



ST. LOUIS  
**HOUSING**  
AUTHORITY

# **MONTHLY ACTIVITY REPORTS**

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**APRIL 24**

**2025**



## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: April 18, 2025

Subject: Monthly Activities Report

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

**I. Public Housing Program Activities**

- Asset Management Memo
- Occupancy Summary
- Move-Out Analysis
- Demographic Summary Report
- Housing Authority Unit Crime Summary Report
- Property Management Memo
- Work Order Activity Report
- Public Housing Cash Activity as of February 2025
- Public Housing AMP Budgets as of February 2025
- Financial Condition Indicators as of February 2025
- Management Operations Indicator as of February 2025

**II. Housing Choice Voucher (Section 8) Program Activities**

- Section 8 Cash Activity as of February 2025
- HCV Budget as of February 2025
- Housing Choice Voucher Memo
- Waitlist Breakdown Summary
- Inspection Activity Summary Report

**III. Finance**

- Income Statement as of February 2025

**IV. Development Activities**

- Development and Modernization

**V. Resident Initiatives**

**VI. Legal Activities**

- Procurement

**VII. Communications**

**VIII. Human Resources Activities**

# **PUBLIC HOUSING PROGRAM**

## Asset Management Department

### MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Paul Werner, Director of Operations for Public Housing

DATE: April 9, 2025

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 to management for SLHA's mixed-finance developments. Asset Management tracks key performance indicators (occupancy, unit turnaround and late recertifications), which are discussed in the regular monthly meetings held with each SLHA management agent.

**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:** Asset Management continues to coordinate with management and the SLMPD Housing Unit to implement SLHA's Trespass and Ban Policy. As of March, forty-nine (49) individuals were on SLHA's Trespass and Ban List.

**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)	425
New Requests Submitted to HUD (# of units)	15
Extension Requests Submitted to HUD (# of units)	3

**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>February</b>	89.37*
<b>HUD GOAL</b>	95%

**Prior Months:**

<b>February</b>	<b>January</b>	<b>December</b>
89.6%	91.02%	90.79%

\* Several sites continue to have staffing challenges and additional MHDC compliance requirements, which have delayed their progress in addressing late reexaminations. Asset Management met with key staff to address progress and develop a plan of action to address all late reexaminations and will continue to monitor and provide technical assistance to staff to assist in completing late reexaminations.

**CDA Offline Unit Repairs:** The City of St. Louis Community Development Administration (CDA) awarded SLHA \$2 million to assist with repairs to vacant and offline units. Design work is underway for the first group of 17 vacant units located in Samuel Shepard and Page Manor at Northside Scattered Sites that will be funded by CDA. These units will also receive upgrades through a HUD Housing-Related Hazards grant of \$520,300 to improve indoor air quality and reduce carbon monoxide hazards. Bid documents are being prepared and it is anticipated that a solicitation will be issued in April. Design work has also started for the second group of 17 vacant units at McMillan Manor, McMillan Manor II and Lookaway.

**Insurance Claims**

- **1411 N 9<sup>th</sup> (Cochran Plaza)** - This 2-bedroom unit has been vacant since November 2022 as a result of a fire. A solicitation was issued in October 2024 and a purchase order was awarded to Mosaic Associates who started construction in December. Construction has been delayed due to supply issues and is anticipated to be completed by the end of April. As of March, construction was approximately 85% complete. Due to change in funding source, Capital Funds (instead of CDA funding) will be used in addition to insurance proceeds to fund repairs.
- **James House #504** – This 1-bedroom unit has been vacant since October 2023 as a result of a fire. In addition to the damage to the unit, common areas on several floors also suffered water damage. A solicitation was issued in February to identify a contractor to complete repairs. A pre-bid meeting was conducted in March. Unfortunately, no bids were received. Asset Management anticipates reissuing a solicitation in the next few months, following outreach, to identify additional potential contractors.

Public Housing Occupancy

AMP #	DEVELOPMENT	# UNITS	10/1/2024			11/1/2024			12/1/2024			1/1/2025			2/1/2025			3/1/2025		
			Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
MO001000002	Clinton-Peabody	352	218	119	89%	204	115	78%	204	115	78%	204	113	76%	204	109	74%	204	109	74%
MO001000010	James House	126		125	99%		125	99%	1	125	100%	1	123	98%	1	123	98%	1	122	98%
MO001000013	Euclid Plaza Elderly	108		105	97%		103	95%		103	95%		102	94%		105	97%		102	94%
MO001000017	West Pine	99		90	91%	0	93	94%		92	93%		93	94%		92	93%		91	92%
MO001000019	Parkview Elderly	295	34	246	94%	31	229	87%	33	229	87%	13	220	78%	11	211	74%	11	203	71%
MO001000028	Badenhaus/Badenfest	121	0	111	92%	4	111	95%	4	111	95%	4	109	93%	4	106	91%	4	107	91%
MO001000034	LaSalle Park	148		138	93%		139	94%		140	95%		139	94%		136	92%		138	93%
MO001000037	Cochran Plaza	78	18	56	93%	18	57	95%	16	57	92%	17	58	95%	17	56	92%	17	56	92%
MO001000038	Southside Scattered Sites	143	36	93	87%	36	91	85%	20	89	72%	20	94	76%	19	92	74%	31	94	84%
MO001000041	Northside Scattered Sites	128	52	69	91%	52	63	83%	43	68	80%	43	62	73%	57	62	87%	60	60	88%
MO001000044	Murphy Park I	93	25	58	85%	25	58	85%	25	58	85%	25	59	87%	25	59	87%	15	62	79%
MO001000045	Murphy Park II	64	10	47	87%	10	44	81%	10	43	80%	10	43	80%	10	42	78%	10	42	78%
MO001000046	Murphy Park III	65	8	56	98%	8	54	95%	8	54	95%	8	54	95%	8	54	95%	8	52	91%
MO001000047	King Louis Square	36		36	100%		36	100%	0	36	100%		36	100%		36	100%		36	100%
MO001000048	Les Chateaux	40		38	95%		37	93%		36	90%		36	90%		36	90%		36	90%
MO001000049	King Louis Square II	44		41	93%		41	93%		41	93%		41	93%		41	93%		39	89%
MO001000050	Renaissance Pl @ Grand	62	2	58	97%	2	57	95%	1	56	92%	1	56	92%	1	56	92%	1	53	87%
MO001000052	King Louis III	24	1	20	87%	1	22	96%	2	22	100%	2	22	100%	2	22	100%	2	22	100%
MO001000054	Sr. Living at Renaissance Pl	75	3	72	100%	3	68	94%	3	66	92%	3	64	89%	3	65	90%	3	65	90%
MO001000055	Gardens at Renaissance Pl	22		20	91%		19	86%		19	86%		19	86%		19	86%		19	86%
MO001000056	Cahill House	80		78	98%		78	98%		79	99%		79	99%		79	99%		77	96%
MO001000057	Renaissance Pl @ Grand II	36	3	32	97%	3	33	100%	3	33	100%	3	32	97%	3	32	97%	3	32	97%
MO001000058	Cambridge Heights	46	23	19	83%	23	18	78%	23	18	78%	23	18	78%	23	16	70%	23	16	70%
MO001000059	Renaissance Place @ Grand III	50	3	46	98%	3	46	98%	3	46	98%	3	46	98%	3	46	98%	3	46	98%
MO001000060	Cambridge Heights II	44	18	25	96%	18	22	85%	18	21	81%	18	21	81%	17	21	78%	17	20	74%
MO001000061	Kingsbury Terrace	120		110	92%	1	109	92%	1	109	92%		108	90%		109	91%		113	94%
MO001000062	Sr. Living at Cambridge Heights	75		72	96%		73	97%		71	95%		72	96%		72	96%		72	96%
MO001000063	Arlington Grove	70	5	61	94%		61	87%		60	86%		58	83%		64	91%		66	94%
MO001000064	North Sarah	59	6	50	94%	5	50	93%	5	50	93%	5	51	94%	5	51	94%	5	48	89%
MO001000065	North Sarah II	46	1	38	84%	6	39	98%	6	39	98%	6	38	95%	6	38	95%	6	36	90%
MO001000066	North Sarah III	35	1	31	91%	1	32	94%	1	32	94%	1	33	97%	1	33	97%	1	33	97%
MO001000067	Preservation Square I	19		18	95%		19	100%		19	100%		18	95%		19	100%		19	100%
<b>TOTAL</b>		<b>2,803</b>	<b>467</b>	<b>2,178</b>		<b>454</b>	<b>2,142</b>	<b>92%</b>	<b>430</b>	<b>2,137</b>	<b>91%</b>	<b>410</b>	<b>2,117</b>	<b>88%</b>	<b>420</b>	<b>2,102</b>	<b>88%</b>	<b>425</b>	<b>2,086</b>	<b>88%</b>

Offline Units are units currently approved by HUD for Modernization Status. Following HUD approval, these units are excluded from the monthly Occupancy Calculation

**Move-Out Analysis**  
March 1 - March 31, 2025

	March 2025		October 2024 - March 2025	
Abandonment of Unit	-	-	8	3.6%
Deceased	6	15.0%	26	11.7%
Did Not Like Unit	-	-	1	-
Evicted-Legal Action	5	12.5%	40	18.0%
Incarcerated	-	-	2	-
Moved-In Legal	1	2.5%	2	0
Moved to HCV Prog S8	2	5.0%	18	8.1%
Moved with Notice	22	55.0%	91	41.0%
Moved without Notice	-	-	6	2.7%
One Strike	1	2.5%	5	-
Nursing Home Placement	-	-	4	1.8%
Purchased Home	-	-	0	-
Relocation Transfer	-	-	6	2.7%
Transfer to Diff PH Unit	3	7.5%	13	5.9%
<b>Total</b>	<b>40</b>	<b>100%</b>	<b>222</b>	<b>98%</b>



**Demographic Report**  
March 1 - March 31, 2025

	Disabled	Non-Disabled	Total
Number of Families	683	1,472	2,155
Average Family Size	1.4	2.3	2.0
Average Age of Head of Household	59.4	46.1	52.8
Number of Youth Family Members (<18)	-	-	1,774
Average Age of Youth Family Members	-	-	10.7
Number of Senior (62+) Head of Household	349	345	694
Average Household Income	\$12,939	\$12,121	\$12,380
Number of Head of Households Employed	641	951	1,592
Average Monthly Rent	\$265.26	\$227.56	\$239.51
Average Cost of Utilities Paid by SLHA	\$3.44	\$31.19	\$22.40
Average Length of Occupancy (Years)	10.2	6.4	7.6

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	0	2	2
Any Other Combination	3	11	14
Asian Only	0	3	3
Black/African American Only	14	2,065	2,079
Native Hawaiian/Other Pacific Islander Only	0	0	0
White Only	2	42	44
White, Black/African American	0	13	13
<b>Total</b>	<b>19</b>	<b>2,136</b>	<b>2,155</b>

**St. Louis Metropolitan Police Department**  
**CompStat Comparison by Neighborhood**  
**CompStat Period Ending 3/30/2025**

Columbus Square	LAST	7	DAYS	LAST	28	DAYS	YEAR	TO	DATE	2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	0	0	*	-100%	*	-100%
SEXUAL ASSAULT	0	0	*	0	1	-100%	1	1	0%	*	*	*
ROBBERY	0	0	*	0	0	*	1	1	0%	0%	-75%	-50%
AGGRAVATED ASSAULT	2	0	*	5	5	0%	9	9	0%	50%	-25%	-47%
BURGLARY	0	0	*	0	2	-100%	3	3	0%	-25%	-25%	-50%
FELONY THEFT	0	0	*	2	2	0%	6	5	20%	200%	100%	20%
AUTO THEFT	0	0	*	0	0	*	0	5	-100%	-100%	-100%	-100%
TOTAL	2	0	*	7	10	-30%	20	24	-17%	5%	-29%	-43%

