utilities Paid by SLHA	\$3.28	\$24.57	<b>\$18.06</b>
Average Length of Occupancy (Years)	10.7	6.5	<b>7.7</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	18	2,148	2,166
Native Hawaiian/Other Pacific Islander Only	0	0	0
White Only	2	40	42
White, Black/African American	0	7	7
<b>Total</b>	<b>21</b>	<b>2,203</b>	<b>2,224</b>

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

Columbus Square	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
<b>MURDER</b>	0	0	*	0	0	*	0	1	-100%	*	-100%
<b>SEXUAL ASSAULT</b>	0	0	*	0	1	-100%	1	1	0%	*	*
<b>ROBBERY</b>	0	0	*	1	1	0%	2	2	0%	-50%	-50%
<b>AGGRAVATED ASSAULT</b>	3	3	0%	8	4	100%	20	17	18%	-20%	-51%
<b>BURGLARY</b>	2	0	*	2	1	100%	7	5	40%	17%	-13%
<b>FELONY THEFT</b>	0	0	*	1	0	*	9	2	350%	50%	-50%
<b>AUTO THEFT</b>	1	0	*	2	0	*	9	7	29%	0%	125%
<b>TOTAL</b>	<b>6</b>	<b>3</b>	<b>100%</b>	<b>14</b>	<b>7</b>	<b>100%</b>	<b>48</b>	<b>35</b>	<b>37%</b>	<b>-4%</b>	<b>-38%</b>
<b>SHOOTING INCIDENTS</b>	1	0	*	2	1	100%	5	5	0%	0%	-17%
<b>SHOOTING VICTIMS</b>	1	0	*	2	1	100%	5	5	0%	0%	-44%
<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	*	1	2	-50%	9	7	29%	0%	-40%
<b>GUN ARRESTS</b>	0	0	*	0	0	*	5	6	-17%	67%	-38%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	1	0	*	*	*

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

Covenant Blu Grand Center	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
<b>MURDER</b>	0	0	*	0	0	*	1	0	*	*	0%
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	0	2	-100%	*	-100%
<b>ROBBERY</b>	0	1	-100%	0	1	-100%	5	6	-17%	-17%	0%
<b>AGGRAVATED ASSAULT</b>	0	5	-100%	1	8	-88%	13	18	-28%	30%	-13%
<b>BURGLARY</b>	1	1	0%	4	2	100%	14	13	8%	27%	56%
<b>FELONY THEFT</b>	0	2	-100%	4	4	0%	15	28	-46%	-58%	-32%
<b>AUTO THEFT</b>	1	1	0%	4	4	0%	23	38	-39%	44%	156%
<b>TOTAL</b>	<b>2</b>	<b>10</b>	<b>-80%</b>	<b>13</b>	<b>19</b>	<b>-32%</b>	<b>71</b>	<b>105</b>	<b>-32%</b>	<b>-10%</b>	<b>15%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	0	*	2	4	-50%	0%	0%
<b>SHOOTING VICTIMS</b>	0	0	*	0	0	*	2	4	-50%	0%	0%
<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>	1	1	0%	6	7	-14%	42	48	-13%	62%	-5%
<b>GUN ARRESTS</b>	0	0	*	0	1	-100%	6	9	-33%	50%	0%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	1	4	-75%	-50%	*

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

Lasalle Park	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2022	2021
	2024	2023	% Chg	2024	2023	% Chg	2024	2023	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	2	0	*	*	100%
SEXUAL ASSAULT	0	0	*	0	0	*	1	0	*	0%	*
ROBBERY	0	0	*	0	1	-100%	4	3	33%	100%	*
AGGRAVATED ASSAULT	0	0	*	1	3	-67%	4	12	-67%	-33%	-69%
BURGLARY	0	0	*	1	0	*	5	3	67%	0%	25%
FELONY THEFT	0	1	-100%	2	5	-60%	9	13	-31%	-53%	-10%
AUTO THEFT	0	0	*	2	0	*	11	6	83%	22%	120%
<b>TOTAL</b>	<b>0</b>	<b>1</b>	<b>-100%</b>	<b>6</b>	<b>9</b>	<b>-33%</b>	<b>36</b>	<b>37</b>	<b>-3%</b>	<b>-14%</b>	<b>9%</b>
SHOOTING INCIDENTS	0	0	*	0	0	*	3	0	*	*	0%
SHOOTING VICTIMS	0	0	*	0	0	*	4	0	*	*	33%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	-100%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	-100%
MISDEMEANOR THEFT	8	2	300%	12	3	300%	35	18	94%	169%	133%
GUN ARRESTS	0	0	*	0	0	*	1	3	-67%	-75%	-67%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	0	*	*	-100%

## 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
Peabody Darst Webbe											
<b>MURDER</b>	0	0	*	0	0	*	0	0	*	*	-100%
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	1	0	*	*	*
<b>ROBBERY</b>	0	0	*	0	0	*	1	3	-67%	0%	-80%
<b>AGGRAVATED ASSAULT</b>	1	0	*	3	0	*	12	14	-14%	-14%	-65%
<b>BURGLARY</b>	1	0	*	1	0	*	6	7	-14%	-54%	-40%
<b>FELONY THEFT</b>	0	0	*	2	2	0%	6	11	-45%	-57%	-67%
<b>AUTO THEFT</b>	1	0	*	4	1	300%	10	7	43%	67%	-17%
<b>TOTAL</b>	<b>3</b>	<b>0</b>	<b>*</b>	<b>10</b>	<b>3</b>	<b>233%</b>	<b>36</b>	<b>42</b>	<b>-14%</b>	<b>-25%</b>	<b>-55%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	0	*	1	0	*	-67%	-67%
<b>SHOOTING VICTIMS</b>	0	0	*	0	0	*	1	0	*	-67%	-67%
<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	0	*	4	1	300%	25	16	56%	150%	-24%
<b>GUN ARRESTS</b>	0	0	*	1	0	*	2	4	-50%	-67%	-75%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	-100%	-100%



# Property Management 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: Lucius Bennett, Director of Property Management

DATE: June 12, 2024

SUBJECT: Property Management Board Report

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**Property Management Department:** The St. Louis Housing Authority's Property Management Department continues to make strides toward meeting its objectives. Our team is working with the Human Resources department to hold open interviews for vacant positions and recently hired a contract and compliance specialist, facilities manager, and facilities specialist. The facilities team has been hard at work, providing one-on-one training in HVAC and plumbing to maintenance staff. Additionally, the team has been sourcing vendors at reduced rates to provide services for the developments. The contract and compliance specialist has begun reviewing tenant files, updating resident correspondence, and familiarizing themselves with HUD's processes and procedures. Developments have established regular resident meeting schedules to provide residents with information regarding changes and updates to their sites. These meetings also provide a forum for residents to ask questions and bring concerns to the site staff's attention. In addition to the above, the Property Management Department has also been working on a number of other projects, including:

- \* Implementing a system for tracking preventative maintenance tasks
- \* Providing additional Yardi database training for site staff
- \* Preparing for the upcoming NSpire inspections

**Occupancy:** Property Management's occupancy campaign has continued to generate excitement for site staff. In May 2024, our occupancy campaign recognized Euclid Plaza as the property of the month. Euclid Plaza is stabilizing the property by keeping a queue of approved applicants that are ready for move in as soon as units are turned. Since the occupancy campaign generated so much enthusiasm, Property Management decided to extend it through the end of September. Property Management's average occupancy rate during this reporting period is 87.55%. The current rate is showing a small increase with the most recent three-month trend.

March 2024	April 2024	May 2024
86.93%	87.49%	87.55%

**Waiting List**

- A. Public Housing Waiting List. The St. Louis Housing Authority’s public housing waiting list is currently closed. There are 26,788 applicants on the waiting list. During Property Management’s software training, staff learned the process to update and purge the waiting list to remove “stale” applicants. During June and July, staff will begin the update and purge process in order to remove applicants that have found alternative housing or no longer have current contact information. Property Management will submit a request in Fall 2024 to reopen the waiting list to generate current applicants.
  
- B. Senior Public Housing Wait List. Parkview Apartments waiting list is continuously open as a result of its recent senior designation status. In addition to receiving applications from SLHA’s online portal, applications are accepted in person at the leasing office to assist seniors with the challenges of using technology.

**Work Order Trends:** Property Management continues to monitor work order activity in Yardi, conduct regular inspections of all public housing developments and work with developments to resolve issues as they are identified. Below please find an abbreviated analysis on existing work orders. A detailed breakdown of inspection activity and a deficiency report is attached hereto for your review and consideration.

<b>Development(s):</b>	<b>Issue/Trend Identified:</b>	<b>Action:</b>
South Hub	Outstanding work orders for Clinton-Peabody	Clinton-Peabody conducted unit inspections of over 100 units, which generated over 250 work orders
North Hub	Outstanding balance of work orders at Parkview Apartments	Work order numbers have increased due to techs making units ready for occupancy.

**Recertifications:** Property management has greatly reduced the number of outstanding recertifications at James House and West Pine. Southside Scattered Sites is facing challenges due to the previous lack of staff at the site and the scattered nature of the development. Currently, the site is fully staffed and they are working on the backlog of past due recertifications. In addition, the staff is completing recertifications and uncovering previously unreported income. Our team is working with residents to reconcile the ledgers to ensure the correct rent is being charged.

During the reporting period, Property Management had 78 outstanding recertifications.

## Work Order Period Activity

Period Date From: 05/01/2024

Period Date To: 05/31/2024

Property	Opening Balance	Created	Closed	Closing Balance
Armand & Ohio	3.00	3.00	0.00	6.00
Badenfest Elderly	8.00	6.00	1.00	13.00
Badenhaus Elderly	10.00	26.00	22.00	14.00
California Gardens	4.00	4.00	2.00	6.00
Clinton-Peabody	51.00	248.00	125.00	174.00
Cochran Plaza	26.00	14.00	3.00	37.00
Cupples	0.00	3.00	2.00	1.00
Euclid Plaza Elderly	2.00	23.00	21.00	4.00
Folsom	1.00	3.00	0.00	4.00
James House	23.00	42.00	0.00	65.00
King Louis III	10.00	8.00	7.00	11.00
Kingsbury Terrace	60.00	27.00	11.00	76.00
Lafayette Apartments	12.00	10.00	3.00	19.00
Lafayette Townhomes	23.00	10.00	2.00	31.00
LaSalle Park	27.00	76.00	51.00	52.00
Lookaway	10.00	5.00	8.00	7.00
Marie Fanger	2.00	1.00	0.00	3.00
McMillian Manor II	30.00	1.00	6.00	25.00
McMillian Manor	7.00	7.00	8.00	6.00
Page Manor	2.00	1.00	0.00	3.00
Parkview Elderly	106.00	99.00	96.00	109.00
Samuel Shepard	5.00	3.00	3.00	5.00
South Broadway	15.00	6.00	3.00	18.00
Tiffany Turnkey	10.00	6.00	2.00	14.00
Towne XV	1.00	1.00	1.00	1.00
Walnut Park	18.00	2.00	8.00	12.00
West Pine	47.00	29.00	20.00	56.00
<b>Total</b>	<b>513.00</b>	<b>664.00</b>	<b>405.00</b>	<b>772.00</b>

PUBLIC HOUSING CASH ACTIVITY AS OF 04/01/2024

<u>CHECKING, MONEY MARKET ACCOUNTS &amp; ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME &amp; NON-FEDERAL INVESTMENTS</u>				
BANK AND TYPE OF ACCOUNT	4/1/24 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	RATE	4/1/24 VALUE	
UMB BANK, N.A. - CHECKING (GL Balance)	\$13,951,254.72	MERRICK BANK CD	7/1/2024	0.30%	\$245,488.59	
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$72,229.34	FEDERAL HOME LOAN BANK	7/26/2024	3.6	\$248,359.19	
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$832,794.67	FEDERAL HOME LOAN BANK	12/17/2024	0.55%	\$241,614.57	
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$746,223.96	SIGNATURE BANK OF NEW YORK	7/15/2024	4.60%	\$243,531.00	
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$295,312.49	ZIONS BANCORP NA CD	12/30/2024	5.30%	\$250,000.00	
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$103,060.20	GOLDMAN SACHS BANK USA CD	5/6/2024	2.60%	\$98,193.30	
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,459.53	FEDERAL HOME LOAN BANK	1/26/2024	0.33%	\$490,038.27	
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,384.18	WI TREASURY BILL	6/27/2024	0.00%	\$487,396.93	
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$435,512.40	FEDERAL HOME LOAN BANK	12/27/2024	5.30%	\$200,051.91	
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$16,940.27	U.S TREASURY BILL	10/3/2024	0.00%	\$487,802.22	
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$284,374.95	U.S TREASURY BILL	8/6/2024	0.00%	\$491,702.31	
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$392,419.71	CIT BANK NA CD	12/17/2024	3.10%	\$94,712.13	
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$673,543.11	PNC BANK	8/29/2024	5.35%	\$75,000.00	
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,429,177.76	CITY NATL BANK	11/25/2024	4.85%	\$96,841.96	
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$184,111.70	WELLS FARGO	8/2/2024	4.65%	\$199,662.18	
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$19,429,798.99	FLAGSTAR BANK	8/14/2024	0.45%	\$241,121.87	
		U.S TREASURY BILL	9/19/2024	0.00%	\$342,121.93	
		U.S TREASURY BILL	9/5/2024	0.00%	\$244,885.63	
		FEDERAL NTAL MORTGAGE ASSN	9/30/2024	0.41%	\$244,489.21	
		BANK OF AMERICA NA	8/8/2024	5.25%	\$136,918.77	
		BANK OF BARODA CD	8/14/2024	5.25%	\$124,924.07	
		TOTAL INVESTMENTS				\$5,284,856.04

## Clinton Peabody Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	74,042.41	98,000.00	-23,957.59	168,000.00
Utility Reimb.-LIPH	-45,289.00	-40,833.31	-4,455.69	-70,000.00
Total Rental Income	28,753.41	57,166.69	-28,413.28	98,000.00
Other Tenant Income				
Damages/Maintenance	75.00	116.69	-41.69	200.00
Late Charges	6,677.00	11,666.69	-4,989.69	20,000.00
Legal Fees - Tenant	484.50	0.00	484.50	0.00
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	10,886.80	11,783.38	-896.58	20,200.00
NET TENANT INCOME	39,640.21	68,950.07	-29,309.86	118,200.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,273,183.93	1,448,927.06	-175,743.13	2,483,875.00
Interest Income	0.00	23.31	-23.31	40.00
Allocated Interest Income	0.00	81.69	-81.69	140.00
Fraud Recovery PH	11,029.00	0.00	11,029.00	0.00
Non-Dwelling Rent	1,300.00	700.00	600.00	1,200.00
Other Miscellaneous Income	802.69	0.00	802.69	0.00
Insurance Proceeds	49,615.24	0.00	49,615.24	0.00
PH & HAP FSS Forfeitures	5,800.95	0.00	5,800.95	0.00
Allocated Other Income	32,008.37	29,805.44	2,202.93	51,095.00
TOTAL GRANT AND OTHER INCOME	1,373,740.18	1,479,537.50	-105,797.32	2,536,350.00
TOTAL INCOME	1,413,380.39	1,548,487.57	-135,107.18	2,654,550.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	243,645.75	359,387.56	115,741.81	616,093.00
TOTAL TENANT SERVICES EXPENSES	15,951.85	15,925.00	-26.85	27,300.00
TOTAL UTILITY EXPENSES	289,590.43	373,275.07	83,684.64	639,900.00
Total Maint Salaries				
Total Maint Salaries	98,334.07	169,047.62	70,713.55	289,796.00
Total Materials				
Total Materials	10,818.43	58,566.55	47,748.12	100,400.00
Total Contract Costs				
Total Contract Costs	188,340.98	234,255.14	45,914.16	401,580.00
TOTAL MAINTENACE EXPENSES	297,493.48	461,869.31	164,375.83	791,776.00
TOTAL PROTECTIVE SERVICES	17,256.67	202,776.56	185,519.89	347,617.00
TOTAL INSURANCE PREMIUMS	108,798.83	117,828.06	9,029.23	201,991.00
TOTAL GENERAL EXPENSES	7,793.95	17,424.19	9,630.24	29,870.00
TOTAL OPERATING EXPENSES	980,530.96	1,548,487.57	567,954.79	2,654,547.00
NET INCOME	432,849.43	0.00	432,849.43	0.00