SHOOTING INCIDENTS	0	0	*	0	0	*	0	3	-100%	-100%	-100%	-100%
SHOOTING VICTIMS	0	0	*	0	0	*	0	3	-100%	-100%	-100%	-100%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	*

MISDEMEANOR THEFT	0	0	*	3	1	200%	7	6	17%	250%	75%	17%
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GUN ARRESTS	0	0	*	1	1	0%	1	2	-50%	-75%	-50%	-50%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	0	*	*	*	*

**St. Louis Metropolitan Police Department**  
**CompStat Comparison by Neighborhood**  
**CompStat Period Ending 3/30/2025**

Covenant Blu Grand Center	LAST	7	DAYS	LAST	28	DAYS	YEAR	TO	DATE	2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	0	0	*	*	*	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	0	0	*	-100%	*	-100%
ROBBERY	0	0	*	0	0	*	1	3	-67%	*	-75%	-75%
AGGRAVATED ASSAULT	1	1	0%	1	2	-50%	6	7	-14%	-14%	0%	500%
BURGLARY	0	1	-100%	3	1	200%	4	7	-43%	-33%	-20%	0%
FELONY THEFT	0	0	*	2	2	0%	11	10	10%	-31%	-39%	-8%
AUTO THEFT	0	1	-100%	1	4	-75%	2	12	-83%	-90%	-75%	-71%
<b>TOTAL</b>	<b>1</b>	<b>3</b>	<b>-67%</b>	<b>7</b>	<b>9</b>	<b>-22%</b>	<b>24</b>	<b>39</b>	<b>-38%</b>	<b>-53%</b>	<b>-41%</b>	<b>-20%</b>
SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	-100%	-100%	-100%
SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	-100%	-100%	-100%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	*	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	*	*
MISDEMEANOR THEFT	0	0	*	3	6	-50%	17	23	-26%	-43%	21%	-32%
GUN ARRESTS	0	0	*	0	0	*	1	3	-67%	-75%	0%	-67%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	0	*	-100%	*	*

**St. Louis Metropolitan Police Department**  
**CompStat Comparison by Neighborhood**  
**CompStat Period Ending 3/30/2025**

	LAST	7	DAYS		LAST	28	DAYS		YEAR	TO	DATE		2023	2022	2021
	2025	2024	% Chg		2025	2024	% Chg		2025	2024	% Chg		% Chg	% Chg	% Chg
<b>Lasalle Park</b>															
<b>MURDER</b>	0	0	*		0	0	*		0	2	-100%		*	*	-100%
<b>SEXUAL ASSAULT</b>	0	0	*		0	0	*		0	1	-100%		*	-100%	*
<b>ROBBERY</b>	0	1	-100%		0	1	-100%		0	3	-100%		-100%	-100%	*
<b>AGGRAVATED ASSAULT</b>	0	0	*		0	1	-100%		4	2	100%		-43%	0%	-64%
<b>BURGLARY</b>	1	0	*		1	1	0%		4	2	100%		33%	0%	*
<b>FELONY THEFT</b>	1	1	0%		1	2	-50%		4	3	33%		-43%	-56%	-20%
<b>AUTO THEFT</b>	0	0	*		0	1	-100%		1	5	-80%		-75%	-80%	-67%
<b>TOTAL</b>	<b>2</b>	<b>2</b>	<b>0%</b>		<b>2</b>	<b>6</b>	<b>-67%</b>		<b>13</b>	<b>18</b>	<b>-28%</b>		<b>-41%</b>	<b>-46%</b>	<b>-35%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*		0	0	*		0	2	-100%		*	*	-100%
<b>SHOOTING VICTIMS</b>	0	0	*		0	0	*		0	3	-100%		*	*	-100%
<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%		4	4	0%		12	12	0%		20%	50%	100%
<b>GUN ARRESTS</b>	0	0	*		4	0	*		4	0	*		100%	33%	*
<b>JUVENILE GUN ARRESTS</b>	0	0	*		2	0	*		2	0	*		*	*	*

**St. Louis Metropolitan Police Department**  
**CompStat Comparison by Neighborhood**  
**CompStat Period Ending 3/30/2025**

	LAST	7	DAYS	LAST	28	DAYS	YEAR	TO	DATE	2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
Peabody Darst Webbe												
MURDER	0	0	*	0	0	*	0	0	*	*	*	*
SEXUAL ASSAULT	0	0	*	0	0	*	0	1	-100%	*	*	*
ROBBERY	1	0	*	1	0	*	1	1	0%	-50%	0%	-75%
AGGRAVATED ASSAULT	0	2	-100%	7	2	250%	8	9	-11%	14%	33%	-47%
BURGLARY	1	0	*	1	3	-67%	5	5	0%	0%	25%	0%
FELONY THEFT	0	2	-100%	3	3	0%	5	4	25%	-38%	0%	0%
AUTO THEFT	1	1	0%	1	2	-50%	2	4	-50%	-50%	-33%	-78%
TOTAL	3	5	-40%	13	10	30%	21	24	-13%	-19%	11%	-45%
SHOOTING INCIDENTS	0	1	-100%	2	1	100%	2	1	100%	*	100%	100%
SHOOTING VICTIMS	0	1	-100%	2	1	100%	2	1	100%	*	100%	100%
JUVENILE SHOOTING INCIDENTS	0	0	*	1	0	*	1	0	*	*	0%	*
JUVENILE SHOOTING VICTIMS	0	0	*	1	0	*	1	0	*	*	0%	*
MISDEMEANOR THEFT	0	2	-100%	3	7	-57%	19	14	36%	90%	280%	6%
GUN ARRESTS	1	0	*	1	0	*	2	1	100%	0%	-50%	-67%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	0	*	*	-100%	-100%

## MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: April 9, 2025

SUBJECT: Property Management Board Report

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### **Property Management Department:**

In March 2025, the Property Management Department continued its training efforts. An assessment was conducted for all administrative staff to identify opportunities for additional training. A training schedule is in place and will be implemented in the coming months.

### **Training Program**

Training sessions are being rolled out over several months and consist of:

- Employee-led sessions to share best practices and reinforce policies.
- Online courses provided by HUD for standardized compliance training.
- Site-wide participation to ensure consistent application of knowledge.

King Louis III is preparing for an NSpire inspection in the coming months. Units have been pre-inspected, and work orders have been created and closed out. Although the formal inspection has not been scheduled by HUD, the development is fully prepared for the upcoming inspection.

### **1. Occupancy and HUD Compliance**

- Property Management completed 16 move-ins in March. Badenhause/Badenfest led the portfolio with seven move-ins for March. James House had three move-ins. For move-outs, 26% were evicted, 26% moved with notice, 22% were deceased and 15% transferred to another public housing unit. Two residents transferred from the public housing program to the HCV program. Efforts are currently underway to raise occupancy levels in accordance with HUD guidelines to maintain compliance.
- Trend Consistency: The occupancy rate at the end of March 2025 was 88.24%, showing gradual improvements.

January 2025	February 2025	March 2025
87.44%	88.07%	88.24%

### **2. Performance Monitoring**

To gauge the impact of the training programs and ensure HUD compliance, the department has implemented monthly performance monitoring focused on:

- **Occupancy Rates:** Tracking leasing trends and vacancy reductions.
- **Rent Collections:** Assessing improvements in timely payments and arrears management.
- **Compliance Standards:** Ensuring proper documentation and regulatory adherence.

**Waiting List** (housing needs of families)

- 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. Southside Scattered Sites mailed over 400 letters to applicants to fill vacant units at the development. The response was greater than anticipated, with close to 100 families responding to the waiting list letters.
- 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.

<b>Development(s):</b>	<b>Issue/Trend Identified:</b>	<b>Action:</b>
Southside Scattered	Outstanding work orders	Work orders created for make-ready units
Parkview Elderly	Outstanding work orders	Work orders created for make-ready units

**Recertifications:** The Property Management team successfully concluded the month of March 2025 with only 20 past due recertifications, achieving a reporting rate of 98.85%. This reporting rate is consistent with last month's rate.

<b>January 2025</b>	<b>February 2025</b>	<b>March 2025</b>
10	14	20

## Work Order Period Activity

Period Date From: 03/01/2025 - Period Date To: 03/31/2025

Property	Opening Balance	Created	Closed	Closing Balance
Southside Scattered Sites	125	123	104	144
Baden-Combined	29	18	5	42
Clinton-Peabody	14	78	82	10
Cochran Plaza	3	19	15	7
Northside Scattered Sites	5	10	9	6
Euclid Plaza Elderly	12	12	23	1
James House	45	24	48	21
King Louis III	23	8	7	24
Kingsbury Terrace	10	28	31	7
LaSalle Park	40	35	26	49
Parkview Elderly	96	75	44	127
West Pine	93	27	39	81
<b>Total</b>	<b>495</b>	<b>457</b>	<b>433</b>	<b>519</b>



## PUBLIC HOUSING CASH ACTIVITY AS OF 02/01/2025

<u>CHECKING, MONEY MARKET ACCOUNTS &amp; ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME &amp; NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	2/1/25 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	2/1/25 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$13,776,254.38	FEDERAL FARM CREDIT BANK	Various	\$488,394.65
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$26,112.74	WALPOLE CO-OPERATIVE BK	5/29/2025	\$244,930.21
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$803,040.36	OREGON COMMUNITY CR	1/15/2026	\$250,000.00
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$652,714.23	CIT BANK CD	6/17/2025	\$100,479.27
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$306,356.32	ENTERPRISE BANK & TRUST	11/20/2025	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$106,914.39	GREENSTATE CREDIT UNION	6/16/2025	\$235,005.75
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,701.29	FEDERAL HOME LOAN BANK	10/22/025	\$241,196.34
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,622.98	UASLLIANCE FEC CR UNION CD	1/28/2026	\$242,428.84
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$322,470.04	VERITEX COMMUNITY BK	5/23/2025	\$171,000.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$17,573.69	SOUTHSTATE BANK	5/28/2025	\$131,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$170,568.68	FIRST FED BANK	4/29/2025	\$250,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$312,801.83	FEDERAL HOME LOAN MTG	7/23/2025	\$491,235.41
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$698,731.85	TREASURY BILL	Various	\$1,229,782.75
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,398,293.24			
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$173,628.45			
 TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	 \$18,778,784.47	 TOTAL INVESTMENTS		 \$4,325,453.22