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

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	133,750.55	166,833.31	-33,082.76	286,000.00
Total Rental Income	133,750.55	166,833.31	-33,082.76	286,000.00
Other Tenant Income				
Damages/Maintenance	0.00	116.69	-116.69	200.00
Late Charges	8,576.00	17,791.69	-9,215.69	30,500.00
Legal Fees - Tenant	743.00	0.00	743.00	0.00
Misc. Tenant Income	20.00	0.00	20.00	0.00
Vacate Charges	0.00	1,341.69	-1,341.69	2,300.00
Total Other Tenant Income	9,339.00	19,250.07	-9,911.07	33,000.00
NET TENANT INCOME	143,089.55	186,083.38	-42,993.83	319,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	493,963.21	499,913.75	-5,950.54	856,995.00
Interest Income	8.99	102.06	-93.07	175.00
Allocated Interest Income	0.00	12.25	-12.25	21.00
Fraud Recovery PH	15,309.00	0.00	15,309.00	0.00
Other Miscellaneous Income	0.00	233.31	-233.31	400.00
Insurance Proceeds	8,003.59	0.00	8,003.59	0.00
Allocated Other Income	4,795.56	4,465.44	330.12	7,655.00
TOTAL GRANT AND OTHER INCOME	522,080.35	504,726.81	17,353.54	865,246.00
TOTAL INCOME	665,169.90	690,810.19	-25,640.29	1,184,246.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	106,756.60	148,076.25	41,319.65	253,845.00
TOTAL TENANT SERVICES EXPENSES	7,116.25	9,088.94	1,972.69	15,581.00
TOTAL UTILITY EXPENSES	113,470.93	126,772.94	13,302.01	217,325.00
Total Maint Salaries				
	54,627.22	98,364.00	43,736.78	168,624.00
Total Materials				
	31,229.91	24,179.05	-7,050.86	41,450.00
Total Contract Costs				
	100,265.60	112,784.63	12,519.03	193,345.00
TOTAL MAINTENACE EXPENSES	186,122.73	235,327.68	49,204.95	403,419.00
TOTAL PROTECTIVE SERVICES	124,533.26	113,380.19	-11,153.07	194,366.00
TOTAL INSURANCE PREMIUMS	52,619.98	54,898.62	2,278.64	94,112.00
TOTAL GENERAL EXPENSES	189.33	3,263.75	3,074.42	5,595.00
TOTAL OPERATING EXPENSES	590,809.08	690,810.19	99,999.29	1,184,246.00
NET INCOME	74,360.82	0.00	74,360.82	0.00

# Euclid Plaza Elderly Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	140,402.00	149,333.31	-8,931.31	256,000.00
Total Rental Income	140,402.00	149,333.31	-8,931.31	256,000.00
Other Tenant Income				
Damages/Maintenance	175.00	87.50	87.50	150.00
Late Charges	6,921.00	5,833.31	1,087.69	10,000.00
Legal Fees - Tenant	4,371.61	0.00	4,371.61	0.00
NSF Charges	194.00	0.00	194.00	0.00
Vacate Charges	900.00	4,491.69	-3,591.69	7,700.00
Total Other Tenant Income	12,561.61	10,412.50	2,149.11	17,850.00
NET TENANT INCOME	152,963.61	159,745.81	-6,782.20	273,850.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	406,401.27	408,975.00	-2,573.73	701,100.00
Interest Income	31.72	350.00	-318.28	600.00
Allocated Interest Income	0.00	10.50	-10.50	18.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
Other Miscellaneous Income-PM	0.00	408.31	-408.31	700.00
Allocated Other Income	4,262.71	3,969.56	293.15	6,805.00
TOTAL GRANT AND OTHER INCOME	410,729.35	413,713.37	-2,984.02	709,223.00
TOTAL INCOME	563,692.96	573,459.18	-9,766.22	983,073.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	119,796.59	135,227.12	15,430.53	231,818.00
TOTAL TENANT SERVICES EXPENSES	5,998.10	10,521.00	4,522.90	18,036.00
TOTAL UTILITY EXPENSES	124,822.66	124,541.69	-280.97	213,500.00
Total Maint Salaries	67,715.04	96,720.12	29,005.08	165,806.00
Total Materials	22,263.78	31,208.38	8,944.60	53,500.00
Total Contract Costs	70,936.86	82,323.08	11,386.22	141,125.00
TOTAL MAINTENANCE EXPENSES	160,915.68	210,251.58	49,335.90	360,431.00
TOTAL PROTECTIVE SERVICES	38,565.26	39,952.50	1,387.24	68,490.00
TOTAL INSURANCE PREMIUMS	40,814.69	49,988.75	9,174.06	85,695.00
TOTAL GENERAL EXPENSE	319.18	2,978.50	2,659.32	5,106.00
TOTAL OPERATING EXPENSES	491,232.16	573,459.18	82,228.98	983,073.00
NET INCOME	72,460.80	0.00	72,460.80	0.00

## West Pine Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Rental Income				
Tenant Rent	139,565.00	161,000.00	-21,435.00	276,000.00
Less: Concessions	-120.00	0.00	-120.00	0.00
Total Rental Income	139,445.00	161,000.00	-21,555.00	276,000.00
Other Tenant Income				
Damages/Maintenance	70.00	29.19	40.81	50.00
Late Charges	3,769.00	10,640.00	-6,871.00	18,240.00
Total Other Tenant Income	3,839.00	10,669.19	-6,830.19	18,290.00
NET TENANT INCOME	143,284.00	171,669.19	-28,385.19	294,290.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	396,803.77	388,840.06	7,963.71	666,583.00
Interest Income	10.68	58.31	-47.63	100.00
Allocated Interest Income	0.00	9.94	-9.94	17.00
Fraud Recovery PH	-159.00	0.00	-159.00	0.00
Other Miscellaneous Income	33.65	175.00	-141.35	0.00
Allocated Other Income	3,958.24	3,686.06	272.18	6,319.00
TOTAL GRANT AND OTHER INCOME	400,647.34	392,769.37	7,877.97	673,019.00
TOTAL INCOME	543,931.34	564,438.56	-20,507.22	967,309.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	88,211.95	132,774.81	44,562.86	227,614.00
TOTAL TENANT SERVICES EXPENSES	5,371.48	5,635.63	264.15	9,661.00
TOTAL UTILITY EXPENSES	100,502.13	124,600.00	24,097.87	213,600.00
Total Maint Salaries	63,715.27	95,541.18	31,825.91	163,785.00
Total Materials	23,210.91	18,199.44	-5,011.47	31,199.00
Total Contract Costs	113,695.09	80,511.69	-33,183.40	138,020.00
TOTAL MAINTENANCE EXPENSES	200,621.27	194,252.31	-6,368.96	333,004.00
TOTAL PROTECTIVE SERVICES	57,732.99	57,788.50	55.51	99,066.00
TOTAL INSURANCE PREMIUMS	37,674.70	45,263.75	7,589.05	77,595.00
TOTAL GENERAL EXPENSES	472.06	4,125.94	3,653.88	7,073.00
TOTAL OPERATING EXPENSES	490,586.58	564,438.56	73,854.36	967,609.00
NET INCOME	53,344.76	0.00	53,344.76	0.00

## Parkview Elderly Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	330,586.35	374,208.31	-43,621.96	641,500.00
Less: Concessions	-146.00	0.00	-146.00	0.00
Total Rental Income	330,440.35	374,208.31	-43,767.96	641,500.00
Other Tenant Income				
Late Charges	23,209.00	35,113.75	-11,904.75	60,195.00
Legal Fees - Tenant	-60.00	0.00	-60.00	0.00
Vacate Charges	50.00	2,333.31	-2,283.31	4,000.00
Total Other Tenant Income	23,199.00	37,447.06	-14,248.06	64,195.00
NET TENANT INCOME	353,639.35	411,655.37	-58,016.02	705,695.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,033,545.18	1,035,170.50	-1,625.32	1,774,578.00
Interest Income	24.10	268.31	-244.21	460.00
Allocated Interest Income	0.00	28.00	-28.00	48.00
Fraud Recovery PH	541.65	0.00	541.65	0.00
Non-Dwelling Rent	7,931.00	7,700.00	231.00	13,200.00
Other Miscellaneous Income	0.00	102.06	-102.06	175.00
Allocated Other Income	11,227.70	10,455.06	772.64	17,923.00
TOTAL GRANT AND OTHER INCOME	1,053,269.63	1,053,723.93	-454.30	1,806,384.00
TOTAL INCOME	1,406,908.98	1,465,379.30	-58,470.32	2,512,079.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	191,777.45	279,434.68	87,657.23	479,031.00
TOTAL TENANT SERVICES EXPENSES	6,293.09	8,167.25	1,874.16	14,001.00
TOTAL UTILITY EXPENSES	193,171.95	366,741.69	173,569.74	628,700.00
Total Maint Salaries	123,156.11	222,273.87	99,117.76	381,041.00
Total Materials	28,684.39	39,433.38	10,748.99	67,600.00
Total Contract Costs	400,494.69	182,048.44	-218,446.25	312,083.00
TOTAL MAINTENACE EXPENSES	552,335.19	443,755.69	-108,579.50	760,724.00
TOTAL PROTECTIVE SERVICES	240,923.25	248,281.81	7,358.56	425,626.00
TOTAL INSURANCE PREMIUMS	92,157.92	121,385.25	29,227.33	208,089.00
TOTAL GENERAL EXPENSES	711.99	12,562.06	11,850.07	21,535.00
TOTAL OPERATING EXPENSES	1,277,370.84	1,480,328.43	202,957.59	2,537,706.00
NET INCOME	129,538.14	-14,949.13	144,487.27	-25,627.00

## Baden House Elderly/Badenfest Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	131,481.85	147,437.50	-15,955.65	252,750.00
Utility Reimb.-LIPH	-1,195.00	-875.00	-320.00	-1,500.00
Total Rental Income	130,286.85	146,562.50	-16,275.65	251,250.00
Other Tenant Income				
Damages/Maintenance	75.00	583.31	-508.31	1,000.00
Late Charges	8,315.00	8,166.69	148.31	14,000.00
Vacate Charges	0.00	2,158.31	-2,158.31	3,700.00
Total Other Tenant Income	8,390.00	10,908.31	-2,518.31	18,700.00
NET TENANT INCOME	138,676.85	157,470.81	-18,793.96	269,950.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	393,295.25	406,506.94	-13,211.69	696,869.00
Interest Income	7.23	87.50	-80.27	150.00
Allocated Interest Income	0.00	11.69	-11.69	20.00
Other Miscellaneous Income	33.65	145.81	-112.16	250.00
Allocated Other Income	4,719.44	4,394.81	324.63	7,534.00
TOTAL GRANT AND OTHER INCOME	398,055.57	411,146.75	-13,091.18	704,823.00
TOTAL INCOME	536,732.42	568,617.56	-31,885.14	974,773.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	109,996.78	147,411.74	37,414.96	252,706.00
TOTAL TENANT SERVICES EXPENSES	2,448.00	3,406.62	958.62	5,840.00
TOTAL UTILITY EXPENSES	126,499.85	128,216.69	1,716.84	219,800.00
Total Maint Salaries				
Total Materials	62,605.90	97,816.25	35,210.35	167,685.00
Total Contract Costs	9,305.19	20,177.50	10,872.31	34,590.00
Total Contract Costs	59,654.77	88,577.44	28,922.67	151,847.00
TOTAL MAINTENANCE EXPENSES	131,565.86	206,571.19	75,005.33	354,122.00
TOTAL PROTECTIVE SERVICES	45,575.61	45,481.94	-93.67	77,969.00
TOTAL INSURANCE PREMIUMS	28,882.70	35,670.25	6,787.55	61,149.00
TOTAL GENERAL EXPENSES	222.89	1,862.56	1,639.67	3,193.00
TOTAL OPERATING EXPENSES	445,191.69	568,617.56	123,429.30	974,773.00
NET INCOME	91,540.73	0.00	91,540.73	0.00

## LaSalle Park Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	118,412.00	147,087.50	-28,675.50	252,150.00
Utility Reimb.-LIPH	-34,094.00	-43,750.00	9,656.00	-75,000.00
Utility Reimbursement Refund	-3,976.00	0.00	-3,976.00	0.00
Total Rental Income	80,342.00	103,337.50	-22,995.50	177,150.00
Other Tenant Income				
Damages/Maintenance	0.00	93.31	-93.31	160.00
Late Charges	4,951.00	8,166.69	-3,215.69	14,000.00
Misc.Tenant Income	145.00	0.00	145.00	0.00
Vacate Charges	10,061.00	2,216.69	7,844.31	3,800.00
Total Other Tenant Income	15,157.00	10,476.69	4,680.31	17,960.00
NET TENANT INCOME	95,499.00	113,814.19	-18,315.19	195,110.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	585,525.05	688,214.94	-102,689.89	1,179,797.00
Allocated Interest Income	0.00	43.19	-43.19	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	17,241.15	16,054.50	1,186.65	27,522.00
TOTAL GRANT AND OTHER INCOME	621,065.38	704,312.63	-83,247.25	1,207,393.00
TOTAL INCOME	716,564.38	818,126.82	-101,562.44	1,402,503.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	156,009.37	201,440.05	45,430.68	345,326.00
TOTAL TENANT SERVICES EXPENSES	8,587.24	8,577.94	-9.30	14,705.00
TOTAL UTILITY EXPENSES	117,905.49	124,833.31	6,927.82	214,000.00
Total Maint Salaries				
	74,700.64	140,018.06	65,317.42	240,031.00
Total Materials				
	34,598.83	49,898.24	15,299.41	85,540.00
Total Contract Costs				
	98,847.86	134,014.93	35,167.07	229,740.00
TOTAL MAINTENANCE EXPENSES	208,147.33	323,931.23	115,783.90	555,311.00
TOTAL PROTECTIVE SERVICES	46,025.55	83,828.50	37,802.95	143,706.00
TOTAL INSURANCE PREMIUMS	52,269.00	66,113.18	13,844.18	113,337.00
TOTAL GENERAL EXPENSES	2,295.16	9,398.69	7,103.53	16,112.00
TOTAL OPERATING EXPENSES	591,239.14	818,126.82	226,883.76	1,402,503.00
NET INCOME	125,325.24	0.00	125,325.24	0.00

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

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
<b>TENANT INCOME</b>				
Tenant Rent	65,480.00	79,741.69	-14,261.69	136,700.00
Utility Reimb.-LIPH	-31,676.00	-26,250.00	-5,426.00	-45,000.00
Utility Reimbursement Refund	-960.00	0.00	-960.00	0.00
Total Rental Income	32,844.00	53,491.69	-20,647.69	91,700.00
<b>Other Tenant Income</b>				
Damages/Maintenance	-1,050.46	233.31	-1,283.77	400.00
Late Charges	1,926.00	3,500.00	-1,574.00	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	1,013.00	233.31	779.69	400.00
Total Other Tenant Income	12,664.04	3,966.62	8,697.42	6,800.00
<b>NET TENANT INCOME</b>	<b>45,508.04</b>	<b>57,458.31</b>	<b>-11,950.27</b>	<b>98,500.00</b>
<b>GRANT INCOME AND OTHER INCOME</b>				
HUD PHA Operating Subsidy/CF Operations	449,984.38	508,792.06	-58,807.68	872,215.00
Allocated Interest Income	0.00	25.06	-25.06	43.00
Fraud Recovery PH	6,401.00	0.00	6,401.00	0.00
Other Miscellaneous Income	4,817.51	0.00	4,817.51	0.00
Allocated Other Income	10,009.75	9,321.06	688.69	15,979.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>471,212.64</b>	<b>518,138.18</b>	<b>-46,925.54</b>	<b>888,237.00</b>
<b>TOTAL INCOME</b>	<b>516,720.68</b>	<b>575,596.49</b>	<b>-58,875.81</b>	<b>986,737.00</b>
<b>EXPENSES</b>				
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>107,125.58</b>	<b>136,376.94</b>	<b>29,251.36</b>	<b>233,789.00</b>
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>4,985.55</b>	<b>4,980.50</b>	<b>-5.05</b>	<b>8,538.00</b>
<b>TOTAL UTILITY EXPENSES</b>	<b>135,294.46</b>	<b>125,323.38</b>	<b>-9,971.08</b>	<b>214,840.00</b>
<b>Total Maint Salaries</b>				
	48,506.06	72,379.37	23,873.31	124,079.00
<b>Total Materials</b>				
	2,751.95	40,153.68	37,401.73	68,835.00
<b>Total Contract Costs</b>				
	45,214.31	105,099.19	59,884.88	180,170.00
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>96,472.32</b>	<b>217,632.24</b>	<b>121,159.92</b>	<b>373,084.00</b>
<b>TOTAL PROTECTIVE SERVICES</b>	<b>24,658.25</b>	<b>44,181.06</b>	<b>19,522.81</b>	<b>75,739.00</b>
<b>TOTAL INSURANCE PREMIUMS</b>	<b>30,703.75</b>	<b>33,509.56</b>	<b>2,805.81</b>	<b>57,445.00</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>237.67</b>	<b>2,058.56</b>	<b>1,820.89</b>	<b>3,529.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>399,477.58</b>	<b>564,062.24</b>	<b>164,584.66</b>	<b>966,964.00</b>
<b>NET INCOME</b>	<b>117,243.10</b>	<b>11,534.25</b>	<b>105,708.85</b>	<b>19,773.00</b>

## Southside Scattered Sites

### Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	119,134.00	119,583.31	-449.31	205,000.00
Utility Reimb.-LIPH	-11,703.00	-14,291.69	2,588.69	-24,500.00
Total Rental Income	107,431.00	105,291.62	2,139.38	180,500.00
Other Tenant Income				
Damages/Maintenance	50.00	0.00	50.00	0.00
Late Charges	10,766.00	9,041.69	1,724.31	15,500.00
Misc. Tenant Income	75.00	0.00	75.00	0.00
Vacate Charges	124.00	1,750.00	-1,626.00	3,000.00
Total Other Tenant Income	10,965.00	10,791.69	173.31	18,500.00
NET TENANT INCOME	118,396.00	116,083.31	2,312.69	199,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	594,794.25	596,372.00	-1,577.75	1,022,352.00
Allocated Interest Income	0.00	21.56	-21.56	37.00
Other Miscellaneous Income	0.00	5.81	-5.81	10.00
Allocated Other Income	8,639.60	8,044.75	594.85	13,791.00
TOTAL GRANT AND OTHER INCOME	603,433.85	604,444.12	-1,010.27	1,036,190.00
TOTAL INCOME	721,829.85	720,527.43	1,302.42	1,235,190.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	99,742.82	166,728.31	66,985.49	285,820.00
TOTAL TENANT SERVICES EXPENSES	7,421.84	4,298.63	-3,123.21	7,369.00
TOTAL UTILITY EXPENSES	138,128.33	153,533.31	15,404.98	263,200.00
Total Maint Salaries	97,681.33	172,420.43	74,739.10	295,578.00
Total Materials	43,660.27	40,885.95	-2,774.32	70,090.00
Total Contract Costs	130,706.16	123,732.63	-6,973.53	212,113.00
TOTAL MAINTENANCE EXPENSES	272,047.76	337,039.01	64,991.25	577,781.00
TOTAL PROTECTIVE SERVICES	1,951.00	0.00	-1,951.00	0.00
TOTAL INSURANCE PREMIUMS	56,455.21	52,481.31	-3,973.90	89,968.00
TOTAL GENERAL EXPENSES	311.73	6,449.94	6,138.21	11,057.00
TOTAL OPERATING EXPENSES	576,058.69	720,527.43	144,471.82	1,235,190.00
NET INCOME	145,771.16	0.00	145,771.16	0.00

## Northside Scattered Sites Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	75,815.64	83,416.69	-7,601.05	143,000.00
Utility Reimb.-LIPH	-31,405.00	-23,333.31	-8,071.69	-40,000.00
Utility Reimbursement Refund	-336.00	0.00	-336.00	0.00
Total Rental Income	44,074.64	60,083.38	-16,008.74	103,000.00
Other Tenant Income				
Cleaning Fee	135.00	0.00	135.00	0.00
Late Charges	1,892.00	2,625.00	-733.00	4,500.00
Legal Fees - Tenant	484.50	1,166.69	-682.19	2,000.00
Tenant Owed Utilities	1,025.21	0.00	1,025.21	0.00
Misc. Tenant Income	205.00	0.00	205.00	0.00
Vacate Charges	3,405.48	0.00	3,405.48	0.00
Total Other Tenant Income	7,147.19	3,791.69	3,355.50	6,500.00
NET TENANT INCOME	51,221.83	63,875.07	-12,653.24	109,500.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	752,937.64	758,452.31	-5,514.67	1,300,204.00
Allocated Interest Income	0.00	42.56	-42.56	73.00
Fraud Recovery PH	-1,580.21	0.00	-1,580.21	0.00
Allocated Other Income	16,898.61	15,735.44	1,163.17	26,975.00
TOTAL GRANT AND OTHER INCOME	768,256.04	774,230.31	-5,974.27	1,327,252.00
TOTAL INCOME	819,477.87	838,105.38	-18,627.51	1,436,752.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	111,892.48	189,977.13	78,084.65	325,675.00
TOTAL TENANT SERVICES EXPENSES	8,416.63	10,741.50	2,324.87	18,414.00
TOTAL UTILITY EXPENSES	122,889.52	141,458.31	18,568.79	242,500.00
Total Maint Salaries	33,408.88	115,388.63	81,979.75	197,809.00
Total Materials	24,759.10	46,579.19	21,820.09	79,850.00
Total Contract Costs	313,278.08	249,970.07	-63,308.01	428,520.00
TOTAL MAINTENACE EXPENSES	371,446.06	411,937.89	40,491.83	706,179.00
TOTAL PROTECTIVE SERVICES	872.55	1,458.31	585.76	2,500.00
TOTAL INSURANCE PREMIUMS	60,574.84	57,406.44	-3,168.40	98,411.00
TOTAL GENERAL EXPENSES	362.68	7,405.44	7,042.76	12,695.00
TOTAL OPERATING EXPENSES	676,454.76	820,385.02	143,930.26	1,406,374.00
NET INCOME	143,023.11	17,720.36	125,302.75	30,378.00

# King Louis Square III

## Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	9,584.00	36,750.00	-27,166.00	63,000.00
Utility Reimb.-LIPH	1,443.00	-6,066.69	7,509.69	-10,400.00
Total Rental Income	11,027.00	30,683.31	-19,656.31	52,600.00
Other Tenant Income				
Late Charges	630.00	1,458.31	-828.31	2,500.00
Total Other Tenant Income	630.00	1,458.31	-828.31	2,500.00
NET TENANT INCOME	11,657.00	32,141.62	-20,484.62	55,100.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	89,142.16	103,032.44	-13,890.28	176,627.00
Allocated Interest Income	0.00	5.25	-5.25	9.00
Allocated Other Income	2,131.36	1,984.50	146.86	3,402.00
TOTAL GRANT AND OTHER INCOME	91,273.52	105,022.19	-13,748.67	180,038.00
TOTAL INCOME	102,930.52	137,163.81	-34,233.29	235,138.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	20,345.55	32,369.19	12,023.64	55,490.00
TOTAL TENANT SERVICES EXPENSES	1,061.57	1,060.50	-1.07	1,818.00
TOTAL UTILITY EXPENSES	22,882.33	27,428.31	4,545.98	47,020.00
Total General Maint Expense	7,052.72	11,229.19	4,176.47	19,250.00
Total Materials	72.15	7,081.69	7,009.54	12,140.00
Total Contract Costs	17,570.68	31,091.69	13,521.01	53,300.00
TOTAL MAINTENANCE EXPENSES	24,695.55	49,402.57	24,707.02	84,690.00
TOTAL PROTECTIVE SERVICES	7,531.97	13,594.00	6,062.03	23,304.00
TOTAL INSURANCE PREMIUMS	8,785.00	8,658.37	-126.63	14,843.00
TOTAL GENERAL EXPENSES	4,482.20	4,654.44	172.24	7,979.00
TOTAL OPERATING EXPENSES	89,784.17	137,163.81	47,381.68	235,138.00
NET INCOME	13,146.35	0.00	13,146.35	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Apr 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	281,138.95	345,282.00	-64,143.05	591,912.00
Investment Inc -Restricted Non-Allocated	268.99	0.00	268.99	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>281,407.94</b>	<b>345,282.00</b>	<b>-63,874.06</b>	<b>591,912.00</b>
<b>TOTAL INCOME</b>	<b>281,407.94</b>	<b>345,282.00</b>	<b>-63,874.06</b>	<b>591,912.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	34,732.44	43,852.13	9,119.69	75,175.00
TOTAL UTILITY EXPENSES	84,693.91	85,670.06	976.15	146,863.00
TOTAL INSURANCE PREMIUMS	4,538.31	5,850.81	1,312.50	10,030.00
TOTAL GENERAL EXPENSES	204,817.33	209,909.00	5,091.67	359,844.00
<b>TOTAL OPERATING EXPENSES</b>	<b>328,781.99</b>	<b>345,282.00</b>	<b>16,500.01</b>	<b>591,912.00</b>
<b>NET INCOME</b>	<b>-47,374.05</b>	<b>0.00</b>	<b>-47,374.05</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	174,862.13	206,990.00	-32,127.87	354,836.00
Investment Inc -Restricted Non-Allocated	10,995.58	0.00	10,995.58	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>185,857.71</b>	<b>206,990.00</b>	<b>-21,132.29</b>	<b>354,836.00</b>
<b>TOTAL INCOME</b>	<b>185,857.71</b>	<b>206,990.00</b>	<b>-21,132.29</b>	<b>354,836.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	22,373.96	29,445.50	7,071.54	50,484.00
TOTAL UTILITY EXPENSES	54,772.56	58,408.00	3,635.44	100,127.00
TOTAL INSURANCE PREMIUMS	3,120.81	4,025.00	904.19	6,898.00
TOTAL GENERAL EXPENSES	115,870.73	115,108.00	-762.73	197,327.00
<b>TOTAL OPERATING EXPENSES</b>	<b>196,138.06</b>	<b>206,990.00</b>	<b>10,848.44</b>	<b>354,836.00</b>
<b>NET INCOME</b>	<b>-10,280.35</b>	<b>0.00</b>	<b>-10,280.35</b>	<b>0.00</b>

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

Period = Oct 2023-Apr 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	201,694.84	232,300.25	-30,605.41	398,229.00
TOTAL GRANT AND OTHER INCOME	201,694.84	232,300.25	-30,605.41	398,229.00
TOTAL INCOME	201,694.84	232,300.25	-30,605.41	398,229.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	24,192.56	31,821.37	7,628.81	54,551.00
TOTAL UTILITY EXPENSES	56,894.65	60,478.81	3,584.16	103,678.00
TOTAL INSURANCE PREMIUMS	3,138.31	4,051.81	913.50	6,946.00
TOTAL GENERAL EXPENSES	130,544.70	135,948.19	5,403.49	233,054.00
TOTAL OPERATING EXPENSES	214,770.22	232,300.25	17,529.96	398,229.00
NET INCOME	-13,075.38	0.00	-13,075.38	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	76,267.67	98,289.31	-22,021.64	168,496.00
Investment Inc -Restricted Non-Allocated	18.31	0.00	18.31	0.00
TOTAL GRANT AND OTHER INCOME	76,285.98	98,289.31	-22,003.33	168,496.00
TOTAL INCOME	76,285.98	98,289.31	-22,003.33	168,496.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	9,880.67	13,147.75	3,267.08	22,539.00
TOTAL UTILITY EXPENSES	8,049.97	7,933.31	-116.66	13,600.00
TOTAL PROTECTIVE SERVICES	11,280.13	20,391.00	9,110.87	34,956.00
TOTAL INSURANCE PREMIUMS	1,838.69	2,361.94	523.25	4,049.00
TOTAL GENERAL EXPENSES	41,045.03	35,694.19	-5,350.84	61,190.00
TOTAL OPERATING EXPENSES	72,094.49	79,528.19	7,433.70	136,334.00
NET INCOME	4,191.49	18,761.12	14,569.63	32,162.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Apr 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	82,438.57	107,654.19	-25,215.62	184,550.00
TOTAL GRANT AND OTHER INCOME	82,438.57	107,654.19	-25,215.62	184,550.00
TOTAL INCOME	82,438.57	107,654.19	-25,215.62	184,550.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	7,829.81	9,273.25	1,443.44	15,897.00
TOTAL TENANT SERVICES EXPENSES	0.00	350.00	350.00	600.00
TOTAL UTILITY EXPENSES	32,581.50	32,581.50	0.00	55,854.00
TOTAL PROTECTIVE SERVICES	12,529.54	22,656.69	10,127.15	38,840.00
TOTAL INSURANCE PREMIUMS	1,604.19	2,066.19	462.00	3,542.00
TOTAL GENERAL EXPENSES	34,640.69	34,640.69	0.00	59,384.00
TOTAL OPERATING EXPENSES	89,185.73	101,568.32	12,382.59	174,117.00
NET INCOME	-6,747.16	6,085.87	-12,833.03	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	105,320.14	122,718.68	-17,398.54	210,375.00
Investment Inc -Restricted Non-Allocated	11.35	0.00	11.35	0.00
TOTAL GRANT AND OTHER INCOME	105,331.49	122,718.68	-17,387.19	210,375.00
TOTAL INCOME	105,331.49	122,718.68	-17,387.19	210,375.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	12,487.88	16,457.56	3,969.68	28,213.00
TOTAL UTILITY EXPENSES	15,230.46	14,875.00	-355.46	25,500.00
TOTAL PROTECTIVE SERVICES	13,814.62	24,922.31	11,107.69	42,724.00
TOTAL INSURANCE PREMIUMS	2,192.19	2,820.44	628.25	4,835.00
TOTAL GENERAL EXPENSES	54,142.89	51,753.31	-2,389.58	88,720.00
TOTAL OPERATING EXPENSES	97,868.04	47,497.98	-1,307.43	189,992.00
NET INCOME	7,463.45	75,220.70	-16,079.76	20,383.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Apr 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	146,257.38	181,344.38	-35,087.00	310,876.00
Investment Inc -Restricted Non-Allocated	527.08	0.00	527.08	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>146,784.46</b>	<b>181,344.38</b>	<b>-34,559.92</b>	<b>310,876.00</b>
<b>TOTAL INCOME</b>	<b>146,784.46</b>	<b>181,344.38</b>	<b>-34,559.92</b>	<b>310,876.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	21,215.36	27,853.00	6,637.64	47,748.00
TOTAL TENANT SERVICES EXPENSES	0.00	542.50	542.50	930.00
TOTAL UTILITY EXPENSES	43,157.90	43,701.56	543.66	74,917.00
TOTAL PROTECTIVE SERVICES	19,454.73	35,118.44	15,663.71	60,203.00
TOTAL INSURANCE PREMIUMS	3,053.75	3,934.56	880.81	6,745.00
TOTAL GENERAL EXPENSES	71,727.69	77,134.19	5,406.50	132,230.00
<b>TOTAL OPERATING EXPENSES</b>	<b>158,609.43</b>	<b>188,284.25</b>	<b>29,674.82</b>	<b>322,773.00</b>
<b>NET INCOME</b>	<b>-11,824.97</b>	<b>-6,939.87</b>	<b>-4,885.10</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	170,210.79	215,076.12	-44,865.33	368,702.00
Investment Inc -Restricted Non-Allocated	19,517.57	0.00	19,517.57	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>189,728.36</b>	<b>215,076.12</b>	<b>-25,347.76</b>	<b>368,702.00</b>
<b>TOTAL INCOME</b>	<b>189,728.36</b>	<b>215,076.12</b>	<b>-25,347.76</b>	<b>368,702.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	11,224.93	14,557.06	3,332.13	24,955.00
TOTAL TENANT SERVICES EXPENSES	1,225.00	656.25	-568.75	1,125.00
TOTAL UTILITY EXPENSES	61,048.93	61,507.25	458.32	105,441.00
TOTAL PROTECTIVE SERVICES	23,524.16	42,481.25	18,957.09	72,825.00
TOTAL INSURANCE PREMIUMS	3,247.44	3,846.50	599.06	6,594.00
TOTAL GENERAL EXPENSES	88,612.66	91,565.81	2,953.15	156,970.00
<b>TOTAL OPERATING EXPENSES</b>	<b>188,883.12</b>	<b>214,614.12</b>	<b>25,731.00</b>	<b>367,910.00</b>
<b>NET INCOME</b>	<b>845.24</b>	<b>462.00</b>	<b>383.24</b>	<b>792.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2023-Apr 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	65,785.72	76,776.63	-10,990.91	131,617.00
Investment Inc -Restricted Non-Allocated	3,059.10	0.00	3,059.10	0.00
TOTAL GRANT AND OTHER INCOME	<u>68,844.82</u>	<u>76,776.63</u>	<u>-7,931.81</u>	<u>131,617.00</u>
TOTAL INCOME	<u>68,844.82</u>	<u>76,776.63</u>	<u>-7,931.81</u>	<u>131,617.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	3,327.93	4,370.94	1,043.01	7,493.00
TOTAL TENANT SERVICES EXPENSES	0.00	192.50	192.50	330.00
TOTAL UTILITY EXPENSES	22,119.50	23,125.69	1,006.19	39,644.00
TOTAL PROTECTIVE SERVICES	6,889.44	12,461.75	5,572.31	21,363.00
TOTAL INSURANCE PREMIUMS	1,267.00	1,461.81	194.81	2,506.00
TOTAL GENERAL EXPENSES	<u>33,701.98</u>	<u>32,508.00</u>	<u>-1,193.98</u>	<u>55,728.00</u>
TOTAL OPERATING EXPENSES	<u>67,305.85</u>	<u>74,120.69</u>	<u>6,814.84</u>	<u>127,064.00</u>
NET INCOME	1,538.97	2,655.94	-1,116.97	4,553.00