# Clinton Peabody

## Income Statement

Period = Oct 2024-Feb 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	58,399.00	54,165.00	4,234.00	130,000.00
Utility Reimb.-LIPH	-36,600.00	-35,000.00	-1,600.00	-84,000.00
Total Rental Income	21,799.00	19,165.00	2,634.00	46,000.00
Other Tenant Income				
Cleaning Fee	75.00	0.00	75.00	0.00
Damages/Maintenance	0.00	625.00	-625.00	1,500.00
Late Charges	1,920.00	8,335.00	-6,415.00	20,000.00
Vacate Charges	49.00	0.00	49.00	0.00
Total Other Tenant Income	2,044.00	8,960.00	-6,916.00	21,500.00
NET TENANT INCOME	23,843.00	28,125.00	-4,282.00	67,500.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	869,212.08	1,055,795.40	-186,583.32	2,533,911.00
Allocated Interest Income	0.00	60.00	-60.00	140.00
Fraud Recovery PH	-3,086.00	0.00	-3,086.00	0.00
Non-Dwelling Rent	0.00	500.00	-500.00	1,200.00
Allocated Other Income	16,505.04	21,290.00	-4,784.96	51,095.00
TOTAL GRANT AND OTHER INCOME	882,631.12	1,077,645.40	-195,014.28	2,586,346.00
TOTAL INCOME	906,474.12	1,105,774.40	-199,296.28	2,653,846.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	186,794.44	272,015.00	85,220.56	652,825.00
TOTAL TENANT SERVICES EXPENSES	14,534.75	15,760.00	1,225.25	37,830.00
TOTAL UTILITY EXPENSES	144,548.52	228,325.00	83,776.48	547,985.00
Total Maint Salaries	73,005.53	134,290.00	61,284.47	322,303.00
Total Materials	20,235.28	26,465.00	6,229.72	63,500.00
Total Contract Costs	116,903.26	162,005.00	45,101.74	388,803.37
TOTAL MAINTENACE EXPENSES	210,144.07	322,760.00	112,615.93	774,606.37
TOTAL PROTECTIVE SERVICES	56,675.77	144,840.40	88,164.63	347,617.00
TOTAL INSURANCE PREMIUMS	83,826.85	114,355.00	30,528.15	274,444.63
TOTAL GENERAL EXPENSES	5,622.57	7,725.00	2,102.43	18,538.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	702,146.97	1,105,774.40	403,633.43	2,653,846.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	44,615.23	0.00	44,615.23	0.00
TOTAL OTHER FINANCING SOURCES	44,615.23	0.00	44,615.23	0.00
Prior Period Adjustments Affecting RR	3,401.32	0.00	-3,401.32	0.00
TOTAL NON-OPERATING ITEMS	3,401.32	0.00	-3,401.32	0.00
NET INCOME	245,541.06	0.00	245,551.06	0.00

**James House**  
**Income Statement**  
**Period = Oct 2024-Feb 2025**  
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	111,808.00	109,045.00	2,763.00	261,704.00
Total Rental Income	111,808.00	109,045.00	2,763.00	261,704.00
Other Tenant Income				
Damages/Maintenance	0.00	85.00	-85.00	200.00
Late Charges	7,161.00	8,335.00	-1,174.00	20,000.00
Legal Fees - Tenant	0.00	835.00	-835.00	2,000.00
Misc. Tenant Income	10.00	0.00	10.00	
Total Other Tenant Income	7,171.00	9,255.00	-2,084.00	22,200.00
NET TENANT INCOME	118,979.00	118,300.00	679.00	283,904.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	207,799.74	293,935.00	-86,135.26	705,445.00
Allocated Interest Income	0.00	5.00	-5.00	21.00
Fraud Recovery PH	89.00	0.00	89.00	0.00
Other Miscellaneous Income-PMC	0.00	250.00	-250.00	600.00
Allocated Other Income	2,472.82	3,190.00	-717.18	7,655.00
TOTAL GRANT AND OTHER INCOME	210,361.56	297,380.00	-87,018.44	713,721.00
TOTAL INCOME	329,340.56	415,680.00	-86,339.44	997,625.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	100,756.89	108,545.00	7,788.11	260,524.00
TOTAL TENANT SERVICES EXPENSES	5,325.93	5,485.00	159.07	13,157.00
TOTAL UTILITY EXPENSES	101,643.43	91,455.00	-10,188.43	219,500.00
Total Maint Salaries	47,055.21	64,455.00	17,399.79	154,689.00
Total Materials	11,187.21	21,670.00	10,482.79	52,000.00
Total Contract Costs	62,847.98	77,646.65	14,798.67	186,357.71
TOTAL MAINTENACE EXPENSES	121,090.40	163,771.65	42,681.25	393,046.71
TOTAL PROTECTIVE SERVICES	79,413.01	85,035.00	5,621.99	204,084.00
TOTAL INSURANCE PREMIUMS	37,430.06	41,985.00	4,554.94	100,765.29
TOTAL GENERAL EXPENSES	703.38	2,330.00	1,626.62	5,595.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	446,363.10	498,616.25	52,253.15	1,196,672.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN		82,936.25	-82,936.25	199,047.00
TOTAL OTHER FINANCING SOURCES		82,936.25	-82,936.25	199,047.00
Prior Period Adjustments Affecting RR	21,955.26	0.00	-21,955.26	0.00
TOTAL NON-OPERATING ITEMS	21,955.26	0.00	-21,955.26	0.00
NET INCOME	-138,977.80	0.00	-138,977.80	0.00

**Euclid Plaza Elderly**  
**Income Statement**  
**Period = Oct 2024-Feb 2025**  
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	101,210.11	114,495.00	-13,284.89	274,788.00
Total Rental Income	101,210.11	114,495.00	-13,284.89	274,788.00
Other Tenant Income				
Damages/Maintenance	-50.00	60.00	-110.00	150.00
Late Charges	7,017.50	4,165.00	2,852.50	10,000.00
Legal Fees - Tenant	0.00	1,875.00	-1,875.00	4,500.00
Vacate Charges	39.00	1,665.00	-1,626.00	4,000.00
Total Other Tenant Income	7,006.50	7,765.00	-758.50	18,650.00
NET TENANT INCOME	108,216.61	122,260.00	-14,043.39	293,438.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	195,276.34	234,465.85	-39,189.51	562,712.00
Allocated Interest Income	0.00	5.00	-5.00	18.00
Fraud Recovery PH	7,615.39	0.00	7,615.39	0.00
Other Miscellaneous Income-PMC	0.00	290.00	-290.00	700.00
Allocated Other Income	2,198.06	2,835.00	-636.94	6,805.00
TOTAL GRANT AND OTHER INCOME	205,089.79	237,595.85	-32,506.06	570,235.00
TOTAL INCOME	313,306.40	359,855.85	-46,549.45	863,673.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	108,649.42	107,015.00	-1,634.42	256,851.00
TOTAL TENANT SERVICES EXPENSES	4,168.78	5,180.00	1,011.22	12,435.00
TOTAL UTILITY EXPENSES	82,680.32	107,020.00	24,339.68	256,850.00
Total Maint Salaries	43,185.74	81,115.00	37,929.26	194,677.00
Total Materials	4,768.20	17,165.00	12,396.80	41,200.00
Total Contract Costs	46,858.99	48,380.00	1,521.01	116,100.00
TOTAL MAINTENACE EXPENSES	94,812.93	146,660.00	51,847.07	351,977.00
TOTAL PROTECTIVE SERVICES	24,599.72	29,965.00	5,365.28	71,915.00
TOTAL INSURANCE PREMIUMS	31,335.60	31,560.00	224.40	75,747.10
TOTAL GENERAL EXPENSE	613.97	2,085.00	1,471.03	5,000.00
TOTAL OPERATING EXPENSES	346,860.74	429,481.75	82,624.26	1,030,775.10
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	69,625.90	-69,625.90	167,102.10
TOTAL OTHER FINANCING SOURCES	0.00	69,625.90	-69,625.90	167,102.10
NET INCOME	-33,554.34	0.00	-33,551.09	0.00

**West Pine**  
**Income Statement**  
**Period = Oct 2024-Feb 2025**  
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Rental Income				
Tenant Rent	119,268.00	110,290.00	8,978.00	264,700.00
Total Rental Income	119,268.00	110,290.00	8,978.00	264,700.00
Other Tenant Income				
Damages/Maintenance	30.00	40.00	-10.00	100.00
Late Charges	4,833.00	3,335.00	1,498.00	8,000.00
Legal Fees - Tenant	484.50	0.00	484.50	0.00
Vacate Charges	-549.66	415.00	-964.66	1,000.00
Total Other Tenant Income	4,797.84	3,790.00	1,007.84	9,100.00
NET TENANT INCOME	124,065.84	114,080.00	9,985.84	273,800.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	157,062.66	200,221.25	-43,158.59	480,527.00
Allocated Interest Income	0.00	5.00	-5.00	21.00
Fraud Recovery PH	-2,285.00	0.00	-2,285.00	0.00
Other Miscellaneous Income-PMC	0.00	1,040.00	-1,040.00	2,500.00
Allocated Other Income	2,041.05	2,635.00	-593.95	6,319.00
TOTAL GRANT AND OTHER INCOME	156,818.71	203,901.25	-47,082.54	489,367.00
TOTAL INCOME	280,884.55	317,981.25	-37,096.70	763,167.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	92,904.09	100,785.00	7,880.91	241,894.00
TOTAL TENANT SERVICES EXPENSES	3,147.66	4,020.00	872.34	9,642.00
TOTAL UTILITY EXPENSES	83,327.31	88,715.00	5,387.69	212,900.00
Total Maint Salaries	50,855.83	78,680.00	27,824.17	188,836.00
Total Materials	19,216.17	17,710.00	-1,506.17	42,500.00
Total Contract Costs	127,474.98	73,855.00	-53,619.98	177,260.00
TOTAL MAINTENACE EXPENSES	197,546.98	170,245.00	-27,301.98	408,596.00
TOTAL PROTECTIVE SERVICES	42,196.59	43,340.00	1,143.41	104,019.00
TOTAL INSURANCE PREMIUMS	29,635.75	34,475.00	4,839.25	82,733.95
TOTAL GENERAL EXPENSES	749.28	2,945.00	2,195.72	7,073.00
TOTAL OPERATING EXPENSES	449,507.66	444,519.15	-4,988.51	1,066,857.95
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	85,306.00	126,537.90	-41,231.90	303,690.95
TOTAL OTHER FINANCING SOURCES	85,306.00	126,537.90	-41,231.90	303,690.95
NET INCOME	-83,317.11	0.00	-83,317.11	0.00

**Parkview Elderly**  
**Income Statement**  
**Period = Oct 2024-Feb 2025**  
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	237,127.65	216,668.00	20,459.65	650,000.00
Utility Reimbursement Refund	2.00	0.00	2.00	0.00
Total Rental Income	287,522.65	270,835.00	16,687.65	650,000.00
Other Tenant Income				
Late Charges	11,364.00	16,665.00	-5,301.00	40,000.00
Misc. Tenant Income	1,025.00	0.00	1,025.00	0.00
Vacate Charges	-815.00	1,665.00	-2,480.00	4,000.00
Total Other Tenant Income	11,574.00	18,330.00	-6,756.00	44,000.00
NET TENANT INCOME	299,096.65	289,165.00	9,931.65	694,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	447,098.78	652,171.25	-205,072.47	1,565,201.00
Allocated Interest Income	0.00	20.00	-20.00	48.00
Fraud Recovery PH	-341.65	0.00	-341.65	0.00
Non-Dwelling Rent	5,885.00	5,500.00	385.00	13,200.00
Other Miscellaneous Income-PMC	0.00	415.00	-415.00	1,000.00
Allocated Other Income	5,789.53	7,470.00	-1,680.47	17,923.00
TOTAL GRANT AND OTHER INCOME	458,431.66	665,576.25	-207,144.59	1,597,372.00
TOTAL INCOME	757,528.31	954,741.25	-197,212.94	2,291,372.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	210,609.29	198,140.00	-12,469.29	475,528.00
TOTAL TENANT SERVICES EXPENSES	7,465.33	7,815.00	349.67	18,747.00
TOTAL UTILITY EXPENSES	169,916.42	209,790.00	39,873.58	503,500.00
Total Maint Salaries	126,429.91	176,820.00	50,390.09	424,368.00
Total Materials	22,174.10	33,590.00	11,415.90	80,600.00
Total Contract Costs	120,793.75	135,550.00	14,756.25	325,310.00
TOTAL MAINTENACE EXPENSES	269,397.76	345,960.00	76,562.24	830,278.00
TOTAL PROTECTIVE SERVICES	164,846.31	186,210.00	21,363.69	446,907.00
TOTAL INSURANCE PREMIUMS	73,565.20	80,586.25	7,021.05	193,412.00
TOTAL GENERAL EXPENSES	1,883.44	8,335.00	6,451.56	20,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	897,683.75	1,036,824.60	139,140.85	2,488,372.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	156,346.00	82,083.35	74,262.65	197,000.00
TOTAL OTHER FINANCING SOURCES	156,346.00	82,083.35	74,262.65	197,000.00
Prior Period Adjustments Affecting RR	22,798.45	0.00	-22,798.45	0.00
Prior Period Adjustments Affecting RR	161,256.55	0.00	-161,256.55	0.00
TOTAL NON-OPERATING ITEMS	184,055.00	0.00	-184,055.00	0.00
NET INCOME	-167,864.44	0.00	-167,864.44	0.00