### Vaughn Elderly -Cahill House (56)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	172,235.54	169,789.62	2,445.92	291,068.00
Investment Inc -Restricted Non-Allocated	20,237.16	0.00	20,237.16	0.00
TOTAL GRANT AND OTHER INCOME	<u>192,472.70</u>	<u>169,789.62</u>	<u>22,683.08</u>	<u>291,068.00</u>
TOTAL INCOME	<u>192,472.70</u>	<u>169,789.62</u>	<u>22,683.08</u>	<u>291,068.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	11,583.69	14,912.87	3,329.18	25,565.00
TOTAL UTILITY EXPENSES	76,172.33	77,971.25	1,798.92	133,665.00
TOTAL INSURANCE PREMIUMS	4,287.50	4,946.69	659.19	8,480.00
TOTAL GENERAL EXPENSES	<u>77,802.40</u>	<u>73,500.56</u>	<u>-4,301.84</u>	<u>126,001.00</u>
TOTAL OPERATING EXPENSES	<u>169,845.92</u>	<u>171,331.37</u>	<u>1,485.45</u>	<u>293,711.00</u>
NET INCOME	22,626.78	-1,541.75	21,197.63	-2,643.00

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

Period = Oct 2023-Apr 2024

Book = Accrual

**Reaissance 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	149,871.11	170,644.81	-20,773.70	292,534.00
Investment Inc -Restricted Non-Allocated	4,021.85	0.00	4,021.85	0.00
TOTAL GRANT AND OTHER INCOME	<u>153,892.96</u>	<u>170,644.81</u>	<u>-16,751.85</u>	<u>292,534.00</u>
TOTAL INCOME	<u><u>153,892.96</u></u>	<u><u>170,644.81</u></u>	<u><u>-16,751.85</u></u>	<u><u>292,534.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,864.93	14,418.25	3,553.32	24,717.00
TOTAL TENANT SERVICES EXPENSES	0.00	315.00	315.00	540.00
TOTAL UTILITY EXPENSES	31,439.07	35,485.31	4,046.24	60,832.00
TOTAL PROTECTIVE SERVICES	11,280.13	20,391.00	9,110.87	34,956.00
TOTAL INSURANCE PREMIUMS	1,780.31	2,293.69	513.38	3,932.00
TOTAL GENERAL EXPENSES	79,832.09	84,171.50	4,339.41	144,294.00
TOTAL OPERATING EXPENSES	<u>135,196.53</u>	<u>157,074.75</u>	<u>21,878.22</u>	<u>269,271.00</u>
NET INCOME	<u><u>18,696.43</u></u>	<u><u>13,570.06</u></u>	<u><u>5,126.37</u></u>	<u><u>23,263.00</u></u>

**Cambridge Heights (58)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	132,230.52	154,152.88	-21,922.36	264,262.00
Investment Inc -Restricted Non-Allocated	7,999.89	0.00	7,999.89	0.00
TOTAL GRANT AND OTHER INCOME	<u>140,230.41</u>	<u>154,152.88</u>	<u>-13,922.47</u>	<u>264,262.00</u>
TOTAL INCOME	<u><u>140,230.41</u></u>	<u><u>154,152.88</u></u>	<u><u>-13,922.47</u></u>	<u><u>264,262.00</u></u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	14,307.36	18,781.56	4,474.20	32,197.00
TOTAL UTILITY EXPENSES	56,071.96	45,271.94	-10,800.02	77,609.00
TOTAL PROTECTIVE SERVICES	14,421.45	26,055.75	11,634.30	44,667.00
TOTAL INSURANCE PREMIUMS	2,288.44	3,014.69	726.25	5,168.00
TOTAL GENERAL EXPENSES	80,977.82	80,977.75	-0.07	138,819.00
TOTAL OPERATING EXPENSES	<u>168,067.03</u>	<u>174,101.69</u>	<u>6,034.66</u>	<u>298,460.00</u>
NET INCOME	<u><u>-27,836.62</u></u>	<u><u>-19,948.81</u></u>	<u><u>-7,887.81</u></u>	<u><u>-34,198.00</u></u>

## Mixed Finance Properties Income Statement

Period = Oct 2023-Apr 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	164,059.59	194,727.19	-30,667.60	333,818.00
Investment Inc -Restricted Non-Allocated	7,571.00	0.00	7,571.00	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>171,630.59</b>	<b>194,727.19</b>	<b>-23,096.60</b>	<b>333,818.00</b>
<b>TOTAL INCOME</b>	<b>171,630.59</b>	<b>194,727.19</b>	<b>-23,096.60</b>	<b>333,818.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	18,469.27	24,282.44	5,813.17	41,627.00
TOTAL TENANT SERVICES EXPENSES	0.00	437.50	437.50	750.00
TOTAL UTILITY EXPENSES	44,832.31	47,936.56	3,104.25	82,177.00
TOTAL PROTECTIVE SERVICES	15,670.85	28,321.44	12,650.59	48,551.00
TOTAL INSURANCE PREMIUMS	2,420.81	3,125.50	704.69	5,358.00
TOTAL GENERAL EXPENSES	102,856.38	104,130.25	1,273.87	178,509.00
<b>TOTAL OPERATING EXPENSES</b>	<b>184,249.62</b>	<b>208,233.69</b>	<b>23,984.07</b>	<b>356,972.00</b>
<b>NET INCOME</b>	<b>-12,619.03</b>	<b>-13,506.50</b>	<b>887.47</b>	<b>-23,154.00</b>

### Cambridge Heights II (60)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	134,392.36	165,933.81	-31,541.45	284,458.00
Investment Inc -Restricted Non-Allocated	3,102.25	0.00	3,102.25	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>137,494.61</b>	<b>165,933.81</b>	<b>-28,439.20</b>	<b>284,458.00</b>
<b>TOTAL INCOME</b>	<b>137,494.61</b>	<b>165,933.81</b>	<b>-28,439.20</b>	<b>284,458.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	16,952.16	22,204.00	5,251.84	38,064.00
TOTAL UTILITY EXPENSES	48,524.67	42,922.25	-5,602.42	73,581.00
TOTAL PROTECTIVE SERVICES	13,815.65	24,922.31	11,106.66	42,724.00
TOTAL INSURANCE PREMIUMS	2,163.00	2,856.56	693.56	4,897.00
TOTAL GENERAL EXPENSES	70,450.53	70,450.31	-0.22	120,772.00
<b>TOTAL OPERATING EXPENSES</b>	<b>151,906.01</b>	<b>163,355.43</b>	<b>11,449.42</b>	<b>280,038.00</b>
<b>NET INCOME</b>	<b>-14,411.40</b>	<b>2,578.38</b>	<b>-16,989.78</b>	<b>4,420.00</b>

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

Period = Oct 2023-Apr 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	246,241.70	398,050.31	-151,808.61	682,372.00
Investment Inc -Restricted Non-Allocated	18,245.96	0.00	18,245.96	0.00
Other Miscellaneous Income	33.65	0.00	33.65	0.00
TOTAL GRANT AND OTHER INCOME	<u>264,521.31</u>	<u>398,050.31</u>	<u>-133,529.00</u>	<u>682,372.00</u>
TOTAL INCOME	<u>264,521.31</u>	<u>398,050.31</u>	<u>-133,529.00</u>	<u>682,372.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	16,718.02	21,896.00	5,177.98	37,536.00
TOTAL UTILITY EXPENSES	136,184.98	135,625.00	-559.98	232,500.00
TOTAL GENERAL EXPENSES	<u>91,532.08</u>	<u>230,668.06</u>	<u>139,135.98</u>	<u>395,431.00</u>
TOTAL OPERATING EXPENSES	<u>244,435.08</u>	<u>388,189.06</u>	<u>143,753.98</u>	<u>665,467.00</u>
NET INCOME	20,086.23	9,861.25	10,224.98	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	120,578.57	162,831.06	-42,252.49	279,139.00
Investment Inc -Restricted Non-Allocated	195.04	0.00	195.04	0.00
TOTAL GRANT AND OTHER INCOME	<u>120,773.61</u>	<u>162,831.06</u>	<u>-42,057.45</u>	<u>279,139.00</u>
TOTAL INCOME	<u>120,773.61</u>	<u>162,831.06</u>	<u>-42,057.45</u>	<u>279,139.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	11,340.64	14,303.87	2,963.23	24,521.00
TOTAL UTILITY EXPENSES	71,126.41	70,318.50	-807.91	120,546.00
TOTAL PROTECTIVE SERVICES	23,524.16	42,481.25	18,957.09	72,825.00
TOTAL INSURANCE PREMIUMS	3,008.81	3,811.50	802.69	6,534.00
TOTAL GENERAL EXPENSES	<u>27,707.78</u>	<u>24,007.06</u>	<u>-3,700.72</u>	<u>41,155.00</u>
TOTAL OPERATING EXPENSES	<u>136,707.80</u>	<u>154,922.18</u>	<u>18,214.38</u>	<u>265,581.00</u>
NET INCOME	-15,934.19	7,908.88	-23,843.07	13,558.00

## Mixed Finance Properties Income Statement

Period = Oct 2023-Apr 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	233,165.21	243,155.50	-9,990.29	416,838.00
Investment Inc -Restricted Non-Allocated	172.79	0.00	172.79	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>233,338.00</b>	<b>243,155.50</b>	<b>-9,817.50</b>	<b>416,838.00</b>
<b>TOTAL INCOME</b>	<b>233,338.00</b>	<b>243,155.50</b>	<b>-9,817.50</b>	<b>416,838.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	21,871.70	28,620.62	6,748.92	49,064.00
TOTAL UTILITY EXPENSES	84,857.33	86,504.25	1,646.92	148,293.00
TOTAL INSURANCE PREMIUMS	3,350.06	4,327.19	977.13	7,418.00
TOTAL GENERAL EXPENSES	133,603.07	135,338.56	1,735.49	232,009.00
<b>TOTAL OPERATING EXPENSES</b>	<b>243,682.16</b>	<b>254,790.62</b>	<b>11,108.46</b>	<b>436,784.00</b>
<b>NET INCOME</b>	<b>-10,344.16</b>	<b>-11,635.12</b>	<b>1,290.96</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	163,910.21	167,805.19	-3,894.98	287,666.00
Investment Inc -Restricted Non-Allocated	458.92	0.00	458.92	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>164,369.13</b>	<b>167,805.19</b>	<b>-3,436.06</b>	<b>287,666.00</b>
<b>TOTAL INCOME</b>	<b>164,369.13</b>	<b>167,805.19</b>	<b>-3,436.06</b>	<b>287,666.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	18,802.87	24,907.75	6,104.88	42,699.00
TOTAL UTILITY EXPENSES	38,285.94	38,896.69	610.75	66,680.00
TOTAL INSURANCE PREMIUMS	2,881.69	3,715.81	834.12	6,370.00
TOTAL GENERAL EXPENSES	111,577.13	111,881.00	303.87	191,796.00
<b>TOTAL OPERATING EXPENSES</b>	<b>171,547.63</b>	<b>179,401.25</b>	<b>7,853.62</b>	<b>307,545.00</b>
<b>NET INCOME</b>	<b>-7,178.50</b>	<b>-11,596.06</b>	<b>4,417.56</b>	<b>-19,879.00</b>

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

Period = Oct 2023-Apr 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	124,439.92	124,540.50	-100.58	213,498.00
Investment Inc -Restricted Non-Allocated	7,733.10	0.00	7,733.10	0.00
TOTAL GRANT AND OTHER INCOME	<u>132,173.02</u>	<u>124,540.50</u>	<u>7,632.52</u>	<u>213,498.00</u>
TOTAL INCOME	<u>132,173.02</u>	<u>124,540.50</u>	<u>7,632.52</u>	<u>213,498.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	13,022.98	16,898.00	3,875.02	28,968.00
TOTAL UTILITY EXPENSES	25,990.16	25,433.31	-556.85	43,600.00
TOTAL INSURANCE PREMIUMS	2,259.25	2,898.56	639.31	4,969.00
TOTAL GENERAL EXPENSES	<u>94,383.40</u>	<u>90,595.19</u>	<u>-3,788.21</u>	<u>155,306.00</u>
TOTAL OPERATING EXPENSES	<u>135,655.79</u>	<u>135,825.06</u>	<u>169.27</u>	<u>232,843.00</u>
NET INCOME	<u>-3,482.77</u>	<u>-11,284.56</u>	<u>7,801.79</u>	<u>-19,345.00</u>

**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	75,057.95	81,416.44	-6,358.49	139,571.00
Investment Inc -Restricted Non-Allocated	10,649.76	0.00	10,649.76	0.00
TOTAL GRANT AND OTHER INCOME	<u>85,707.71</u>	<u>81,416.44</u>	<u>4,291.27</u>	<u>139,571.00</u>
TOTAL INCOME	<u>85,707.71</u>	<u>81,416.44</u>	<u>4,291.27</u>	<u>139,571.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,393.05	13,489.56	3,096.51	23,125.00
TOTAL UTILITY EXPENSES	18,905.50	18,946.69	41.19	32,480.00
TOTAL INSURANCE PREMIUMS	1,732.50	2,881.06	1,148.56	4,939.00
TOTAL GENERAL EXPENSES	<u>52,884.17</u>	<u>56,112.56</u>	<u>3,228.39</u>	<u>96,193.00</u>
TOTAL OPERATING EXPENSES	<u>83,915.22</u>	<u>91,429.87</u>	<u>7,514.65</u>	<u>156,737.00</u>
NET INCOME	<u>1,792.49</u>	<u>-10,013.43</u>	<u>-3,223.38</u>	<u>-17,166.00</u>

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

Period = Oct 2023-Apr 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	56,201.96	57,325.31	-1,123.35	98,272.00
Investment Inc -Restricted Non-Allocated	9.70	0.00	9.70	0.00
TOTAL GRANT AND OTHER INCOME	<u>56,211.66</u>	<u>57,325.31</u>	<u>-1,113.65</u>	<u>98,272.00</u>
TOTAL INCOME	<u>56,211.66</u>	<u>57,325.31</u>	<u>-1,113.65</u>	<u>98,272.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	0.00	9,328.62	9,328.62	15,992.00
TOTAL UTILITY EXPENSES	9,493.75	9,493.75	0.00	16,275.00
TOTAL INSURANCE PREMIUMS	908.81	1,048.81	140.00	1,798.00
TOTAL GENERAL EXPENSES	<u>39,060.00</u>	<u>39,060.00</u>	<u>0.00</u>	<u>66,960.00</u>
TOTAL OPERATING EXPENSES	<u>49,462.56</u>	<u>58,931.18</u>	<u>9,468.62</u>	<u>101,025.00</u>
NET INCOME	6,749.10	-1,605.87	-10,582.27	-2,753.00

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of April 30, 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		\$ 2,991,802.36	\$ 269,312.28	\$ 308,130.80	\$ 353,593.60	\$ 690,729.85	\$ 388,802.53	
114 Cash - tenant security deposits		\$ 24,087.91	\$ 21,902.68	\$ 22,675.57	\$ 23,022.98	\$ 58,684.67	\$ 21,741.39	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 90,454.33	\$ 142,748.64	\$ 27,957.29	\$ 37,842.09	\$ 194,925.71	\$ 13,397.52	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 433,879.11	\$ 110,204.05	\$ 85,736.31	\$ 80,219.71	\$ 216,274.79	\$ 85,648.91	
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>QR Numerator Total:</b>		<b>\$ 3,540,223.71</b>	<b>\$ 544,167.65</b>	<b>\$ 444,499.97</b>	<b>\$ 494,678.38</b>	<b>\$ 1,160,615.02</b>	<b>\$ 509,590.35</b>	
310 Total Current Liabilities		\$ 28,482.86	\$ 34,329.10	\$ 42,240.57	\$ 38,324.79	\$ 103,150.55	\$ 42,898.86	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>QR Denominator Total:</b>		<b>\$ 28,482.86</b>	<b>\$ 34,329.10</b>	<b>\$ 42,240.57</b>	<b>\$ 38,324.79</b>	<b>\$ 103,150.55</b>	<b>\$ 42,898.86</b>	
<b>Quick Ratio:</b>		<b>124.29</b>	<b>15.85</b>	<b>10.52</b>	<b>12.91</b>	<b>11.25</b>	<b>11.88</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		\$ 2,991,802.36	\$ 269,312.28	\$ 308,130.80	\$ 353,593.60	\$ 690,729.85	\$ 388,802.53	
114 Cash - tenant security deposits		\$ 24,087.91	\$ 21,902.68	\$ 22,675.57	\$ 23,022.98	\$ 58,684.67	\$ 21,741.39	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 90,454.33	\$ 142,748.64	\$ 27,957.29	\$ 37,842.09	\$ 194,925.71	\$ 13,397.52	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 433,879.11	\$ 110,204.05	\$ 85,736.31	\$ 80,219.71	\$ 216,274.79	\$ 85,648.91	
310 (-) Total Current Liabilities		\$ 28,482.86	\$ 34,329.10	\$ 42,240.57	\$ 38,324.79	\$ 103,150.55	\$ 42,898.86	
<b>MENAR Numerator Total:</b>		<b>\$ 3,511,740.85</b>	<b>\$ 509,838.55</b>	<b>\$ 402,259.40</b>	<b>\$ 456,353.59</b>	<b>\$ 1,057,464.47</b>	<b>\$ 466,691.49</b>	
<b>Average Monthly Operating Expenses:</b>								
96900 Total Operating Expenses		\$ 980,530.96	\$ 590,809.08	\$ 491,232.16	\$ 490,586.58	\$ 1,277,370.84	\$ 445,191.69	
97100 Extraordinary Maintenance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>MENAR Denominator Total:</b>		<b>\$ 140,075.85</b>	<b>\$ 84,401.30</b>	<b>\$ 70,176.02</b>	<b>\$ 70,083.80</b>	<b>\$ 182,481.55</b>	<b>\$ 63,598.81</b>	
<b>MENAR:</b>		<b>25.07</b>	<b>6.04</b>	<b>5.73</b>	<b>6.51</b>	<b>5.80</b>	<b>7.34</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 April 30, 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		\$ 432,849.43	\$ 74,360.82	\$ 72,460.80	\$ 53,344.76	\$ 129,538.14	\$ 91,540.73
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 432,849.43	\$ 74,360.82	\$ 72,460.80	\$ 53,344.76	\$ 129,538.14	\$ 91,540.73
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)	1353	189	126	108	99	266	117
Weighted Value (Project FASS score times number of units)	33825	4725	3150	2700	2475	6650	2925
Total number of units in PHA's portfolio	1353	189	126	108	99	266	117
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 April 30, 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	\$ 1,309,505.05	\$ 1,042,677.95	\$ 869,172.59	\$ 1,025,507.28	\$ 307,323.23
114 Cash - tenant security deposits	\$ 35,371.00	\$ 16,810.00	\$ 27,258.02	\$ 29,130.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 137,708.55	\$ 54,177.95	\$ 111,572.23	\$ (6,986.45)	\$ 5,876.56
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 203,697.26	\$ 131,900.99	\$ 142,062.37	\$ 238,870.87	\$ 24,325.02
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,686,281.86</b>	<b>\$ 1,245,566.89</b>	<b>\$ 1,150,065.21</b>	<b>\$ 1,286,521.91</b>	<b>\$ 342,830.81</b>
310 Total Current Liabilities	\$ 91,314.30	\$ 568,188.99	\$ 64,564.96	\$ 72,092.56	\$ 14,408.71
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 530,000.00	\$ -	\$ -	\$ -
<b>QR Denominator Total:</b>	<b>\$ 91,314.30</b>	<b>\$ 38,188.99</b>	<b>\$ 64,564.96</b>	<b>\$ 72,092.56</b>	<b>\$ 14,408.71</b>
<b>Quick Ratio:</b>	<b>18.47</b>	<b>32.62</b>	<b>17.81</b>	<b>17.85</b>	<b>23.79</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	\$ 1,309,505.05	\$ 1,042,677.95	\$ 869,172.59	\$ 1,025,507.28	\$ 307,323.23
114 Cash - tenant security deposits	\$ 35,371.00	\$ 16,810.00	\$ 27,258.02	\$ 29,130.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 137,708.55	\$ 54,177.95	\$ 111,572.23	\$ (6,986.45)	\$ 5,876.56
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 203,697.26	\$ 131,900.99	\$ 142,062.37	\$ 238,870.87	\$ 24,325.02
310 (-) Total Current Liabilities	\$ 91,314.30	\$ 568,188.99	\$ 64,564.96	\$ 72,092.56	\$ 14,408.71
<b>MENAR Numerator Total:</b>	<b>\$ 1,594,967.56</b>	<b>\$ 677,377.90</b>	<b>\$ 1,085,500.25</b>	<b>\$ 1,214,429.35</b>	<b>\$ 328,422.10</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 591,239.14	\$ 399,477.58	\$ 576,058.69	\$ 676,454.76	\$ 89,784.17
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 84,462.73</b>	<b>\$ 57,068.23</b>	<b>\$ 82,294.10</b>	<b>\$ 96,636.39</b>	<b>\$ 12,826.31</b>
<b>MENAR:</b>	<b>18.88</b>	<b>11.87</b>	<b>13.19</b>	<b>12.57</b>	<b>25.61</b>
<b>MENAR Score (max points 11):</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
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	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052	
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>						
FDS #	Adjusted Operating Income:					
97000	Excess Operating Revenue over Operating Expenses	\$ 125,325.24	\$ 117,243.10	\$ 145,771.16	\$ 143,023.11	\$ 13,146.35
96700	Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
	DSCR Numerator Total:	\$ 125,325.24	\$ 117,243.10	\$ 145,771.16	\$ 143,023.11	\$ 13,146.35
	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)	148	69	116	92	23
	Weighted Value (Project FASS score times number of units)	3700	1725	2900	2300	575
	Total number of units in PHA's portfolio	148	69	116	92	23
	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 April 30, 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		997	737	721	572	1,613	751
	<b>OR Numerator Total:</b>		<b>997</b>	<b>737</b>	<b>721</b>	<b>572</b>	<b>1,613</b>	<b>751</b>
	11190 Unit Months Available		1,526	882	756	693	1,970	835
	<b>OR Denominator Total:</b>		<b>1,526</b>	<b>882</b>	<b>756</b>	<b>693</b>	<b>1,970</b>	<b>835</b>
	<b>Occupancy Rate:</b>		<b>0.65334</b>	<b>0.83560</b>	<b>0.95370</b>	<b>0.82540</b>	<b>0.81878</b>	<b>0.89940</b>
	<b>Occupancy Rate Score (max points 16):</b>		<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>								
FDS #	(Maximum points 5)							
	126 Accounts Receivable - Tenants		\$ 90,454.33	\$ 142,748.64	\$ 27,957.29	\$ 37,842.09	\$ 194,925.71	\$ 13,397.52
	<b>TAR Numerator Total:</b>		<b>\$ 90,454.33</b>	<b>\$ 142,748.64</b>	<b>\$ 27,957.29</b>	<b>\$ 37,842.09</b>	<b>\$ 194,925.71</b>	<b>\$ 13,397.52</b>
	70500 Total Tenant Revenue		\$ 66,821.50	\$ 245,706.09	\$ 261,090.19	\$ 244,496.57	\$ 605,105.74	\$ 237,035.74
	<b>TAR Denominator Total:</b>		<b>\$ 66,821.50</b>	<b>\$ 245,706.09</b>	<b>\$ 261,090.19</b>	<b>\$ 244,496.57</b>	<b>\$ 605,105.74</b>	<b>\$ 237,035.74</b>
	<b>TAR:</b>		<b>135.0%</b>	<b>58.0%</b>	<b>11.0%</b>	<b>15.0%</b>	<b>32.0%</b>	<b>6.0%</b>
	<b>TAR Score (max points 5):</b>		<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>2</b>	<b>5</b>
<b>Indicator #3 - Accounts Payable (AP)</b>								
FDS #	(Maximum points 4)							
312	Accounts Payable - Current	\$ 182,374.34	\$ 17,681.82	\$ 5,425.43	\$ 20,434.91	\$ 13,840.81	\$ 28,983.01	\$ 18,274.80
313	Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>AP Numerator Total:</b>		<b>\$ 17,681.82</b>	<b>\$ 5,425.43</b>	<b>\$ 20,434.91</b>	<b>\$ 13,840.81</b>	<b>\$ 28,983.01</b>	<b>\$ 18,274.80</b>
96900	Total Operating Expenses /12		\$ 140,075.85	\$ 84,401.30	\$ 70,176.02	\$ 70,083.80	\$ 182,481.55	\$ 63,598.81
	<b>AP Denominator Total:</b>		<b>\$ 140,075.85</b>	<b>\$ 84,401.30</b>	<b>\$ 70,176.02</b>	<b>\$ 70,083.80</b>	<b>\$ 182,481.55</b>	<b>\$ 63,598.81</b>
	<b>AP:</b>		<b>0.13</b>	<b>0.06</b>	<b>0.29</b>	<b>0.2</b>	<b>0.16</b>	<b>0.29</b>
	<b>AP Score (max points 4):</b>		<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
<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
	<b>Project MASS score (Maximum points 25)</b>		<b>6</b>	<b>5</b>	<b>19</b>	<b>10</b>	<b>7</b>	<b>10</b>
	Number of units in Project	1333	189	126	108	99	266	117
	Weighted Value (Project MASS score times number of units)	10753	1134	630	2052	990	1862	1170
	Total number of units in PHA's portfolio	1333	189	126	108	99	266	117
	<b>Overall AMPs Management Operations Indicator Score:</b>	<b>8.07</b>	<b>6.00</b>	<b>5.00</b>	<b>19.00</b>	<b>10.00</b>	<b>7.00</b>	<b>10.00</b>

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
As of April 30, 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>						
FDS #						
11210	Unit Months Leased	923	430	744	535	131
OR Numerator Total:		923	430	744	535	131
11190	Unit Months Available	1,032	506	832	634	161
OR Denominator Total:		1,032	506	832	634	161
Occupancy Rate:		0.89438	0.84980	0.89423	0.84385	0.81366
Occupancy Rate Score (max points 16):		0	0	0	0	0
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>						
FDS #	(Maximum points 5)					
126	Accounts Receivable - Tenants	\$ 137,708.55	\$ 54,177.95	\$ 111,572.23	\$ (6,986.45)	\$ 5,876.56
TAR Numerator Total:		\$ 137,708.55	\$ 54,177.95	\$ 111,572.23	\$ (6,986.45)	\$ 5,876.56
70500	Total Tenant Revenue	\$ 136,779.43	\$ 72,870.93	\$ 203,050.29	\$ 88,097.40	\$ 20,933.14
TAR Denominator Total:		\$ 136,779.43	\$ 72,870.93	\$ 203,050.29	\$ 88,097.40	\$ 20,933.14
TAR:		101.0%	74.0%	55.0%	-8.0%	28.0%
TAR Score (max points 5):		0	0	0	5	2
<b>Indicator #3 - Accounts Payable (AP)</b>						
FDS #	(Maximum points 4)					
312	Accounts Payable - Current	\$ 9,613.50	\$ 15,881.74	\$ 6,449.92	\$ 37,712.83	\$ 8,075.59
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 9,613.50	\$ 15,881.74	\$ 6,449.92	\$ 37,712.83	\$ 8,075.59
96900	Total Operating Expenses /12	\$ 84,462.73	\$ 57,068.23	\$ 82,294.10	\$ 96,636.39	\$ 12,826.31
AP Denominator Total:		\$ 84,462.73	\$ 57,068.23	\$ 82,294.10	\$ 96,636.39	\$ 12,826.31
AP:		0.11	0.28	0.08	0.39	0.63
AP Score (max points 4):		4	4	4	4	4
<b>Overall AMP Score</b>						
Indicator #1 - Occupancy Rate (OR)		0	0	0	0	0
Indicator #2 - Tenant Accounts Receivable (TAR)		0	0	0	5	2
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4
Physical condition adjustment		1	1	1	1	0
Neighborhood environment adjustment		1	1	0	1	1
Project MASS score (Maximum points 25)		6	6	5	11	7
Number of units in Project		148	69	116	92	3
Weighted Value (Project MASS score times number of units)		888	414	580	1012	21
Total number of units in PHA's portfolio		148	69	116	92	3
Overall AMPs Management Operations Indicator Score:		6.00	6.00	5.00	11.00	7.00

# **HOUSING CHOICE VOUCHER PROGRAM**

**SECTION 8 CASH ACTIVITY AS OF 4/30/2024**

**CHECKING ACCOUNTS**

VOUCHER PROGRAM

<b>BANK AND TYPE OF ACCOUNT</b>	<b>BALANCE</b>
BMO Harris Bank - CHECKING HAP	\$ 4,389,303.33

**INVESTMENTS**

VOUCHER PROGRAM

<b>BANK AND TYPE OF INVESTMENT</b>	<b>MATURITY DATE</b>	<b>INTEREST RATE</b>	<b>VALUE AT ISSUE DATE</b>
BMO Harris Bank - F.S.S. ESCROW			\$ 312,199.44
	<b>TOTAL INVESTED</b>		<b>\$ 312,199.44</b>

## SLHA - Housing Choice Voucher Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
<b>REVENUE</b>				
GRANT INCOME				
Section 8 HAP Earned	28,826,904.00	27,785,100.56	1,041,803.44	47,631,601.00
Section 8 Admin. Fee Income	2,850,411.00	2,927,900.50	-77,489.50	5,019,258.00
Section 8 HAP Service Fees	0.00	315,892.50	-315,892.50	541,530.00
Section 8 -Placement/Issuance Fees	1,800.00	1,983.31	-183.31	3,400.00
TOTAL GRANT INCOME	31,679,115.00	31,030,876.87	648,238.13	53,195,789.00
OTHER INCOME				
Interest Income	6,310.65	0.00	6,310.65	0.00
Operating Shortfall Revenue	0.00	237,489.00	-237,489.00	407,119.00
Insurance Proceeds	7,668.25	0.00	7,668.25	0.00
TOTAL OTHER INCOME	13,978.90	237,489.00	-223,510.10	407,119.00
TOTAL INCOME	31,693,093.90	31,268,365.87	424,728.03	53,602,908.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	2,353,053.02	2,983,739.50	630,686.48	5,114,982.00
TOTAL TENANT SERVICES EXPENSES	192,671.52	4,908.82	-187,762.70	8,415.00
TOTAL UTILITY EXPENSES	25,396.84	27,916.00	2,519.16	47,856.00
Total Materials	2,228.59	1,575.00	-653.59	2,700.00
Total Contract Costs	54,186.84	47,287.38	-6,899.46	81,064.00
TOTAL MAINTENANCE EXPENSES	56,415.43	48,862.38	-7,553.05	83,764.00
TOTAL PROTECTIVE SERVICES	23,824.40	19,580.19	-4,244.21	33,566.00
TOTAL INSURANCE PREMIUMS	68,513.25	64,819.44	-3,693.81	111,119.00
TOTAL GENERAL EXPENSES	35,537.46	17,543.75	-17,993.71	30,075.00
TOTAL OPERATING EXPENSES	2,755,411.92	3,167,370.08	411,958.16	5,429,777.00
TOTAL HOUSING ASSISTANCE PAYMENTS	29,433,232.89	28,100,993.06	-1,332,239.83	48,173,131.00
TOTAL EXPENSES	32,188,644.81	31,268,365.87	-920,281.67	53,602,908.00
NET INCOME	-495,550.91	0.00	-495,553.64	0.00



## MEMORANDUM

To: Latasha Barnes, Interim Executive Director  
From: Carla Matthews, Director of Operations for HCV  
Date: June 12, 2024  
Subject: Housing Choice Voucher Board Report

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

### HCV Programs

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

#### **1) Housing Choice Voucher (Section 8)**

The general Section 8 program assists very low-income, elderly, and disabled families in affording decent and safe housing in the private market. There are 5,933 active participants in the Section 8 program and approximately 4,000 families are on the waitlist. During this reporting period, 123 new vouchers were issued and 433 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.

March 2024	April 2024	May 2024
94%	94%	94%

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

Recent trends indicate that families are experiencing difficulties locating suitable housing. To prevent households from being penalized during the process, HCV works closely with program

participants to extend the voucher terms per 24 CFR 982.303(b)(1). HCV has also enacted regularly scheduled landlord briefings to expand the pool of interested landlord participants and improve leasing ability. Landlord briefings are typically held on the first Tuesday of each month. A briefing was held on May 7, 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 404 active participants. There were two referrals received during the month of May.

## **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, 141 families have been housed. Twenty (20) families are currently searching for units.

HCV will meet with collaborative partners to ensure accurate transfer of data and to fine tune program implementation and 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 248 active participants in the HUD-VASH program. During this reporting period, 24 referrals were received and 11 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 8 families presently searching for housing. To promote maximum program utilization, HCV has taken the following steps: HCV staff is reviewing applications on the HCV waitlist for eligible applicants.