**Baden House Elderly/Badenfest****Income Statement****Period = Oct 2024-Feb 2025**

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	99,269.00	103,750.00	-4,481.00	249,000.00
Utility Reimb.-LIPH	-1,021.00	-915.00	-106.00	-2,196.00
Utility Reimbursement Refund	21.00	0.00	21.00	0.00
Total Rental Income	98,269.00	102,835.00	-4,566.00	246,804.00
Other Tenant Income				
Damages/Maintenance	0.00	415.00	-415.00	1,000.00
Late Charges	7,110.00	5,835.00	1,275.00	14,000.00
Tenant Screening	-200.00	0.00	-200.00	0.00
Misc. Tenant Income	25.00	0.00	25.00	0.00
Vacate Charges	100.00	625.00	-525.00	1,500.00
Total Other Tenant Income	7,035.00	6,875.00	160.00	16,500.00
NET TENANT INCOME	105,304.00	109,710.00	-4,406.00	263,304.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	186,341.44	225,756.25	-39,414.81	541,813.00
Allocated Interest Income	0.00	5.00	-5.00	20.00
Fraud Recovery PH	-51.00	0.00	-51.00	0.00
Other Miscellaneous Income-PMC	0.00	105.00	-105.00	250.00
Allocated Other Income	2,433.55	3,140.00	-706.45	7,534.00
TOTAL GRANT AND OTHER INCOME	188,723.99	229,006.25	-40,282.26	549,617.00
TOTAL INCOME	294,027.99	338,716.25	-44,688.26	812,921.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	84,215.49	104,670.00	20,454.51	251,204.00
TOTAL TENANT SERVICES EXPENSES	1,710.85	4,425.00	2,714.15	10,617.00
TOTAL UTILITY EXPENSES	82,865.06	90,405.00	7,539.94	216,960.00
Total Maint Salaries				
Total Maint Salaries	62,779.85	80,580.00	17,800.15	193,383.00
Total Materials				
Total Materials	12,131.86	14,535.00	2,403.14	34,900.00
Total Contract Costs				
Total Contract Costs	60,532.46	51,590.00	-8,942.46	123,828.00
TOTAL MAINTENACE EXPENSES	135,444.17	146,705.00	11,260.83	352,111.00
TOTAL PROTECTIVE SERVICES	31,237.12	34,110.00	2,872.88	81,867.00
TOTAL INSURANCE PREMIUMS	22,201.90	26,855.00	4,653.10	64,453.96
TOTAL GENERAL EXPENSES	363.22	1,330.00	966.78	3,193.00
TOTAL OPERATING EXPENSES	358,038.09	408,501.65	50,463.56	980,405.96
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	69,785.40	-69,785.40	167,484.96
TOTAL OTHER FINANCING SOURCES	0.00	69,785.40	-69,785.40	167,484.96
NET INCOME	-64,010.10	0.00	-64,010.10	0.00

**LaSalle Park**  
**Income Statement**  
**Period = Oct 2024-Feb 2025**  
**Book = Accrual**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	108,350.00	84,850.00	23,500.00	203,640.00
Utility Reimb.-LIPH	-57,900.00	-31,250.00	-26,650.00	-75,000.00
Utility Reimbursement Refund	2,735.00	0.00	2,735.00	0.00
Total Rental Income	53,185.00	53,600.00	-415.00	128,640.00
Other Tenant Income				
Damages/Maintenance	75.00	65.00	10.00	160.00
Late Charges	2,565.00	5,835.00	-3,270.00	14,000.00
Legal Fees - Tenant	350.00	0.00	350.00	0.00
Tenant Owed Utilities	-84.00	0.00	-84.00	0.00
Misc.Tenant Income	850.00	0.00	850.00	0.00
Vacate Charges	2,790.00	1,585.00	1,205.00	3,800.00
Total Other Tenant Income	6,546.00	7,485.00	-939.00	17,960.00
NET TENANT INCOME	59,731.00	61,085.00	-1,354.00	146,600.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	364,864.82	481,447.50	-116,582.68	1,155,476.00
Allocated Interest Income	0.00	30.00	-30.00	74.00
Fraud Recovery PH	1,343.00	0.00	1,343.00	0.00
Allocated Other Income	8,890.35	11,470.00	-2,579.65	27,522.00
TOTAL GRANT AND OTHER INCOME	375,098.17	492,947.50	-117,849.33	1,183,072.00
TOTAL INCOME	434,829.17	554,032.50	-119,203.33	1,329,672.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	134,506.00	149,500.00	14,994.00	358,811.74
TOTAL TENANT SERVICES EXPENSES	6,356.40	9,017.50	2,661.10	21,642.00
TOTAL UTILITY EXPENSES	97,789.81	114,750.00	16,960.19	275,399.00
Total Maint Salaries	97,345.43	92,745.00	-4,600.43	222,581.00
Total Materials	16,525.31	34,170.00	17,644.69	82,000.00
Total Contract Costs	63,372.85	76,330.00	12,957.15	183,200.00
TOTAL MAINTENACE EXPENSES	177,243.59	203,245.00	26,001.41	487,781.00
TOTAL PROTECTIVE SERVICES	23,125.51	59,877.50	36,751.99	143,706.00
TOTAL INSURANCE PREMIUMS	40,871.15	52,590.00	11,718.85	126,220.26
TOTAL GENERAL EXPENSES	-1,484.43	6,715.00	8,199.43	16,112.00
TOTAL OPERATING EXPENSES	478,408.03	595,699.15	117,291.12	1,429,672.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	18,450.22	41,666.65	-23,216.43	100,000.00
TOTAL OTHER FINANCING SOURCES	18,450.22	41,666.65	-23,216.43	100,000.00
NET INCOME	-25,128.64	0.00	-25,128.64	0.00



**Cochran Plaza**  
**Income Statement**  
**Period = Oct 2024-Feb 2025**  
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	36,529.00	42,355.00	-5,826.00	101,655.00
Utility Reimb.-LIPH	-22,664.00	-22,085.00	-579.00	-53,000.00
Total Rental Income	13,865.00	20,270.00	-6,405.00	48,655.00
Other Tenant Income				
Damages/Maintenance	35.00	0.00	35.00	0.00
Late Charges	2,199.00	2,500.00	-301.00	6,000.00
Legal Fees - Tenant	0.00	5,000.00	-5,000.00	12,000.00
Misc. Tenant Income	252.00	0.00	252.00	0.00
Vacate Charges	0.00	835.00	-835.00	2,000.00
Total Other Tenant Income	2,486.00	8,335.00	-5,849.00	20,000.00
NET TENANT INCOME	16,351.00	28,605.00	-12,254.00	68,655.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	246,778.78	279,977.90	-33,199.12	671,947.00
Allocated Interest Income	0.00	15.00	-15.00	43.00
Fraud Recovery PH	-1,146.00	0.00	-1,146.00	0.00
Other Miscellaneous Income	320.24	0.00	320.24	0.00
Insurance Proceeds	52,507.93	0.00	52,507.93	0.00
Allocated Other Income	5,161.51	6,660.00	-1,498.49	15,979.00
TOTAL GRANT AND OTHER INCOME	303,622.46	286,652.90	16,969.56	687,969.00
TOTAL INCOME	319,973.46	315,257.90	4,715.56	756,624.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	76,015.84	99,510.00	23,494.16	238,816.00
TOTAL TENANT SERVICES EXPENSES	3,628.65	3,540.00	-88.65	8,489.00
TOTAL UTILITY EXPENSES	61,126.92	101,915.00	40,788.08	244,600.00
Total Maint Salaries	47,893.28	82,275.00	34,381.72	197,457.00
Total Materials	1,875.40	9,500.00	7,624.60	22,800.00
Total Contract Costs	55,339.88	57,970.00	2,630.12	139,130.00
TOTAL MAINTENANCE EXPENSES	105,108.56	149,745.00	44,636.44	359,387.00
TOTAL PROTECTIVE SERVICES	12,350.84	31,557.90	19,207.06	75,739.00
TOTAL INSURANCE PREMIUMS	23,561.50	25,535.00	1,973.50	61,272.54
TOTAL GENERAL EXPENSES	1,523.55	1,470.00	-53.55	3,529.00
TOTAL OPERATING EXPENSES	283,315.86	413,272.90	129,957.04	991,832.54
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	9,714.37	115,681.50	-105,967.13	277,635.54
TOTAL OTHER FINANCING SOURCES	9,714.37	115,681.50	-105,967.13	277,635.54
NET INCOME	46,371.97	17,666.50	-19,274.35	42,427.00

**Southside Scattered Sites**  
**Income Statement**  
**Period = Oct 2024-Feb 2025**  
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	47,218.00	89,545.00	-42,327.00	214,908.00
Tenant Accounts - True Up	-400.00	0.00	-400.00	-29,800.00
Utility Reimb.-LIPH	-30,875.00	-12,415.00	-18,460.00	0.00
Utility Reimbursement Refund	8.00	0.00	8.00	0.00
Total Rental Income	15,951.00	77,130.00	-61,179.00	185,108.00
Other Tenant Income				
Damages/Maintenance	50.00	0.00	50.00	0.00
Late Charges	-8,714.00	6,460.00	-15,174.00	15,500.00
Misc. Tenant Income	-75.00	0.00	-75.00	0.00
Vacate Charges	6,249.00	1,250.00	4,999.00	3,000.00
Total Other Tenant Income	-2,490.00	7,710.00	-10,200.00	18,500.00
NET TENANT INCOME	13,461.00	84,840.00	-71,379.00	203,608.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	274,104.14	354,187.35	-80,083.21	850,047.68
Allocated Interest Income	0.00	15.00	-15.00	37.00
Fraud Recovery PH	8,391.00	0.00	8,391.00	0.00
Other Miscellaneous Income	270.71	0.00	270.71	0.00
Other Miscellaneous Income-PMC	0.00	0.00	0.00	10.00
Allocated Other Income	4,454.99	5,745.00	-1,290.01	13,791.00
TOTAL GRANT AND OTHER INCOME	287,220.84	359,947.35	-72,726.51	863,885.68
TOTAL INCOME	300,681.84	444,787.35	-144,105.51	1,067,493.68
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	63,976.89	118,375.00	54,398.11	284,106.00
TOTAL TENANT SERVICES EXPENSES	3,131.93	3,055.00	-76.93	7,327.00
TOTAL UTILITY EXPENSES	85,209.60	92,085.00	6,875.40	221,000.00
Total Maint Salaries	104,634.88	130,940.00	26,305.12	314,265.00
Total Materials	21,708.48	29,375.00	7,666.52	70,500.00
Total Contract Costs	90,369.81	86,375.00	-3,994.81	207,260.00
TOTAL MAINTENACE EXPENSES	216,713.17	246,690.00	29,976.83	592,025.00
TOTAL PROTECTIVE SERVICES	558.29	0.00	-558.29	0.00
TOTAL INSURANCE PREMIUMS	88,298.79	41,490.00	-46,808.79	99,575.68
TOTAL GENERAL EXPENSES	2,047.17	4,165.00	2,117.83	10,000.00
TOTAL OPERATING EXPENSES	459,908.84	505,845.70	45,924.16	1,214,033.68
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	45,494.00	61,058.35	-15,564.35	146,540.00
TOTAL OTHER FINANCING SOURCES	45,494.00	61,058.35	-15,564.35	146,540.00
NET INCOME	-127,515.00	0.00	-127,515.00	0.00

**Northside Scattered Sites**  
**Income Statement**  
**Period = Oct 2024-Feb 2025**  
**Book = Accrual**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	53,824.00	54,460.00	-636.00	130,700.00
Utility Reimb.-LIPH	-25,303.00	-24,165.00	-1,138.00	-58,000.00
Utility Reimbursement Refund	-128.00	0.00	-128.00	0.00
Total Rental Income	28,393.00	30,295.00	-1,902.00	72,700.00
Other Tenant Income				
Late Charges	2,520.00	2,085.00	435.00	5,000.00
Legal Fees - Tenant	0.00	835.00	-835.00	2,000.00
Tenant Owed Utilities	0.01	0.00	0.01	0.00
Vacate Charges	-66.00	3,960.00	-4,026.00	9,500.00
Total Other Tenant Income	2,454.01	6,880.00	-4,425.99	16,500.00
NET TENANT INCOME	30,847.01	37,175.00	-6,327.99	89,200.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	403,574.92	429,935.00	-26,360.08	1,031,847.00
Allocated Interest Income	0.00	30.00	-30.00	73.00
Fraud Recovery PH	-1,440.00	0.00	-1,440.00	0.00
Allocated Other Income	8,713.72	11,240.00	-2,526.28	26,975.00
TOTAL GRANT AND OTHER INCOME	410,848.64	441,205.00	-30,356.36	1,058,895.00
TOTAL INCOME	441,695.65	478,380.00	-36,684.35	1,148,095.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	106,641.72	123,651.65	17,009.93	296,768.00
TOTAL TENANT SERVICES EXPENSES	6,125.92	5,970.00	-155.92	14,332.00
TOTAL UTILITY EXPENSES	93,166.03	100,250.00	7,083.97	240,600.00
Total Maint Salaries	30,892.64	79,065.00	48,172.36	189,759.00
Total Materials	19,014.34	36,145.00	17,130.66	86,740.00
Total Contract Costs	146,027.58	161,760.00	15,732.42	388,229.00
TOTAL MAINTENANCE EXPENSES	195,934.56	276,970.00	81,035.44	664,728.00
TOTAL PROTECTIVE SERVICES	290.85	1,040.00	749.15	2,500.00
TOTAL INSURANCE PREMIUMS	44,971.82	10,585.00	-34,386.82	25,410.00
TOTAL GENERAL EXPENSES	898.48	8,395.00	7,496.52	20,144.00
TOTAL OPERATING EXPENSES	448,056.38	526,874.60	78,818.22	1,264,482.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	48,494.60	-48,494.60	116,387.00
TOTAL OTHER FINANCING SOURCES	0.00	48,494.60	-48,494.60	116,387.00
NET INCOME	-6,288.73	0.00	-6,288.73	0.00

**King Louis Square III**  
**Income Statement**  
**Period = Oct 2024-Feb 2025**  
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	22,715.00	20,945.00	1,770.00	50,268.00
Utility Reimb.-LIPH	-9,005.00	-3,265.00	-5,740.00	-7,836.00
Total Rental Income	13,710.00	17,680.00	-3,970.00	42,432.00
Other Tenant Income				
Late Charges	5.00	1,040.00	-1,035.00	2,500.00
Total Other Tenant Income	5.00	1,040.00	-1,035.00	2,500.00
NET TENANT INCOME	13,715.00	18,720.00	-5,005.00	44,932.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	52,370.96	61,725.00	-9,354.04	148,145.00
Allocated Interest Income	0.00	0.00	0.00	9.00
Fraud Recovery PH	337.00	0.00	337.00	0.00
Allocated Other Income	1,099.03	1,420.00	-320.97	3,402.00
TOTAL GRANT AND OTHER INCOME	53,806.99	63,145.00	-9,338.01	151,556.00
TOTAL INCOME	67,521.99	81,865.00	-14,343.01	196,488.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	15,074.28	20,275.00	5,200.72	48,658.00
TOTAL TENANT SERVICES EXPENSES	772.64	755.00	-17.64	1,808.00
TOTAL UTILITY EXPENSES	9,396.60	21,375.00	11,978.40	51,300.00
Total General Maint Expense	6,172.68	8,945.00	2,772.32	21,471.00
Total Materials	42.96	4,895.00	4,852.04	11,740.00
Total Contract Costs	13,425.81	23,675.00	10,249.19	56,820.00
TOTAL MAINTENACE EXPENSES	19,641.45	37,515.00	17,873.55	90,031.00
TOTAL PROTECTIVE SERVICES	3,690.63	9,710.00	6,019.37	23,304.00
TOTAL INSURANCE PREMIUMS	6,749.30	7,400.00	650.70	17,752.00
TOTAL GENERAL EXPENSES	61.60	3,325.00	3,263.40	7,979.00
TOTAL OPERATING EXPENSES	55,386.50	99,542.90	44,156.40	240,832.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	2,992.30	17,677.90	-14,685.60	42,427.00
TOTAL OTHER FINANCING SOURCES	2,992.30	17,677.90	-14,685.60	42,427.00
NET INCOME	15,127.79	0.00	15,127.79	0.00

## Mixed Finance Properties

### Income Statement

Period = Oct 2024-Feb 2025

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	206,351.92	210,230.40	-3,878.48	504,553.00
Investment Inc -Restricted Non-Allocated	139.87	0.00	139.87	0.00
TOTAL GRANT AND OTHER INCOME	206,491.79	210,230.40	-3,738.61	504,553.00
TOTAL INCOME	206,491.79	210,230.40	-3,738.61	504,553.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	28,224.71	31,673.75	3,449.04	76,017.00
TOTAL UTILITY EXPENSES	61,192.90	67,279.15	6,086.25	161,470.00
TOTAL INSURANCE PREMIUMS	3,408.35	2,894.15	-514.20	6,946.00
TOTAL GENERAL EXPENSES	146,470.00	144,769.60	-1,700.40	347,447.00
TOTAL OPERATING EXPENSES	239,295.96	246,616.65	7,320.69	591,880.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	36,386.25	-36,386.25	87,327.00
TOTAL OTHER FINANCING SOURCES	0.00	36,386.25	-36,386.25	87,327.00
NET INCOME	-32,804.17	0.00	-32,804.17	0.00

#### Murphy Park II (45)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	136,982.78	144,879.60	-7,896.82	347,711.00
Investment Inc -Restricted Non-Allocated	6,877.73	0.00	6,877.73	0.00
TOTAL GRANT AND OTHER INCOME	143,860.51	144,879.60	-1,019.09	347,711.00
TOTAL INCOME	143,860.51	144,879.60	-1,019.09	347,711.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	18,889.10	21,269.60	2,380.50	51,047.00
TOTAL UTILITY EXPENSES	41,719.60	48,873.35	7,153.75	117,296.00
TOTAL INSURANCE PREMIUMS	2,335.40	2,874.15	538.75	6,898.00
TOTAL GENERAL EXPENSES	78,534.60	95,571.25	17,036.65	229,371.00
TOTAL OPERATING EXPENSES	141,478.70	168,588.35	27,109.65	404,612.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	23,708.75	-23,708.75	56,901.00
TOTAL OTHER FINANCING SOURCES	0.00	23,708.75	-23,708.75	56,901.00
NET INCOME	2,381.81	0.00	2,381.81	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Feb 2025

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	159,407.30	147,620.00	11,787.30	354,288.00
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	159,407.30	147,620.00	11,787.30	354,288.00
TOTAL INCOME	159,407.30	147,620.00	11,787.30	354,288.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	20,425.08	22,983.30	2,558.22	55,160.00
TOTAL UTILITY EXPENSES	43,199.15	51,125.00	7,925.85	122,700.00
TOTAL INSURANCE PREMIUMS	2,350.85	2,894.15	543.30	6,946.00
TOTAL GENERAL EXPENSES	97,105.85	70,617.50	-26,488.35	169,482.00
TOTAL OPERATING EXPENSES	163,080.93	147,620.00	-15,460.98	354,288.00
NET INCOME	-3,673.63	0.00	-3,673.68	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	50,182.14	73,165.85	-22,983.71	175,598.00
Investment Inc -Restricted Non-Allocated	12.91	0.00	12.91	0.00
TOTAL GRANT AND OTHER INCOME	50,195.05	73,165.85	-22,970.80	175,598.00
TOTAL INCOME	50,195.05	73,165.85	-22,970.80	175,598.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	8,204.26	9,489.55	1,285.29	22,775.00
TOTAL UTILITY EXPENSES	5,666.65	6,187.50	520.85	14,850.00
TOTAL PROTECTIVE SERVICES	5,527.23	14,565.00	9,037.77	34,956.00
TOTAL INSURANCE PREMIUMS	1,371.65	1,687.10	315.45	4,049.00
TOTAL GENERAL EXPENSES	25,495.85	41,236.50	15,740.65	98,967.60
TOTAL OPERATING EXPENSES	46,265.64	73,165.85	26,900.01	175,598.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	4,481.37	0.00	4,481.37	0.00
TOTAL OTHER FINANCING SOURCES	4,481.37	0.00	4,481.37	0.00
NET INCOME	8,410.78	0.00	8,410.58	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Feb 2025

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	53,799.34	80,747.95	-26,948.61	193,795.00
TOTAL GRANT AND OTHER INCOME	53,799.34	80,747.95	-26,948.61	193,795.00
TOTAL INCOME	53,799.34	80,747.95	-26,948.61	193,795.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	6,248.55	6,691.70	443.15	16,060.00
TOTAL TENANT SERVICES EXPENSES	0.00	250.00	250.00	600.00
TOTAL UTILITY EXPENSES	23,272.50	23,970.85	698.35	57,530.00
TOTAL PROTECTIVE SERVICES	6,139.43	16,183.35	10,043.92	38,840.00
TOTAL INSURANCE PREMIUMS	1,220.40	1,475.85	255.45	3,542.00
TOTAL GENERAL EXPENSES	24,743.35	32,176.25	7,432.90	77,223.00
TOTAL OPERATING EXPENSES	61,624.23	80,747.95	19,123.77	193,795.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	4,977.73	0.00	4,977.73	0.00
TOTAL OTHER FINANCING SOURCES	4,977.73	0.00	4,977.73	0.00
NET INCOME	-2,847.16	0.00	-2,847.11	0.00

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	68,288.56	92,218.30	-23,929.74	221,324.00
Investment Inc -Restricted Non-Allocated	8.01	0.00	8.01	0.00
TOTAL GRANT AND OTHER INCOME	68,296.57	92,218.30	-23,921.73	221,324.00
TOTAL INCOME	68,296.57	92,218.30	-23,921.73	221,324.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,368.34	11,879.60	1,511.26	28,511.00
TOTAL UTILITY EXPENSES	10,625.00	8,781.65	-1,843.35	21,075.96
TOTAL PROTECTIVE SERVICES	6,769.13	17,801.65	11,032.52	42,724.00
TOTAL INSURANCE PREMIUMS	1,637.50	2,014.60	377.10	4,835.00
TOTAL GENERAL EXPENSES	36,966.65	51,740.85	14,774.20	124,178.04
TOTAL OPERATING EXPENSES	66,366.62	92,218.30	25,851.73	221,324.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	5,488.26	0.00	5,488.26	0.00
TOTAL OTHER FINANCING SOURCES	5,488.26	0.00	5,488.26	0.00
NET INCOME	7,418.21	0.00	7,418.26	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Feb 2025