## 7) Foster Youth to Independence Vouchers

The Foster Youth to Independence (FYI) program extends assistance available to youth between the ages of 18-24 years of age (who have not reached their 25th birthday) who left foster care or will leave foster care within 90 days following 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 youth may only be used to provide housing g assistance and supportive services for a maximum of 36 months.

### Program Maintenance

#### Recertification

632 annual recertifications were completed during this reporting period. Recertification packets were mailed to program participants before the recertification date and participants were asked to return them 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, 316 annual recertifications are over 14 months past due. Staff 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 inspections: 182 biennial inspections, 165 reinspection, 211 initial inspections, 11 quality control, 1 (one) 24-hour emergency and 16 special inspections. This represents an increase in the number of inspections over the past three months.

	March 2024	April 2024	May 2024
Biennial Inspections	107	117	182
Reinspection	245	203	165
Initial Inspections	197	180	211
Quality Control	8	10	11
Special Inspections	8	16	16
24-hour emergency	1	1	1
Total	566	527	586

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.

	March 2024	April 2024	May 2024
HCV Participants	2960	3074	3107
Landlords	1757	1758	1790
Total	4717	4832	4897

### 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, 41 participants are enrolled and approximately 34 participants have escrow accounts.

### New Business/Upcoming Events

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

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

# St. Louis Housing Authority

## S8 Waitlist Breakdown Summary

### By Bedroom Size

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Waiting List	Bedroom Size							Other	Total
	0	1	2	3	4	5	6		
Housing Choice Voucher Pgm	3	2867	1255	451	141	29	6	3	<b>4755</b>
	<b>3</b>	<b>2867</b>	<b>1255</b>	<b>451</b>	<b>141</b>	<b>29</b>	<b>6</b>	<b>3</b>	<b>4755</b>

# St. Louis Housing Authority

## May 2024 Section 8 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	16	13	3	1	0	12	3	0	0	0	81.25%
Biennials	182	141	41	79	2	62	28	0	0	11	77.47%
Initials	211	172	39	158	1	20	29	0	0	3	81.52%
Reinspections	165	146	19	90	1	55	13	0	0	6	88.48%
24 hr Emergency	1	1	0	1	0	0	0	0	0	0	0.00%
Quality Control	11	6	5	5	0	1	4	0	0	1	0.00%
<b>Total</b>	<b>586</b>	<b>479</b>	<b>107</b>	<b>334</b>	<b>4</b>	<b>150</b>	<b>77</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>81.74%</b>

Property: HCV

Inspected Date: 05/01/2024 - 05/31/2024

Primary Status: Fail

	<b>Total Observations</b>
Accessible windows cannot be locked	1
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	1
All burners not working (all burners have to be operable)	11
All operating knobs must be present	2
Badly cracked outlet	2
Broken or frayed wire	2
Broken/missing steps or boards	2
Cannot open	3
Ceiling material is bulging and/or buckling and must be repaired	1
Clogged	7
Damaged floor boards	5
Does not shut	2
Door lock(s) are not operable	1
Entry of significant ground water into unit (flooding of basement)	1
Evidence of sewer back-up	1
Exhaust fumes	1
Falling material	9
Falling surface materials (other than wall paper or paint)	2
Gutter in poor condition	3
Gutters not securely attached	2
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	1
Heating equipment not capable of providing adequate heat	1
Holes or cracks	14
Internal water damage	2
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	12
Leaks	2
Lock(s) striker plate not operable or fasten securely to frame (jamb)	2
Loose sections of plaster which are in danger of falling	2
Major leak at main water drain and feed pipes	1
Missing cover plate	8
Missing cover plate on switch or outlets	2
Missing pane	1
No cold water	5
No flush toilet	1
No hot water	4
No hot water (24hr)	1
No Refrigerator	2
No smoke detector	8
No Stove	1

Not weatherized	1
Not working	1
Other air pollution	1
Other hazards-tripping	1
Permanent floor covering or floor boards which present serious tripping hazards	1
Poor condition	1
Presence of large holes	4
Refrigerator not maintaining a low enough temperature to keep food from spoiling	2
Ripped, torn or frayed stair coverings, such as carpets or mats	1
Roof has serious defects, buckling or sagging, large holes indicating potential of structure collapse	1
Roof in poor condition	2
Roof leaks	2
Severe bulging	4
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	16
Stove does not work	3
Toilet does not flush	4
Toilet does not work	1
Toilet isn't connected to water supply	1
Tripping hazard	7
Unit has evidence of roach infestation	3
Unit has mice or rats as evidenced by mice and rat holes and or droppings	1
Unsupported fixture	3
Water damage to interior ceiling (indicating leaks)	1
<b>Total</b>	<b>199</b>

**FINANCE**

# St. Louis Housing Authority Balance Sheet

Period = Apr 2024

Book = Accrual

	<b>Current Balance</b>
<b>ASSETS</b>	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	6,318,823.48
Cash Non-Fed Gala Fundraiser	2,289.42
Cash Private Management	2,049,086.45
Cash SLHA Property Management	937,593.32
Petty Cash	2,474.00
Petty Cash	2,378.57
Cash General Disbursing	14,537,291.84
Cash Non-Fed Rent	305,517.22
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	279.43
Cash City Faces	24,679.97
Cash James House TAB	21,411.70
Cash Euclid TAB	51,403.01
Cash West Pine TAB	393.49
Cash Parkview TAB	45,197.42
Cash Lafayette Sr TAB	7,124.25
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	4,091.48
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	4,201.92
Cash -Kingsbury	5,412.62
Cash Cambridge Sr TAB	613.92
Cash Payroll	220,228.85
Total Unrestricted Cash	24,564,554.36
Restricted Cash	
Cash Restricted-Security Deposits	281,851.43
Cash Restricted-FSS Escrow	554,863.73
Cash Restricted-HAP	-1,585,341.20
Cash Restricted-Trust/Escrow Reserves	4,491,730.33
Cash Restricted-ELM Security Deposits	328.00
Cash Restricted-SLHA Mgt Security Deposits	3,911.00
Cash Restricted-Endowment/Homeownership	1,429,177.76
Cash Restricted-Cochran Program Income	733,408.16
Cash Restricted-Rev Bonds Debt Service	35,401.64
Total Restricted Cash	5,945,330.85
TOTAL CASH	30,509,885.21
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	2,802,048.69
Allowance for Doubtful Accounts-Tenants	-176,558.68
A/R Repayment Agreement	35,695.46
A/R-Other	98,000.00
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	1,061,719.12

## St. Louis Housing Authority Balance Sheet

Period = Apr 2024

Book = Accrual

	<b>Current Balance</b>
A/R Fraudulent	11,636.38
Accrued Interest Receivable	19,793.12
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>3,856,166.09</b>
<b>OTHER CURRENT ASSETS</b>	
Investments-Unrestricted	5,284,856.07
Investments-Restricted	734,278.90
Investments Restricted -WC Self Insurance	369,065.30
Prepaid Insurance Auto	20,070.75
Prepaid Insurance Property	333,733.70
Prepaid Insurance Liability	97,948.70
Prepaid Insurance Liability	12,199.09
Prepaid Insurance Fidelity Bond	1,628.25
Prepaid Insurance Workers Comp	54,425.80
Insurance Surplus Deposits	1,348,838.40
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>8,257,044.96</b>
<b>TOTAL CURRENT ASSETS</b>	<b>42,623,096.26</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	6,360,461.80
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	15,417,004.71
Administration & Other Costs	6,423,054.26
Project Coordinator	847,728.23
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	445,660.51
CFG-Fee & Cost-Soft	3,347,708.64
Soft Cost Contra	-29,720,728.78
CFG-Hard Cost Contra	-16,331,651.70

## St. Louis Housing Authority Balance Sheet

Period = Apr 2024

Book = Accrual

	<b>Current Balance</b>
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	63,866.16
CFG-Bond Debt Obligation	5,237,041.00
CFG-Contra Bond Debt Obligation	-5,237,041.00
<b>TOTAL FIXED ASSETS (NET)</b>	<b>74,230,670.93</b>
<b>NOTES, LOANS &amp; MORTGAGES RECEIVABLE</b>	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	1,754,339.93
Discount Notes/Amortization	-41,578,804.42
Darst HO- Notes & Mortgage Rec	4,284,023.95
Darst HO- Discount Notes/Amortization	-4,284,023.95
Blumeyer HO- Notes & Mortgage Rec	1,428,908.39
Blumeyer HO- Discount Notes/Amortization	-1,428,908.39
Cochran HO- Notes & Mortgage Rec	795,651.67
Cochran HO- Discount Notes/Amortization	-553,094.60
Notes & Mortgages - SOLAR	5,608,174.00
<b>TOTAL NOTES, LOANS &amp; MORTGAGE RECEIVABLE</b>	<b>76,756,114.67</b>
<b>OTHER ASSETS</b>	
Right of Use Asset -Leases	196,597.06
Right of Use- Accum/Amort-Leases	-132,003.88
<b>TOTAL OTHER ASSETS</b>	<b>64,593.18</b>
<b>TOTAL NONCURRENT ASSETS</b>	<b>151,051,378.78</b>
<b>TOTAL ASSETS</b>	<b>193,674,475.04</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>LIABILITIES:</b>	
<b>CURRENT LIABILITIES:</b>	
A/P Vendors and Contractors	307,757.45
Tenant Security Deposits-S8 offset	691.00
Tenant Security Deposits	224,433.21
Security Deposit Interest	-29.03
Security Deposit Clearing Account	667.43
Security Deposit-Pet	1,192.00
Garnishment Clearing Account	-2,025.13
United Way	311.65
Workers Compensation	2,598.00
Dental Deduction	-6,469.40
United Negro College Fund	26.00
Arts & Education	19.85
Retirement Insurance	1,753.46

**St. Louis Housing Authority**  
**Balance Sheet**

Period = Apr 2024

Book = Accrual

	<b>Current Balance</b>
Section 125 Childcare Deduction	3,638.80
Section 125 Medical Deduction	5,036.99
Medical Insurance	-103,834.12
Long Term Disability	-3,649.36
Vision Insurance	-79.49
Voluntary/Term Life Ins Deduction	-379.24
Colonial Life Ins Deduction	6,346.71
Landlord Back-up Withholdings	2,965.44
A/P -Other	2,075.69
Current Portion of LT Debt -Solar Panels	10,629.96
Current Portion of LT Debt - Bonds	865,000.00
Accrued Payroll & Payroll Taxes	-15,983.43
Accrued Liabilities-Other	25,000.00
Accrued Liabilities-Other	18,266.03
Suspense Acct-PM	1,539,844.55
Accrued Compensated Absences-Current	99,321.79
Lease Liability-Short Term	31,363.18
Lease Liability-Short Term	944.76
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	71,339.41
Unearned Revenue -EHV	251,902.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>3,345,276.49</b>
 <b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	346,249.99
FSS Escrow	576,726.69
Lease Liability -Long Term	31,840.51
Lease Liability -Long Term	800.62
Loan Payable LT-Solar Panels	314,100.57
Bonds Payable-Long Term	1,990,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>3,259,718.38</b>
<b>TOTAL LIABILITIES</b>	<b>6,604,994.87</b>
 <b>EQUITY</b>	
<b>RESERVED FUND BALANCE:</b>	
Restricted Net Position	89,567,097.41
Restricted Net Position	-5,279.46
<b>TOTAL RESERVED FUND BALANCE</b>	<b>89,561,817.95</b>
 <b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	70,067,747.06
Unrestricted Net Assets-Retained Earnings	24,967,657.96
Unrestricted Net Assets -Retained Earnings	2,472,257.20
<b>TOTAL RETAINED EARNINGS:</b>	<b>97,507,662.22</b>
<b>TOTAL EQUITY</b>	<b>187,069,480.17</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>193,674,475.04</b>

## St. Louis Housing Authority Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	Period to Date	Year to Date
<b>REVENUE &amp; EXPENSES</b>		
<b>INCOME</b>		
TENANT INCOME		
Rental Income		
Tenant Rent	529,050.16	3,224,354.34
Utility Reimb.-LIPH	-36,149.00	-258,442.00
Utility Reimbursement Refund	-3,695.00	-5,313.00
Less: Concessions	0.00	-246.00
Total Rental Income	489,206.16	2,960,353.34
Other Tenant Income		
Cleaning Fee	0.00	135.00
Damages/Maintenance	60.00	-605.46
Late Charges	19,472.00	139,552.00
Legal Fees - Tenant	4,856.11	17,133.11
NSF Charges	0.00	194.00
Tenant Owed Utilities	0.00	3,598.51
Misc TPA Bal Forward	0.00	1,317.00
Misc.Tenant Income	190.00	-921.00
Vacate Charges	1,833.48	-10,074.39
Total Other Tenant Income	26,411.59	150,328.77
NET TENANT INCOME	515,617.75	3,110,682.11
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	788,331.61	6,057,806.74
HUD PHA Operating Grants/Subsidy	232,913.66	1,630,395.62
Capital Fund Revenue	-269,815.67	1,368,519.31
Capital Fund Revenue-PM	269,815.67	1,869,268.69
Section 8 HAP Earned	4,127,051.00	28,826,904.00
Section 8 Admin. Fee Income	403,132.00	2,850,411.00
Section 8 -Placement/Issuance Fees	600.00	1,800.00
Capital Fund Grants	193,594.67	1,705,792.24
Capital Fund Grants-Soft Costs	1,550,080.87	6,006,256.95
TOTAL GRANT INCOME	7,295,703.81	50,317,154.55
OTHER INCOME		
Interest Income	1,268.70	6,310.65
Interest Income -Private Management	0.00	82.72
Investment Income - Unrestricted	3,881.90	115,036.10
Investment Inc -Restricted Non-Allocated	16,885.98	143,474.57
Investment Income - WC Self Insurance	45.87	138.84
Fraud Recovery PH	-3,547.00	31,541.44
Market Value Adjustment	0.00	-485.20
Non-Dwelling Rent	1,277.00	9,231.00
Vending Income-James House TAB	294.90	2,819.96
Vending Income-Euclid TAB	0.00	160.40
Vending Income -West Pine	67.00	393.49
Vending Income-Parkview	0.00	7,883.29
Vending Income-Lafayette TAB	0.00	147.66
Vending Income-Badenhaus TAB	118.37	376.55

## St. Louis Housing Authority Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	Period to Date	Year to Date
Vending Income -Kingsbury	464.58	4,847.50
Contributions/Donations	0.00	1,350.00
Other Miscellaneous Income	302.41	135,218.27
Other Income-Bank Rent	2,933.33	20,533.31
Other Income-Link Market Ren	0.00	535.00
Non-Allocated Solar Panel/Other	0.00	6,135.00
Non Alloc-LRCA Construction Easement	0.00	4,804.00
Pension Forfeitures	145.43	4,413.52
Insurance Proceeds	0.00	79,326.96
PH & HAP FSS Forfeitures	0.00	13,343.32
<b>TOTAL OTHER INCOME</b>	<b>24,138.47</b>	<b>587,618.35</b>
<b>TOTAL INCOME</b>	<b>7,835,460.03</b>	<b>54,015,455.01</b>

### EXPENSES

#### OPERATING EXPENSES

#### ADMINISTRATIVE

##### Administrative Salaries

Administrative Salaries	278,667.79	2,184,891.79
Administrative Salaries	70,644.28	531,261.58
Administrative Salaries-PT	6,994.71	47,940.15
Admin Salaries-Overtime	409.09	1,053.61
FICA	40,420.42	215,937.90
Health Benefits	39,910.33	281,167.09
Retirement Benefits	32,124.72	221,404.22
Unemployment Insurance	1,125.61	8,101.87
Long Term Disability	271.03	1,986.47
Dental	1,667.51	11,698.75
Cell Phones	1,085.37	8,126.46
Beneflex HSA	2,284.74	16,703.44
Employee Benefit Contribution-Admin	0.00	-2,135.04
WC MO 2nd Injury Fund	0.00	599.72
WC Self-Insurers Qtrly Taxes	0.00	308.70
FICA	5,148.61	39,608.84
Health Benefits	14,081.90	88,375.97
Retirement Benefits	2,466.38	17,076.58
Unemployment Insurance	83.14	3,000.31
Long Term Disability	21.98	153.33
Dental	589.87	3,686.96
Cell Phones	98.38	690.49
<b>Total Administrative Salaries</b>	<b>498,095.86</b>	<b>3,681,639.19</b>

##### Legal Expense

Legal Services	8,118.26	92,930.99
Legal Services	0.00	28,139.75
<b>Total Legal Expense</b>	<b>8,118.26</b>	<b>121,070.74</b>

##### Other Admin Expenses

Staff Training	0.00	1,404.25
Travel	0.00	2,956.12
Travel	0.00	13.35
Auditing Fees	0.00	120,579.01