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	114,034.44	140,148.75	-26,114.31	336,357.00
TOTAL GRANT AND OTHER INCOME	114,034.44	140,148.75	-26,114.31	336,357.00
TOTAL INCOME	114,034.44	140,148.75	-26,114.31	336,357.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	17,897.85	20,115.80	2,217.95	48,278.00
TOTAL TENANT SERVICES EXPENSES	3,584.92	925.00	-2,659.92	2,220.00
TOTAL UTILITY EXPENSES	31,215.40	30,787.20	-428.20	73,889.25
TOTAL PROTECTIVE SERVICES	9,532.76	25,084.60	15,551.84	60,203.00
TOTAL INSURANCE PREMIUMS	2,283.75	2,810.40	526.65	6,745.00
TOTAL GENERAL EXPENSES	50,845.85	60,425.95	9,580.10	145,022.31
TOTAL OPERATING EXPENSES	115,360.53	140,148.75	24,788.42	336,357.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	7,728.95	0.00	7,728.95	0.00
TOTAL OTHER FINANCING SOURCES	7,728.95	0.00	7,728.95	0.00
NET INCOME	6,402.86	0.00	6,403.06	0.00

### 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	123,139.40	173,209.15	-50,069.75	415,702.00
Investment Inc -Restricted Non-Allocated	12,038.49	0.00	12,038.49	0.00
TOTAL GRANT AND OTHER INCOME	135,177.89	173,209.15	-38,031.26	415,702.00
TOTAL INCOME	135,177.89	173,209.15	-38,031.26	415,702.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	9,288.78	10,508.30	1,219.52	25,220.00
TOTAL TENANT SERVICES EXPENSES	-680.00	475.00	1,155.00	1,140.00
TOTAL UTILITY EXPENSES	43,933.75	56,865.00	12,931.25	136,476.00
TOTAL PROTECTIVE SERVICES	11,526.78	30,343.75	18,816.97	72,825.00
TOTAL INSURANCE PREMIUMS	2,297.50	2,747.50	450.00	6,594.00
TOTAL GENERAL EXPENSES	65,404.15	72,269.60	6,865.45	173,447.00
TOTAL OPERATING EXPENSES	131,770.96	173,209.15	41,438.19	415,702.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	9,345.65	0.00	9,345.65	0.00
TOTAL OTHER FINANCING SOURCES	9,345.65	0.00	9,345.65	0.00
NET INCOME	12,752.58	0.00	12,752.58	0.00



## Mixed Finance Properties Income Statement

Period = Oct 2024-Feb 2025

Book = Accrual

### Gardens @ Reaissance Place (55)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	48,063.22	54,457.10	-6,393.88	130,697.00
Investment Inc -Restricted Non-Allocated	1,607.97	0.00	1,607.97	0.00
TOTAL GRANT AND OTHER INCOME	49,671.19	54,457.10	-4,785.91	130,697.00
TOTAL INCOME	49,671.19	54,457.10	-4,785.91	130,697.00

### EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	2,753.40	3,154.60	401.20	7,571.00
TOTAL TENANT SERVICES EXPENSES	0.00	137.50	137.50	330.00
TOTAL UTILITY EXPENSES	16,518.35	17,457.50	939.15	41,898.00
TOTAL PROTECTIVE SERVICES	3,375.81	8,901.25	5,525.44	21,363.00
TOTAL INSURANCE PREMIUMS	939.60	1,044.15	104.55	2,506.00
TOTAL GENERAL EXPENSES	23,220.00	23,762.10	542.10	57,029.00
TOTAL OPERATING EXPENSES	46,807.16	54,457.10	7,649.94	130,697.00

### OTHER FINANCING SOURCES

Operating Transfers IN	2,737.04	0.00	2,737.04	0.00
TOTAL OTHER FINANCING SOURCES	2,737.04	0.00	2,737.04	0.00
NET INCOME	5,601.07	0.00	5,601.07	0.00

### 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	121,468.30	128,152.10	-6,683.80	307,565.10
Investment Inc -Restricted Non-Allocated	11,091.91	0.00	11,091.91	0.00
TOTAL GRANT AND OTHER INCOME	132,560.21	128,152.10	4,408.11	307,565.10
TOTAL INCOME	132,560.21	128,152.10	4,408.11	307,565.10

### EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	10,864.73	10,765.40	-99.33	25,837.00
TOTAL TENANT SERVICES EXPENSES	918.05	500.00	-418.05	1,200.00
TOTAL UTILITY EXPENSES	55,693.75	58,852.10	3,158.35	141,244.98
TOTAL INSURANCE PREMIUMS	3,197.90	3,533.35	335.45	8,480.00
TOTAL GENERAL EXPENSES	52,500.40	54,501.30	2,000.90	130,803.12
TOTAL OPERATING EXPENSES	123,174.83	128,152.10	4,977.32	307,565.10
NET INCOME	9,385.38	0.00	9,385.43	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Feb 2025

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	112,883.60	122,532.10	-9,648.50	294,077.00
Investment Inc -Restricted Non-Allocated	2,139.45	0.00	2,139.45	0.00
TOTAL GRANT AND OTHER INCOME	115,023.05	122,532.10	-7,509.05	294,077.00
TOTAL INCOME	115,023.05	122,532.10	-7,509.05	294,077.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	9,154.01	10,412.10	1,258.09	24,989.00
TOTAL TENANT SERVICES EXPENSES	0.00	225.00	225.00	540.00
TOTAL UTILITY EXPENSES	25,346.65	30,186.65	4,840.00	72,448.00
TOTAL PROTECTIVE SERVICES	5,527.23	14,565.00	9,037.77	34,956.00
TOTAL INSURANCE PREMIUMS	1,331.25	1,638.35	307.10	3,932.00
TOTAL GENERAL EXPENSES	60,122.50	65,505.00	5,382.50	157,212.00
TOTAL OPERATING EXPENSES	101,481.64	122,532.10	21,050.46	294,077.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	4,481.37	0.00	4,481.37	0.00
TOTAL OTHER FINANCING SOURCES	4,481.37	0.00	4,481.37	0.00
NET INCOME	18,022.78	0.00	18,022.78	0.00

### Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	90,251.40	125,093.35	-34,841.95	300,224.00
Investment Inc -Restricted Non-Allocated	5,206.03	0.00	5,206.03	0.00
TOTAL GRANT AND OTHER INCOME	95,457.43	125,093.35	-29,635.92	300,224.00
TOTAL INCOME	95,457.43	125,093.35	-29,635.92	300,224.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	12,008.34	13,562.90	1,554.56	32,551.00
TOTAL TENANT SERVICES EXPENSES	0.00	587.50	587.50	1,410.00
TOTAL UTILITY EXPENSES	32,337.50	32,337.10	-0.40	77,609.00
TOTAL PROTECTIVE SERVICES	7,066.48	18,611.25	11,544.77	44,667.00
TOTAL INSURANCE PREMIUMS	1,710.00	2,153.35	443.35	5,168.00
TOTAL GENERAL EXPENSES	57,841.30	57,841.25	-0.05	138,819.00
TOTAL OPERATING EXPENSES	110,963.62	125,093.35	14,129.73	300,224.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	5,729.35	0.00	5,729.35	0.00
TOTAL OTHER FINANCING SOURCES	5,729.35	0.00	5,729.35	0.00
NET INCOME	-9,776.84	0.00	-9,776.84	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Feb 2025

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	132,859.52	158,239.60	-25,380.08	379,775.00
Investment Inc -Restricted Non-Allocated	3,340.42	0.00	3,340.42	0.00
TOTAL GRANT AND OTHER INCOME	136,199.94	158,239.60	-22,039.66	379,775.00
TOTAL INCOME	136,199.94	158,239.60	-22,039.66	379,775.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	15,557.67	17,536.65	1,978.98	42,088.00
TOTAL TENANT SERVICES EXPENSES	0.00	312.50	312.50	750.00
TOTAL UTILITY EXPENSES	34,240.40	35,028.75	788.35	84,069.00
TOTAL PROTECTIVE SERVICES	7,678.67	20,229.60	12,550.93	48,551.00
TOTAL INSURANCE PREMIUMS	1,812.90	2,232.50	419.60	5,358.00
TOTAL GENERAL EXPENSES	74,378.75	82,899.60	8,520.85	198,959.00
TOTAL OPERATING EXPENSES	133,668.39	158,239.60	24,571.21	379,775.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	6,225.71	0.00	6,225.71	0.00
TOTAL OTHER FINANCING SOURCES	6,225.71	0.00	6,225.71	0.00
NET INCOME	8,757.26	0.00	8,757.26	0.00

### 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	96,130.44	98,975.80	-2,845.36	237,542.00
Investment Inc -Restricted Non-Allocated	1,816.80	0.00	1,816.80	0.00
TOTAL GRANT AND OTHER INCOME	97,947.24	98,975.80	-1,028.56	237,542.00
TOTAL INCOME	97,947.24	98,975.80	-1,028.56	237,542.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	14,353.61	16,034.60	1,680.99	38,483.00
TOTAL UTILITY EXPENSES	30,667.03	30,658.85	-8.18	73,581.25
TOTAL PROTECTIVE SERVICES	6,769.64	0.00	-6,769.64	0.00
TOTAL INSURANCE PREMIUMS	1,617.50	2,040.40	422.90	4,897.00
TOTAL GENERAL EXPENSES	50,321.80	50,242.15	-79.65	120,581.13
TOTAL OPERATING EXPENSES	103,729.58	98,975.80	-4,753.58	237,542.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	5,488.39	0.00	5,488.39	0.00
TOTAL OTHER FINANCING SOURCES	5,488.39	0.00	5,488.39	0.00
NET INCOME	-293.95	0.00	-293.75	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Feb 2025

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	182,413.66	36,220.00	146,193.66	86,934.00
Investment Inc -Restricted Non-Allocated	11,873.89	0.00	11,873.89	0.00
TOTAL GRANT AND OTHER INCOME	194,287.55	36,220.00	158,067.55	86,934.00
TOTAL INCOME	194,287.55	36,220.00	158,067.55	86,934.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	14,166.60	15,815.00	1,648.40	37,961.00
TOTAL UTILITY EXPENSES	58,125.00	0.00	-58,125.00	0.00
TOTAL INSURANCE PREMIUMS	0.00	20,405.00	20,405.00	48,973.00
TOTAL GENERAL EXPENSES	98,857.74	0.00	-98,857.74	0.00
TOTAL OPERATING EXPENSES	171,149.34	36,220.00	-134,929.34	86,934.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	64,200.00	0.00	64,200.00	0.00
TOTAL OTHER FINANCING SOURCES	64,200.00	0.00	64,200.00	0.00
NET INCOME	87,338.21	0.00	87,338.21	0.00

### 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	84,188.60	107,344.15	-23,155.55	257,626.00
Investment Inc -Restricted Non-Allocated	114.00	0.00	114.00	0.00
TOTAL GRANT AND OTHER INCOME	84,302.60	107,344.15	-23,041.55	257,626.00
TOTAL INCOME	84,302.60	107,344.15	-23,041.55	257,626.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	9,419.89	10,323.70	903.81	24,777.00
TOTAL UTILITY EXPENSES	50,227.50	47,482.60	-2,744.90	113,958.24
TOTAL PROTECTIVE SERVICES	11,526.78	30,343.75	18,816.97	72,825.00
TOTAL INSURANCE PREMIUMS	2,250.40	2,722.50	472.10	6,534.00
TOTAL GENERAL EXPENSES	17,147.90	16,471.50	-676.40	39,531.60
TOTAL OPERATING EXPENSES	90,572.47	107,344.15	16,771.58	257,626.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	9,345.65	0.00	9,345.65	0.00
TOTAL OTHER FINANCING SOURCES	9,345.65	0.00	9,345.65	0.00
NET INCOME	3,075.78	0.00	3,075.68	0.00