## St. Louis Housing Authority Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	Period to Date	Year to Date
Port Out Admin Fee Paid	2,427.90	14,733.75
Marketing	0.00	320.00
Total Other Admin Expenses	2,427.90	140,006.48
Miscellaneous Admin Expenses		
Office Supplies	2,388.59	23,548.79
Office Supplies	19.98	13,016.61
Temporary Admin Labor	4,118.50	23,026.00
Temporary Admin Labor	7,173.95	37,398.92
Postage	7,272.00	36,036.64
Postage	207.51	1,806.88
Advertising	2,157.52	15,101.86
Advertising	293.78	293.78
Fiscal Agent Fees	0.00	2,500.00
Printing & Publications	199.50	8,365.24
Printing & Publications	0.00	1,911.96
Membership Fees	0.00	23,352.48
Telephone	4,488.45	21,619.88
Telephone	6,831.53	32,431.13
Maint Agreement-Office Equipment	0.00	3,239.03
Maint Agreement-Office Equipment	0.00	7,990.28
Professional/Technical Services	165,698.15	531,587.86
Professional/Technical Services	0.00	3,320.86
Software License Fees	0.00	46,467.30
Internet / Cable	2,330.15	36,311.80
Computer Supplies	19,725.76	47,729.10
Computer Supplies	0.00	12,179.63
Other Admin Expense	5,919.24	30,863.97
Other Admin Expense	60.50	4,278.67
Bank Fees	6.00	381.86
Bank Fees	0.00	10,323.94
Subscription-News/Magazines	0.00	153.00
D/A Testings/Results	195.55	1,366.21
Copying Expense	4,151.81	41,127.52
Copying Expense	0.00	1,857.65
Allocated OH-Administrative Expense	10,318.38	36,682.52
Allocated OH-Legal Expense	0.00	5,096.40
Allocated OH-Tenant Services Expense	5.06	127.97
Allocated OH-Utilities Expense	628.95	5,971.48
Allocated OH-Materials Expense	357.26	697.60
Allocated OH-Maintenance Expense	3,357.59	9,510.07
Allocated OH-Protective Services Expense	413.35	3,790.00
Allocated OH-Insurance Expense	0.00	11,935.85
Allocated OH-General Expense	0.00	53.52
Total Miscellaneous Admin Expenses	248,319.06	1,093,454.26
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>756,961.08</b>	<b>5,036,170.67</b>
TENANT SERVICES		
Tenant Services Salaries	5,295.36	40,456.56
FICA	399.78	2,891.11

## St. Louis Housing Authority Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	Period to Date	Year to Date
Health Benefits	765.46	5,364.14
Retirement Benefits	704.54	4,787.66
Long Term Disability	7.68	55.68
Dental	33.02	239.39
Cell Phones	46.16	334.66
Relocation Costs	0.00	22,262.62
Relocation Costs	0.00	2,824.89
Tenant Srv Rec/Pub/Other	0.00	6,966.12
Tenant Srv Rec/Pub/Other-Euclid TAB	111.24	1,111.24
Tenant Srv Rec/Pub/Other-Parkview	18.93	320.51
Tenant Srv Rec/Pub/Other	0.00	276.00
Landlord -Excess Damage Reimb	4,370.00	4,370.00
Security Deposit Assistance	46,350.00	185,409.00
Tenant Services Screening	1,173.43	4,598.01
Tenant Participation Funds	0.00	2,055.00
Tenant Srv Lobby Monitors	1,479.75	10,726.75
Tenant Services -Other	0.00	53.42
Tenant Services Other-Circle of Friends (SLU)	1,063.35	16,808.66
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>61,818.70</b>	<b>311,911.42</b>
<b>UTILITIES</b>		
Mixed Finance Utilities	146,155.24	1,000,572.16
Water	52,332.18	231,455.20
Electricity	47,113.38	498,129.13
Electricity-Vacant Units	268.33	306.91
Gas	3,019.65	219,891.40
Sewer	60,963.13	590,116.05
<b>TOTAL UTILITY EXPENSES</b>	<b>309,851.91</b>	<b>2,540,470.85</b>
<b>MAINTENANCE AND OPERATIONS</b>		
<b>General Maint Expense</b>		
Maintenance Salaries	0.00	951.94
Maintenance Labor-Grounds	52,701.12	367,803.05
Maint Labor -Janitorial Cleaning	27,452.04	169,367.11
Employee Benefit Contribution-Maint.	0.00	2,938.59
Maintenance Labor-Overtime	7,350.04	54,033.08
FICA	6,506.59	44,344.19
Health Benefits	12,419.99	74,847.49
Retirement Benefits	1,314.53	7,865.39
Unemployment Insurance	146.04	4,701.00
Long Term Disability	13.79	81.04
Dental	758.32	4,492.60
Cell Phones	20.61	77.76
<b>Total General Maint Expense</b>	<b>108,683.07</b>	<b>731,503.24</b>
<b>Materials</b>		
Materials-Custodial	1,266.30	3,143.80
Materials-Custodial	8,827.40	31,338.16
Materials-Electrical	0.00	389.40
Materials-Electrical	184.99	10,153.17

## St. Louis Housing Authority Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	Period to Date	Year to Date
Materials-Plumbing	30.76	30.76
Materials-Plumbing	4,052.67	29,673.17
Materials-Lawn Care	0.00	1,145.25
Materials-Tools/Equipment	68.19	510.93
Materials-Tools/Equipment	1,616.61	8,916.20
Materials-Boiler	4,742.65	15,688.69
Materials-Other	15.58	201.55
Materials-Other	4,839.46	40,962.49
Materials-HVAC	3,440.67	12,428.73
Materials-Appliances	13,785.55	57,594.51
Materials-Hardware	6,011.25	18,536.64
Materials-Flooring	0.00	698.26
Materials-Cabinets/Countertops Doors/Windows	1,080.23	1,080.23
Materials-Cabinets/Countertops Doors/Windows	2,469.97	11,991.23
<b>Total Materials</b>	<b>52,432.28</b>	<b>244,483.17</b>
<b>Contract Costs</b>		
Contract-Elevators	0.00	2,873.05
Contract-Elevators	5,030.13	108,976.65
Contract-Trash Removal	1,528.25	22,337.09
Contract-Trash Removal	7,539.00	124,651.63
Contract-Custodian	2,924.00	20,149.25
Contract-Custodian	10,415.00	13,630.20
Contract-Plumbing	0.00	220.00
Contract-Plumbing	64,326.25	199,553.99
Contract-Uniform Cleaning	0.00	150.05
Contract-Uniform Cleaning	2,819.28	16,772.22
Contract-Snow Removal	0.00	6,865.00
Contract-Grounds/Lawn	4,288.25	12,037.95
Contract-Grounds/Lawn	14,358.14	104,719.22
Contract-Auto Gas	847.13	4,255.63
Contract-Auto Gas	620.50	4,348.06
Contract-HVAC	0.00	5,935.00
Contract-HVAC	116,916.74	318,005.86
Contract-Fire Protection	267.50	535.00
Contract-Fire Protection	18,346.70	41,898.50
Contract-Vehicle Repairs	159,803.66	168,955.28
Contract-Vehicle Repairs	347.79	7,456.88
Contract-Other	11,063.49	69,562.51
Contract-Other	214,496.52	250,403.81
Contract-Exterior Building Repairs	250.00	3,022.00
Contract-Parking Lot Repairs	9,364.00	21,242.96
Contract-Parking Lot Repairs	275.00	5,299.53
Contract-Electrical	795.80	13,399.20
Contract-Extermination	0.00	741.42
Contract-Extermination	32,246.00	105,971.00
Contract-Flooring Installation	33,148.43	33,148.43
Contract-Painting/Wall Repairs	24,210.00	116,644.02
Contr-Cabinet/Counters/Door/Windows	641.95	3,593.95
Contr-Cabinet/Counters/Door/Windows	7,412.78	28,812.21

## St. Louis Housing Authority Income Statement

Period = Oct 2023-Apr 2024

Book = Accrual

	Period to Date	Year to Date
Contract-Lease Automobiles	0.00	10,466.15
Contract-Occupancy Permits	180.00	742.30
Contract-Bed Bug Eradication	1,000.00	35,203.00
Total Contract Costs	<u>745,462.29</u>	<u>1,882,579.00</u>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>906,577.64</b>	<b>2,858,565.41</b>
<b>PROTECTIVE SERVICES</b>		
Security Alarm Service	25.50	315.35
Security Alarm Service	993.70	4,406.97
Security/Law Enforcement	93,670.74	505,811.94
Security Enforcement-Police	3,679.63	289,347.03
<b>TOTAL PROTECTIVE SERVICES</b>	<u>98,369.57</u>	<u>799,881.29</u>
<b>INSURANCE PREMIUMS</b>		
Workers Comp Claims	23,084.88	91,721.65
Auto Insurance	4,014.25	43,344.75
Property Insurance	66,746.75	467,227.25
Fidelity Bond Insurance	325.65	2,279.55
Liability Insurance	19,589.70	138,909.90
Excess Workers Comp Insurance	7,775.10	42,011.97
<b>TOTAL INSURANCE PREMIUMS</b>	<u>121,536.33</u>	<u>785,495.07</u>
<b>GENERAL EXPENSES</b>		
Misc. Taxes/Liscenses/Insurance	0.00	132.00
Severance Expense	0.00	40,538.81
Interest Exp-Mortg Rev Bonds-Kingsbury	0.00	35,284.00
Interest Exp-Mortg Rev Bonds-Cochran	0.00	53,228.00
Other General Expense	243,956.90	1,992,151.32
Other General Expense	65.00	1,624.32
PH FSS Escrow Expense	4,756.00	41,247.94
ACC Reserve Shortfall Disbursement	0.00	193,050.00
<b>TOTAL GENERAL EXPENSES</b>	<u>248,777.90</u>	<u>2,357,256.39</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>2,503,893.13</u>	<u>14,689,751.10</u>
<b>EXTRAORDINARY EXPENSES</b>		
Extraordinancy Maintenance	0.00	58,003.59
<b>TOTAL EXTRAORDINARY EXPENSES</b>	<u>0.00</u>	<u>58,003.59</u>
<b>HOUSING ASSISTANCE PAYMENTS</b>		
Housing Assistance Payments	4,046,488.00	27,663,658.89
Tenant Utility Payments-Voucher	204,413.00	1,268,085.00
Portable Out HAP Payments	72,762.00	434,008.00
FSS Escrow Payments	8,105.00	56,456.00
Security Deposit Assistance	800.00	11,025.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<u>4,332,568.00</u>	<u>29,433,232.89</u>
<b>OTHER FINANCING SOURCES</b>		
Equity Transfer Capital Assets IN	1,058,594.67	1,705,792.24
Equity Transfer Capital Assets OUT	193,594.67	1,705,792.24
Operating Transfers IN	1,295,000.00	1,295,000.00

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

Period = Oct 2023-Apr 2024

Book = Accrual

	<b>Period to Date</b>	<b>Year to Date</b>
Operating Transfers IN	0.00	20,000.00
Operating Transfers OUT	1,295,000.00	4,532,788.00
Operating Transfers OUT	0.00	20,000.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>865,000.00</b>	<b>-3,237,788.00</b>
<b>UTILITY CONSUMPTION</b>		
Water Consumption	21,681.14	101,979.51
Water Consumption Contra	21,681.14	101,979.51
Electric Consumption	596,528.00	5,378,227.00
Electric Consumption Contra	596,528.00	5,378,227.00
Gas Consumption	1,341.00	125,382.00
Gas Consumption Contra	1,341.00	125,382.00
Sewer Consumption	10,066.00	90,759.00
Sewer Consumption Contra	10,066.00	90,759.00
<b>TOTAL UTILITY CONSUMPTION</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>5,971,458.55</b>	<b>47,418,775.48</b>
<b>NET INCOME</b>	<b>-2,666,781.52</b>	<b>6,596,679.53</b>

# DEVELOPMENT

## MEMORANDUM

To: Latasha K. Barnes, Acting Executive Director

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

Date: June 12, 2024

Subject: Development and Modernization Department Board Report

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

### General

*RD22-03 – Clinton-Peabody Apartments Redevelopment* – SLHA and POAH held the May resident engagement meeting on May 16, 2024 to give an update on the redevelopment planning and organization activities the team is working to complete.

The development team continued the discussion of the Choice Neighborhoods application process and described the upcoming planning work that will be necessary before the application can be submitted. During the meeting, the team again presented the Choice Neighborhoods planning map, which includes an area roughly bounded by Jefferson Avenue on the west, Interstate 64 on the north, the Mississippi river to the east, and Interstate 44 on the south. Residents were told about the next stage of the planning process, which will engage the Choice Neighborhood community stakeholders in a series of charettes.

The team also met with CDA to discuss the ARPA money that was awarded for planning and demolition work. A meeting was held to map out how the money will be contracted and ultimately disbursed. This money will be available before the end of the year.

In preparation for scheduling the Choice Neighborhood charettes in June, the development team met with neighborhood boosters and service providers to give an overview of the upcoming planning process. A request was made to everyone for their perspective on who should be included from the broader neighborhood to the planning charrettes.

Finally, at the end of 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 June. The next resident engagement meeting will be on June 20, 2024.

## Rental Assistance Demonstration (RAD)

King Louis Square (KLS) and King Louis Square II (KLSII) – SLHA is scheduling additional resident meetings for June 27<sup>th</sup> and 29<sup>th</sup> 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, the 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

SSSS – Tiffany Make-Ready RFQ (5 units) – 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. Bids were received on May 23, 2024. A purchase order will be issued to Raineri Construction in June. Construction should take approximately 60 days.

Parkview Apartments Access Control System – A contract was signed with the general contractor on March 25, 2024, with the pre-construction meeting held on April 5. A notice to proceed will be given to the contractor in June and work should begin on June 10, 2024.

West Pine Roof Replacement – The project was awarded to Rody 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 – The notice to proceed has been issued, but delays in receiving the fence materials have caused mobilization to be delayed until June 13, 2024.

Parkview Elevator Replacement – Construction work is continuing. The new doors are being installed at each floor.

LaSalle Park Apartments Security Cameras – It rained 18 of 31 days, including 11 of 20 week days, in the month of May. The contractor was unable to complete the underground wiring, and is scheduling for completion in June.

Lafayette Townhomes (2900 Park) – SLHA and the contractor have completed a path forward to finish the construction on these units. The project will be complete in June 2024. Close-out documents are being prepared.

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

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

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

LaSaison Phase II – Development and Modernization staff have been working with the master developer, Habitat for Humanity, to begin construction on Phase II of the LaSaison homeownership project. The Development 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 – The Section 18 application will be submitted to HUD in June. The Mayor’s support letter was received in May.

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

None.

## **Grant Applications**

Emergency Safety and Security Grant (ESSG) 2024 – The 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**

Safety and Security Grant 2023 – SLHA was awarded \$250,000 for the installation of security cameras and fencing improvements at Cochran Gardens. The solicitation was released on May 16, 2024 and there has been one site visit for prospective bidders, which was held in May. A second site visit will be held on June 11, 2024 at 10:00 a.m.

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 contractors’ 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. The Development and Modernization are evaluating the bids with SLHA’s architects to make a recommendation.

SSSC Lafayette Townhomes Make-Ready (4) units – This is part of the heavy make-ready turn work that was identified as necessary in February. This Request for Quotation was released on May 28, 2024. The initial site visit was scheduled for June 4, 2024, with quotations due on June 25, 2024.

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

SSSC Lafayette Townhomes/Folsom/Norfolk Make Ready (6) units – This is part of the heavy make-ready turn work that was identified as necessary in February. This Request for Quotation was released on May 28, 2024. The initial site visit was scheduled for June 4, 2024, with quotations due on June 25, 2024.

The successful completion of these projects will return six (6) units of housing back to productive use and occupancy.

## **Re-Solicitations**

None.

## **Pre-Solicitation**

LaSalle Park – Hickory Street Pedestrian Safety Improvements – Over the past year, the 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.