# Mixed Finance Properties

## Income Statement

Period = Oct 2024-Feb 2025

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	175,811.18	189,905.00	-14,093.82	455,772.00
Investment Inc -Restricted Non-Allocated	112.52	0.00	112.52	0.00
TOTAL GRANT AND OTHER INCOME	175,923.70	189,905.00	-13,981.30	455,772.00
TOTAL INCOME	175,923.70	189,905.00	-13,981.30	455,772.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	18,282.63	20,665.40	2,382.77	49,597.00
TOTAL UTILITY EXPENSES	61,788.75	64,646.25	2,857.50	155,151.00
TOTAL INSURANCE PREMIUMS	2,510.85	3,090.85	580.00	7,418.00
TOTAL GENERAL EXPENSES	94,155.40	101,502.50	7,347.10	243,606.00
TOTAL OPERATING EXPENSES	176,737.63	189,905.00	13,167.37	455,772.00
NET INCOME	-813.93	0.00	-813.93	0.00

### North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	122,382.26	133,352.50	-10,970.24	320,046.00
Investment Inc -Restricted Non-Allocated	298.55	0.00	298.55	0.00
TOTAL GRANT AND OTHER INCOME	122,680.81	133,352.50	-10,671.69	320,046.00
TOTAL INCOME	122,680.81	133,352.50	-10,671.69	320,046.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	15,819.31	17,986.25	2,166.94	43,167.00
TOTAL TENANT SERVICES EXPENSES	0.00	875.00	875.00	2,100.00
TOTAL UTILITY EXPENSES	27,783.35	38,597.10	10,813.75	92,633.00
TOTAL INSURANCE PREMIUMS	2,156.65	2,654.15	497.50	6,370.00
TOTAL GENERAL EXPENSES	79,915.00	73,240.00	-6,675.00	175,776.00
TOTAL OPERATING EXPENSES	125,674.31	133,352.50	7,678.19	320,046.00
NET INCOME	-2,993.50	0.00	-2,993.50	0.00

# Mixed Finance Properties

## Income Statement

Period = Oct 2024-Feb 2025

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	89,063.60	104,775.85	-15,712.25	251,462.00
Investment Inc -Restricted Non-Allocated	2,898.64	0.00	2,898.64	0.00
TOTAL GRANT AND OTHER INCOME	91,962.24	104,775.85	-12,813.61	251,462.00
TOTAL INCOME	91,962.24	104,775.85	-12,813.61	251,462.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,619.98	12,200.80	1,580.82	29,282.00
TOTAL UTILITY EXPENSES	18,166.65	17,768.75	-397.90	42,645.00
TOTAL INSURANCE PREMIUMS	1,690.00	2,070.40	380.40	4,969.00
TOTAL GENERAL EXPENSES	60,715.50	72,735.85	12,020.35	174,566.00
TOTAL OPERATING EXPENSES	91,192.13	104,775.85	13,583.67	251,462.00
NET INCOME	770.11	0.00	770.06	0.00

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	57,815.44	72,847.90	-15,032.46	174,835.00
Investment Inc -Restricted Non-Allocated	5,315.61	0.00	5,315.61	0.00
TOTAL GRANT AND OTHER INCOME	63,131.05	72,847.90	-9,716.85	174,835.00
TOTAL INCOME	63,131.05	72,847.90	-9,716.85	174,835.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	8,807.43	9,739.15	931.72	23,374.00
TOTAL UTILITY EXPENSES	13,533.35	13,562.90	29.55	32,551.00
TOTAL INSURANCE PREMIUMS	1,295.00	2,057.90	762.90	4,939.00
TOTAL GENERAL EXPENSES	35,165.40	47,487.90	12,322.50	113,971.00
TOTAL OPERATING EXPENSES	58,801.18	72,847.90	14,046.67	174,835.00
NET INCOME	4,329.87	0.00	4,329.82	0.00

Mixed Finance Properties  
Income Statement

Period = Oct 2024-Feb 2025

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	35,716.34	49,862.50	-14,146.16	119,670.00
Investment Inc -Restricted Non-Allocated	7.65	0.00	7.65	0.00
TOTAL GRANT AND OTHER INCOME	35,723.99	49,862.50	-14,138.51	119,670.00
TOTAL INCOME	35,723.99	49,862.50	-14,138.51	119,670.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	2,070.52	6,736.65	4,666.13	16,168.00
TOTAL UTILITY EXPENSES	6,781.25	7,281.25	500.00	17,474.97
TOTAL INSURANCE PREMIUMS	681.25	749.15	67.90	1,798.00
TOTAL GENERAL EXPENSES	27,900.00	35,095.45	7,195.45	84,229.03
TOTAL OPERATING EXPENSES	37,433.02	49,862.50	12,429.48	119,670.00
NET INCOME	-1,709.03	0.00	-1,709.03	0.00

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of February 28, 2025

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Quick Ratio (QR)								
FDS #								
111 Cash -unrestricted		\$ 2,675,152.76	\$ 205,979.12	\$ 132,735.23	\$ 118,574.41	\$ 293,951.38	\$ 173,436.81	
114 Cash - tenant security deposits		\$ 21,072.43	\$ 22,677.85	\$ 35,348.27	\$ 27,032.09	\$ 48,733.33	\$ 20,845.70	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 41,504.64	\$ 112,833.40	\$ 40,838.94	\$ 37,582.83	\$ 154,132.75	\$ 17,200.11	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 478,677.52	\$ 128,752.79	\$ 101,158.97	\$ 93,828.47	\$ 249,555.13	\$ 95,965.79	
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QR Numerator Total:		\$ 3,216,407.35	\$ 470,243.16	\$ 310,081.41	\$ 277,017.80	\$ 746,372.59	\$ 307,448.41	
310 Total Current Liabilities		\$ 66,265.16	\$ 187,519.36	\$ 27,171.82	\$ 29,949.23	\$ 76,406.26	\$ 23,608.02	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds				\$ -	\$ -	\$ -	\$ -	
QR Denominator Total:		\$ 66,265.16	\$ 187,519.36	\$ 27,171.82	\$ 29,949.23	\$ 76,406.26	\$ 23,608.02	
Quick Ratio:		48.54	2.51	11.41	9.25	9.77	13.02	
Quick Ratio Score (max points 12):		12	12	12	12	12	12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)								
FDS #								
111 Cash -unrestricted		\$ 2,675,152.76	\$ 205,979.12	\$ 132,735.23	\$ 118,574.41	\$ 293,951.38	\$ 173,436.81	
114 Cash - tenant security deposits		\$ 21,072.43	\$ 22,677.85	\$ 35,348.27	\$ 27,032.09	\$ 48,733.33	\$ 20,845.70	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 41,504.64	\$ 112,833.40	\$ 40,838.94	\$ 37,582.83	\$ 154,132.75	\$ 17,200.11	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 478,677.52	\$ 128,752.79	\$ 101,158.97	\$ 93,828.47	\$ 249,555.13	\$ 95,965.79	
310 (-) Total Current Liabilities		\$ 66,265.16	\$ 187,519.36	\$ 27,171.82	\$ 29,949.23	\$ 76,406.26	\$ 23,608.02	
MENAR Numerator Total:		\$ 3,150,142.19	\$ 282,723.80	\$ 282,909.59	\$ 247,068.57	\$ 669,966.33	\$ 283,840.39	
Average Monthly Operating Expenses:								
96900 Total Operating Expenses		\$ 702,146.97	\$ 446,363.10	\$ 346,860.74	\$ 395,203.56	\$ 1,081,738.75	\$ 294,027.99	
97100 Extraordinary Maintenance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MENAR Denominator Total:		\$ 140,429.39	\$ 89,272.62	\$ 69,372.15	\$ 79,040.71	\$ 216,347.75	\$ 58,805.60	
MENAR:		22.43	3.17	4.08	3.13	3.10	4.83	
MENAR Score (max points 11):		11	9.76	11	9.7	9.66	11	



St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of February 28, 2025

		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		\$ 248,942.38	\$ (117,022.54)	\$ (33,554.34)	\$ (29,013.01)	\$ (167,864.44)	\$ (64,009.82)
96700	Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:			\$ 248,942.38	\$ (117,022.54)	\$ (33,554.34)	\$ (29,013.01)	\$ (167,864.44)	\$ (64,009.82)
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	9.76	11	9.7	9.66	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)			2	2	2	2	2	2
Project FASS score			25	23.76	25	23.7	23.66	25
Number of units in Project (FDS #11190 (UMA)/ 12)			1298	134	126	99	266	117
Weighted Value (Project FASS score times number of units)			31808.62	3350	2993.76	2346.3	6293.56	2925
Total number of units in PHA's portfolio			1298	134	126	99	266	117
Overall AMPs Financial Condition Indicator Score			24.51	25.00	23.76	23.70	23.66	25.00
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>								

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of February 28, 2025

	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	\$ 935,264.51	\$ 952,614.57	\$ 570,625.27	\$ 760,562.78	\$ 312,123.67
114 Cash - tenant security deposits	\$ 36,830.00	\$ 16,542.00	\$ 28,588.50	\$ 30,043.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ 19,655.40	\$ -	\$ -	\$ -
120 Total Receivables	\$ 43,526.58	\$ 18,953.70	\$ 114,646.10	\$ 31,645.71	\$ 4,537.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 224,980.77	\$ 144,682.36	\$ 166,961.18	\$ 267,444.46	\$ 27,833.92
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,240,601.86</b>	<b>\$ 1,152,448.03</b>	<b>\$ 880,821.05</b>	<b>\$ 1,089,696.16</b>	<b>\$ 349,800.90</b>
310 Total Current Liabilities	\$ 81,100.33	\$ 596,073.33	\$ 78,102.13	\$ 55,797.05	\$ 7,104.12
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -		\$ -
<b>QR Denominator Total:</b>	<b>\$ 81,100.33</b>	<b>\$ 16,073.33</b>	<b>\$ 78,102.13</b>	<b>\$ 55,797.05</b>	<b>\$ 7,104.12</b>
<b>Quick Ratio:</b>	<b>15.30</b>	<b>71.70</b>	<b>11.28</b>	<b>19.53</b>	<b>49.24</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	\$ 935,264.51	\$ 952,614.57	\$ 570,625.27	\$ 760,562.78	\$ 312,123.67
114 Cash - tenant security deposits	\$ 36,830.00	\$ 16,542.00	\$ 28,588.50	\$ 30,043.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ 19,655.40	\$ -	\$ -	\$ -
120 Total Receivables	\$ 43,526.58	\$ 18,953.70	\$ 114,646.10	\$ 31,645.71	\$ 4,537.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 224,980.77	\$ 144,682.36	\$ 166,961.18	\$ 267,444.46	\$ 27,833.92
310 (-) Total Current Liabilities	\$ 81,100.33	\$ 16,073.33	\$ 78,102.13	\$ 55,797.05	\$ 7,104.12
<b>MENAR Numerator Total:</b>	<b>\$ 1,159,501.53</b>	<b>\$ 1,136,374.70</b>	<b>\$ 802,718.92</b>	<b>\$ 1,033,899.11</b>	<b>\$ 342,696.78</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 478,408.03	\$ 283,315.86	\$ 459,935.84	\$ 441,695.65	\$ 55,386.50
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 95,681.61</b>	<b>\$ 56,663.17</b>	<b>\$ 91,987.17</b>	<b>\$ 88,339.13</b>	<b>\$ 11,077.30</b>
<b>MENAR:</b>	<b>12.12</b>	<b>20.06</b>	<b>8.73</b>	<b>11.70</b>	<b>30.94</b>
<b>MENAR Score (max points 11):</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of February 28, 2025