## **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  
MAY 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%	100%	100%	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%	100%	100%	0%	N/A	N/A	N/A	N/A	N/A
MO0010000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	TBD	TBD	0	N/A	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	0%	N/A	N/A	N/A	N/A	N/A
MO0010000038	Lafayette Townhomes/Folsom/Marie Fanger	N/A	Lafayette/Folsom / Marie Fanger Make Ready Units	TBD	TBD	0	N/A	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	0%	N/A	N/A	N/A	N/A	N/A



**DEVELOPMENT AND MODERNIZATION  
MAY 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%	95%	
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	-	-	
MO0010000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	-	
MO0010000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	TBD	TBD	TBD	TBD	TBD	TBD	N/A	N/A	-	-	
MO0010000038	Lafayette Townhomes/Folsom/Marie Fanger	N/A	Lafayette/Folsom / Marie Fanger Make Ready Units	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-	-	

**DEVELOPMENT AND MODERNIZATION  
MAY MONTHLY ACTIVITY REPORT**

Project Information							Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units	
MO001000038	Lafayette Townhomes	N/A	Structural Damage	1	4		A punch list inspection was held on 5/31/2024. The project is scheduled to be completed in June 2024. Close-out documents are being prepared.
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. Construction work is ongoing. The new freight elevator doors are being installed at each floor.
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		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. Mobilization is scheduled for June 13, 2024.
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		All camera bases are installed; contractor is completing the process of installing additional electrical service to the cameras. The contractor was unable to complete the underground wiring due to rain, and is scheduled for completion in June 2024.
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0		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. Mobilization is scheduled for June 10, 2024, with installation to be completed within 30 days.
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	I	Clinton Peabody Make Ready Unit	10	41		41 units being prepared for occupancy for relocation of residents in phase I of redevelopment. 41 of the 41 units were accepted by SLHA.
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD		Evaluating units for inclusion in Phase II.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0		A Pre-Bid Walk-Thru was held on 5/30/24 and an additional walk-thru is scheduled for 6/11/2024.
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	TBD	TBD		Quotes were received on May 23, 2024. Purchase order will be issued to Raineri Construction June 2024. Pre-construction is scheduled for June 10, 2024, with construction to be completed within 60 days.

## DEVELOPMENT AND MODERNIZATION MAY 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 5/31/2024

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150216	556	1,888,651.00	1,888,651.00	0.00	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	8,283,165.47	504,678.53	8,030,235.47	757,608.53	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	8,495,378.61	525,554.39	5,160,886.22	3,860,046.78	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,011,021.02	330,498.98	7,436,589.71	904,930.29	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	5,574,690.49	4,056,087.51	5,058,424.91	4,572,353.09	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	4,199,223.00	4,806,356.00	2,692,115.83	6,313,463.17	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>\$37,758,502.05</b>	<b>\$11,891,085.95</b>	<b>\$29,473,999.41</b>	<b>\$20,175,588.59</b>		
			<b>76.0%</b>		<b>59.4%</b>			

# RESIDENT INITIATIVES

# MEMORANDUM

To: Latasha Barnes, Acting Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: June 12, 2024

Subject: Resident Initiatives Board Report

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In May 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 64 bus tickets to residents in need of access to transportation and enrolled six new participants in the ROSS program.

### Resident Engagement

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

- Rental Assistance (1)
- Food Assistance (2)
- Utility Assistance (2)
- Education (12)
- Employment (18)
- Summer Camp (10)
- Self-Care (50)
- Mental Health (1)

### Community Outreach

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

#### 5/8/24 - Parkview Resident Transition Meeting

During this meeting, the Coordinators hosted a table to enroll residents in the ROSS program. Additionally, they invited several PCC partners to provide resources on credit repair, utility

assistance, employment and school navigation. These resources are intended to support those Parkview residents who will relocate due to the re-designation of the site.



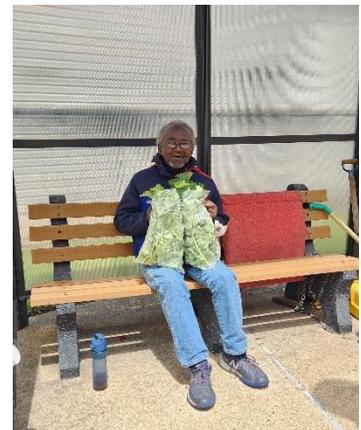
5/9/2024 - Southside Scattered Sites Roadshow

The Coordinators attended a Roadshow with FSS team to distribute ROSS information to residents.



5/10/2024 - Visited Heru Urban Farm

The Coordinators bagged and delivered 80 pounds of collard greens to Badenhaus and Badenfest residents with the help of the Property Management team.





### 5/21/24 - Quarterly PCC meeting

The Coordinators attended the quarterly meeting to update partners on the ROSS program and the launch of ROSS U.

### 5/21/2024 - Cahill Tab Informational Meeting

The Coordinator explained the ROSS program to the candidates and prepared a resource packet for their TAB office.

### **Seniors/Disabled**

The Elderly and Disabled Services Coordinator provided case management services to elderly and disabled residents across SLHA developments and facilitated several activities through the Circle of Friends program. In May, the Circle of Friends groups focused their group time on recognizing Older Americans Month and Mother's Day. On May 4, 2024, Circle of Friends sponsored 16 of its members to attend a Mother's Day Brunch, along with several SLHA staff. Additionally, each Circle of Friends site hosted their own special events for their members to enjoy these two annual events.

On May 23, 2024, several Circle of Friends members attended a Women's Self Advocacy Workshop luncheon where they engaged with other women living in the greater St. Louis community.



Additionally, the Coordinator enrolled 37 SLHA residents into the St. Louis Senior Olympics. The developments included were Cahill House, Cambridge, Kingsbury, Parkview, Renaissance Family, and Senior, West Pine and Tiffany Turnkey. The SLHA participants won a total of fifty-two medals, including 24 gold, 16 silver and 12 bronze medals.



Lastly, the Coordinator is working with the St. Louis Area Food Bank to reactivate the senior food commodity boxes at several SLHA sites. During COVID, developments became inactive and as a result, have to be recertified. SLHA public housing residents, 60 and over, will be signed up to participate in the program. The goal is to have all sites recertified by the end of July 2024.

On May 22, 2024, the Elderly and Disabled Services Coordinator, Mr. Marvin Bostic, was honored by the Senior Fund for his outstanding work with SLHA residents. He received the Profession in Aging Award at the Senior Fund's Partner Recognition and Awards Reception.

### **Family Self Sufficiency**

As of May 2024, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had thirty-six (36) participants, twenty-nine (29) with established escrow accounts and fifteen (14) actively receiving a monthly escrow credit. In addition, there were twenty-three (23) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which fourteen (14) have

established escrow accounts and 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	36	29	0	81.1%
PH	23	14	2	66.7%

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

05/02/24 - Northside Scattered Sites Roadshow

The Coordinators hosted a successful informational meeting with the residents of Northside Scattered Sites as they provided information about the FSS program and distributed five FSS enrollment applications.

05/08/24 - Parkview Transition Meeting

The Coordinators provided FSS information to Parkview residents as they considered their decision to transition to other housing options.

05/09/24 Southside Scattered Sites Roadshow

The Coordinators hosted a table at Southside Scattered Sites to build awareness of the FSS program.

05/13/24 - FSS Graduation

An FSS-HCV program participant graduated with a final escrow payout of \$10,661.45. She reached her goals of increasing her income and establishing an LLC. She stated that her largest goal was being able to build self-confidence and becoming self-sufficient. She credits the FSS program for assisting her with this.

05/21/24 - Quarterly PCC Meeting

Our quarterly PCC meeting was held at the Polish Heritage Center, hosted by PCC partner, Mrs. Imani Robinson with Love-In-Action. She highlighted what her agency does in the community and how she assists the residents as a vital partner to our Program Coordinating Committee.



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. The FSS team will launch their quarterly FSS Check-Ins with program participants in June. During these meetings, the Coordinators share program details, highlights, resources and account snapshots.

## **TABs**

The St. Louis TAB met May 15, 2024. During this meeting, the acting Executive Director reviewed the draft Agency Plan and gathered feedback from the TAB members. Additionally, the Director of Resident and Community Engagement updated the TAB board on the progress of reactivating Tenant Associations and Boards, and invited the members to the upcoming reactivation activities.

## **Director's Activities**

The Director of Resident and Community Engagement 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.

### 5/7/24 - Cahill TAB Elections

The Director organized the reactivation of the Cahill TAB. PCC partner, Love in Action, served as a third-party election judge.

### 5/8/24 - Parkview Transition Meetings

The Director introduced the Resident Initiatives team and key organizations that would provide resources to residents participating in the transition process.

### 5/14/24 - Meeting w/ STL City Treasurers Office

The Director and the Resident Initiative team met with representatives from the Treasurers Department to discuss the Guaranteed Basic Income, Financial Literacy programs and the opportunity for partnership.

### 5/15/24 - Monthly Citywide TAB Meeting

The Director attended the City-wide TAB meeting to update the members on the TAB reactivation timeline and the upcoming training schedule for the mandatory TAB training.

### 5/16/24 – Clinton-Peabody Resident Meeting

The Director attended the meeting to encourage residents to run for the Clinton-Peabody Tenant Association Board.

### 5/21/24 - Quarterly PCC Meeting

The Director provided current PCC members with membership agreements and welcomed new attendees to the meeting.

### 5/22/24 - Meeting with KSG

The Director hosted a meeting with KSG to discuss Resident Initiatives' partnership in planning upcoming resource fairs at Clinton-Peabody.

### 5/23/24 - Meeting with POAH & KSG

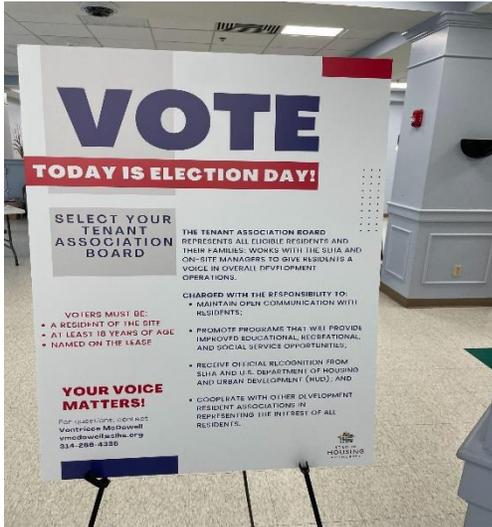
The Director attended a check-in meeting with the Clinton-Peabody re-development team to build alignment on resident engagement efforts.

## 5/23/24 - Swearing in Cahill TAB

With the support of the City-wide TAB President, the Director swore in the candidates elected to the Cahill TAB.

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

The Cahill TAB was reactivated on May 23, 2024. Seven residents were elected to the Board, filling five officer positions and two alternates. The residents used election day as an opportunity to fellowship and connect with their neighbors.



**LEGAL**

## MEMORANDUM

To: Latasha K. Barnes, Acting Executive Director

From: Sarah J. Hugg-Turner, General Counsel

Date: June 12, 2024

Subject: Procurement Board Report

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### Capital Fund

A. Contracts Awarded

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 April 30, 2024. Quotations were opened on May 23, 2024 and the contract was awarded to Raineri Construction, LLC. Purchase Order to be issued.

B. Solicitations Pending

RD24-04 Invitation for Bids (IFB) for Badenhau Sewer Repairs and Water Heater Replacements. The general scope of work for this project will consists of, but will not be limited to, the “in-place” repair and/or replacement of existing sewer lines throughout the 100 -unit Badenhau 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 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. The Development and Modernization staff are still 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. The Development and Modernization staff are still 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 was advertised in the St. Louis American on May 23, 2024 and St. Louis Post-Dispatch on May 26, 2024. The pre-bid conference was held on May 30, 2024. A second site visit is scheduled for June 11, 2024 at 10:00 a.m. The bid opening is scheduled for June 25, 2024.
- RD24-10 Request for Quotations (RFQ) for Lafayette Townhomes 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 for four (4) units. The Acquisition and Solicitation Plans were approved on May 20, 2024. The solicitation was sent directly to Advanced Notice Contractors on May 28, 2024 and posted to the SLDC Plan Room on May 28, 2024. The initial site visits are scheduled for June 4, 2024. Quotation opening is scheduled for June 13, 2024.
- RD24-11 Request for Quotations (RFQ) for Lafayette Townhomes/Folsom/Norfolk 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 for six (6) units. The Acquisition and Solicitation Plans were approved on May 20, 2024. The solicitation was sent directly to Advanced Notice Contractors on May 28, 2024 and posted to the SLDC Plan Room on May 28, 2024. The initial site visits are scheduled for June 4, 2024. Quotation opening is scheduled for June 13, 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: June 12, 2024

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
Releases and Announcements	1	Agency Draft Plan
News coverage	0	
Outreach Events	2	<ul style="list-style-type: none"> <li>• <i>Staff All Star Celebration</i></li> <li>• <i>Clinton-Peabody Resident Meeting</i></li> </ul>
Social Media Campaign	1	Public Housing Waiting List
Facebook Posts	26	Highest Performing (Facebook) <ul style="list-style-type: none"> <li>• <i>Agency Plan</i> 858 Reach; 12 Engagements</li> <li>• <i>Heru Urban</i> 636 Reach; 11 Engagements</li> </ul>
Twitter Posts	21	Highest Performing (Twitter) <ul style="list-style-type: none"> <li>• <i>Staff All Star Celebration</i> 44 Impressions; 1 Engagement</li> <li>• <i>Invitation to Bid</i> 34 Impressions; 1 Engagement</li> </ul>
LinkedIn Posts	20	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <li>• <i>Staff Profile: Marvin Bostic</i> 286 Impressions; 36 Engagements</li> <li>• <i>Hiring: Resident Coordinator</i> 114 Impressions; 5 Engagements</li> </ul>

Social media analytics are as follows:

<b>Facebook Total Followers: 2,654</b>	<b>MAY 2024</b>	<b>APRIL 2024</b> <i>PH waiting list opened</i>	<b>MAR 2024</b>	<b>FEB 2024</b>
Reach	5,900 (-93%)	79,333 (+2,472%)	3,085 (-25%)	4,135 (-19%)
Post Engagement	115 (-94%)	1,900 (+544%)	295 (+15%)	256 (+256%)
Visits	2,200 (-73%)	8,300 (+419%)	1,600 (+45%)	1,100 (-8%)
New Followers	42 (-93%)	588 (+1,738%)	32 (+28%)	25 (+36%)

<b>LinkedIn Total Followers: 322</b>	<b>MAY 2024</b>	<b>APRIL 2024</b>	<b>MAR 2024</b>	<b>FEB 2024</b>
Impressions	1,879 (+35)	1,390 (-17%)	1,673 (+82%)	921 (+12%)
Page Views	156 (+15%)	136 (+19%)	114 (-6%)	122 (-14%)
Unique Visitors	63 (+37%)	46 (+11%)	47 (-24%)	62 (-84%)
Post Reactions	40 (+21%)	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: June 12, 2024

Subject: Human Resources Board Report

### EMPLOYEE CENSUS AS OF MAY 31, 2024

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
118	0	6	124

### STAFFING CHANGES

#### New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Sirlatherio Beboe	Maintenance Technician
Jason Bogan	Compliance Specialist
Rebecca Boone	Development and Modernization Intern
Elizabeth Caddell	Assistant Property Manager
Gerald Curtis	Senior Maintenance Technician
Helena Hubbard	Administrative Assistant
Shanda Hubbard	Leasing Agent
Melvin Jones	Senior Maintenance Technician
Erika Sparks	Planning and Procurement Manager
Darryl Stapleton	Janitor
Gerald Washington	Groundskeeper

#### New Employees Temporary Full-Time:

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

#### New Employees Regular Part-Time:

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

#### New Employees Temporary Part-Time:

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

**Promotions:**

<b><u>Name</u></b>	<b><u>Former Title</u></b>	<b><u>New Title</u></b>
Devin Harris	Leasing Agent	Assistant Property Manager
Carla Matthews	Acting Director of Operations – HCV	Director of Operations - HCV

**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>
None this reporting period.		

**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: 2**

**Number of Position Vacancies Carried Over From Previous Month: 15**

**Applications**

**Received This  
Month**

**Position Vacancies Published this Month:**

Contract and Compliance Specialist – HCV	48
HCV Supervisor	17

**Additional Applications Received this Month:**

Administrative Assistant	16
Assistant Property Manager	3
Compliance Specialist	21
Contract and Compliance Specialist	14
Development and Modernization Intern	8
Janitor	16

General Manager	10
Groundskeeper	12
Housing Specialist	16
HQS Inspector	7
Maintenance Technician	7
Planning and Procurement Manager	6
PM Accounts Payable Clerk	10
Property Manager	14
Senior Maintenance Technician (Full-Time)	3

**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>
Jason Bogan	Cyber Awareness Challenge	1.75
Elizabeth Caddell	Cyber Awareness Challenge	1.75
Gerald Curtis	Cyber Awareness Challenge	1.75
Helena Hubbard	Cyber Awareness Challenge	1.75
Shonda Hubbard	Cyber Awareness Challenge	1.75
Catrice Adams	Low Income Housing Tax Credit Training (LIHTC) Self-Paced Webinar	3.0
Kena Johnson	Recruiting for the Future	2.0
Althelia Thomas	AAIMTrack Pro Series Webinar	1.0

**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.					