	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	\$ (25,128.64)	\$ 46,371.97	\$ (113,760.00)	\$ (6,333.73)	\$ 12,135.49
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ (25,128.64)	\$ 46,371.97	\$ (113,760.00)	\$ (6,333.73)	\$ 12,135.49
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
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>					

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
As of February 28, 2025

	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		571	621	518	460	1,135	548
OR Numerator Total:		571	621	518	460	1,135	548
11190 Unit Months Available		726	627	540	495	1,353	583
OR Denominator Total:		726	627	540	495	1,353	583
Occupancy Rate:		0.78650	0.99043	0.95926	0.92929	0.83888	0.93997
Occupancy Rate Score (max points 16):		0	16	8	4	0	4
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>							
FDS # (Maximum points 5)							
126 Accounts Receivable - Tenants		\$ 48,957.27	\$ 119,174.90	\$ 40,185.57	\$ 39,410.66	\$ 168,981.38	\$ 13,739.50
TAR Numerator Total:		\$ 48,957.27	\$ 119,174.90	\$ 40,185.57	\$ 39,410.66	\$ 168,981.38	\$ 13,739.50
70500 Total Tenant Revenue		\$ 2,192,630.64	\$ 55,735.20	\$ 289,903.20	\$ 258,476.66	\$ 296,661.22	\$ 717,740.76
TAR Denominator Total:		\$ 55,735.20	\$ 289,903.20	\$ 258,476.66	\$ 296,661.22	\$ 717,740.76	\$ 252,729.60
TAR:		88.0%	41.0%	16.0%	13.0%	24.0%	5.0%
TAR Score (max points 5):		0	0	5	5	2	5
<b>Indicator #3 - Accounts Payable (AP)</b> (Maximum points 4)							
FDS #							
312 Accounts Payable - Current		\$ 321,271.08	\$ 52,464.91	\$ 10,303.48	\$ 7,799.73	\$ 17,158.34	\$ 59,237.44
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 52,464.91	\$ 10,303.48	\$ 7,799.73	\$ 17,158.34	\$ 59,237.44	\$ 13,903.00
96900 Total Operating Expenses /12		\$ 140,429.39	\$ 89,272.62	\$ 69,372.15	\$ 79,040.71	\$ 216,347.75	\$ 58,805.60
AP Denominator Total:		\$ 140,429.39	\$ 89,272.62	\$ 69,372.15	\$ 79,040.71	\$ 216,347.75	\$ 58,805.60
AP:		0.37	0.12	0.11	0.22	0.27	0.24
AP Score (max points 4):		4	4	4	4	4	4
<b>Overall AMP Score</b>							
Indicator #1 - Occupancy Rate (OR)		0	16	8	4	0	4
Indicator #2 - Tenant Accounts Receivable (TAR)		0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		6	21	19	14	7	14
Number of units in Project		1292	148	126	108	99	266
Weighted Value (Project MASS score times number of units)		14458	888	2646	2052	1386	1862
Total number of units in PHA's portfolio		1292	148	126	108	99	266
Overall AMPs Management Operations Indicator Score:		11.19	6.00	21.00	19.00	14.00	7.00

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
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	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Occupancy Rate (OR)</b>					
FDS #					
11210 Unit Months Leased	692	284	459	324	108
OR Numerator Total:	692	284	459	324	108
11190 Unit Months Available	740	305	584	393	111
OR Denominator Total:	740	305	584	393	111
Occupancy Rate:	0.93514	0.93115	0.78596	0.82443	0.97297
Occupancy Rate Score (max points 16):	4	4	0	0	12
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>					
FDS # (Maximum points 5)					
126 Accounts Receivable - Tenants	\$ 48,251.92	\$ 14,276.60	\$ 117,264.74	\$ 24,898.77	\$ 4,565.00
TAR Numerator Total:	\$ 48,251.92	\$ 14,276.60	\$ 117,264.74	\$ 24,898.77	\$ 4,565.00
70500 Total Tenant Revenue	\$ 143,354.40	\$ 38,856.00	\$ 32,306.40	\$ 74,032.80	\$ 32,834.40
TAR Denominator Total:	\$ 143,354.40	\$ 38,856.00	\$ 32,306.40	\$ 74,032.80	\$ 32,834.40
TAR:	34.0%	37.0%	363.0%	34.0%	14.0%
TAR Score (max points 5):	2	2	0	2	5
<b>Indicator #3 - Accounts Payable (AP)</b>					
FDS # (Maximum points 4)					
312 Accounts Payable - Current	\$ 40,755.58	\$ 26,049.65	\$ 39,527.03	\$ 47,971.29	\$ 6,100.55
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 40,755.58	\$ 26,049.65	\$ 39,527.03	\$ 47,971.29	\$ 6,100.55
96900 Total Operating Expenses /12	\$ 95,681.61	\$ 56,663.17	\$ 91,987.17	\$ 88,339.13	\$ 11,077.30
AP Denominator Total:	\$ 95,681.61	\$ 56,663.17	\$ 91,987.17	\$ 88,339.13	\$ 11,077.30
AP:	0.43	0.46	0.43	0.54	0.55
AP Score (max points 4):	4	4	4	4	4
<b>Overall AMP Score</b>					
Indicator #1 - Occupancy Rate (OR)	4	4	0	0	12
Indicator #2 - Tenant Accounts Receivable (TAR)	2	2	0	2	5
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)	12	12	5	8	22
Number of units in Project	148	69	116	92	3
Weighted Value (Project MASS score times number of units)	1776	828	580	736	66
Total number of units in PHA's portfolio	148	69	116	92	3
Overall AMPs Management Operations Indicator Score:	12.00	12.00	5.00	8.00	22.00

# **HOUSING CHOICE VOUCHER PROGRAM**

## SECTION 8 CASH ACTIVITY AS OF 02/28/2025

### CHECKING ACCOUNTS

#### VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 4,263,335.89

### INVESTMENTS

#### VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 226,979.37
	TOTAL INVESTED		\$ 226,979.37

# SLHA - Housing Choice Voucher Income Statement

Period = Oct 2024-Feb 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
<b>REVENUE</b>				
GRANT INCOME				
Section 8 HAP Earned	24,376,477.00	23,303,750.00	1,072,727.00	55,928,996.00
Section 8 Admin. Fee Income	2,102,330.00	2,074,670.00	27,660.00	4,979,202.00
Section 8 HAP Service Fees	0.00	225,635.00	-225,635.00	541,530.00
Section 8 -Placement/Issuance Fees	400.00	0.00	400.00	0.00
TOTAL GRANT INCOME	26,479,207.00	25,604,055.00	875,152.00	61,449,728.00
OTHER INCOME				
Fraud Recovery Restricted	4,644.00	0.00	4,644.00	0.00
Operating Shortfall Revenue	0.00	209,288.35	-209,288.35	502,292.00
Other Miscellaneous Income	-100.00	0.00	-100.00	0.00
TOTAL OTHER INCOME	4,544.00	209,288.35	-204,744.35	502,292.00
TOTAL INCOME	26,483,751.00	25,813,343.35	670,407.65	61,952,020.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,662,111.30	2,143,144.30	481,033.00	5,143,548.23
TOTAL TENANT SERVICES EXPENSES	42,846.67	97,298.35	54,451.68	233,517.00
TOTAL UTILITY EXPENSES	16,778.96	17,440.00	661.04	41,856.00
Total Materials	2,353.65	1,125.00	-1,228.65	2,700.00
Total Contract Costs	24,433.59	33,318.40	8,884.81	79,964.00
TOTAL MAINTENACE EXPENSES	26,787.24	34,443.40	7,656.16	82,664.00
TOTAL PROTECTIVE SERVICES	16,719.55	16,933.35	213.80	40,640.00
TOTAL INSURANCE PREMIUMS	87,868.09	56,785.70	-31,082.39	136,285.77
TOTAL GENERAL EXPENSES	20,074.24	13,125.00	-6,949.24	31,500.00
TOTAL OPERATING EXPENSES	1,873,186.05	2,379,173.38	505,984.05	5,710,011.00
TOTAL HOUSING ASSISTANCE PAYMENTS	24,945,685.16	23,434,169.95	-1,511,515.21	56,242,009.00
TOTAL EXPENSES	26,818,871.21	25,813,343.35	-1,005,531.16	61,952,020.00
NET INCOME	-335,120.21	0.00	-335,121.53	0.00



## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: April 9, 2025

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 Saint Louis families.

### HCV Programs

The Department currently operates several 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 5,890 active participants in the Section 8 program and approximately 5,179 families are on the waitlist. During this reporting period, no new HCV vouchers were issued and 216 families are currently searching for housing.

The HCV program is actively working to maintain the current Section 8 utilization rate. HUD defines a program's utilization rate as the higher of the number of unit months leased divided by unit months available (leased/available), or total Housing Assistance Payment (HAP) spent divided by budget authority (HAP/Budget). HCV's current utilization rate based on budget authority during this reporting period is 100%. The current utilization rate remained stable within the most recent three-month trends.

January 2024	February 2025	March 2025
100%	100%	100%

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 March 4, 2025. The HCV team is exploring new and innovative ways to house clients, work with community partners and boost efforts to increase landlord participation.

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 206 active participants. Four (4) referrals were received during the month of March.

## **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 in July 2021, 180 families have been housed. There is one (1) family currently searching for units. On March 6, 2025, HUD announced the end of the program as no renewal funding will be issued in fiscal year 2026 and current funds will expire September 30, 2035.

## **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. There are 225 active participants in the HUD-VASH program. During this reporting period, no referrals were received and 34 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 19 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 no families presently searching for housing. To promote maximum program utilization, HCV has taken the following steps: partnered with the Department of Human Services (DHS) to utilize available vouchers via the Emergency Winter Housing Pilot Program. Under this program, 29 new vouchers have been issued.

## **7) Tenant Protection Vouchers**

Tenant protection vouchers benefit the owner by helping preserve occupancy stability during the transition from one financing mechanism to another. The resulting rent security helps create and preserve a short-term reliable income stream. Tenant Protection Vouchers (TPVs) are meant to ensure there is no displacement of low-income residents because of various actions, resulting in a loss of subsidy assistance. There are 156 active participants in the TPV program. Twenty-six families are currently searching for units.

## 8) 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 assistance and supportive services for a maximum of 36 months.

### **Program Maintenance**

#### **Recertification**

Three hundred sixty-eight 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, 258 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 626 inspections: 222 biennial inspections, 244 reinspection, 128 initial inspections, 11 quality control, zero 24-hour emergency and 21 special inspections. This represents a constant trend in the number of inspections over the past three months with a slight increase.

	January 2025	February 2025	March 2025
Biennial Inspections	137	200	222
Reinspection	199	178	244
Initial Inspections	112	119	128
Quality Control	14	0	11
Special Inspections	17	18	21
24-hour emergency	0	1	0
Total	479	516	626

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. Enrollment has stalled in recent months.

	January 2025	February 2025	March 2025
HCV Participants	3239	3239	3239
Landlords	1861	1916	1916
Total	5100	5155	5155

### 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, 38 participants are enrolled and approximately 26 participants have escrow accounts.

### New Business/Upcoming Events

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

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

# St. Louis Housing Authority

## S8 Waitlist Breakdown Summary

### By Bedroom Size

Waiting List	Bedroom Size								Total
	0	1	2	3	4	5	6	Other	
Housing Choice Voucher Pgm	65	3121	1328	472	151	31	8	3	5179
	65	3121	1328	472	151	31	8	3	5179

St. Louis Housing Authority

March 2025 Housing Choice Voucher Inspections Activity Report

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	21	21	0	2	0	15	0	0	0	0	100.00%
Biennials	226	222	4	103	1	69	45	6	0	4	98.23%
Initials	128	128	0	88	4	1	35	0	0	0	100.00%
Reinspections	244	244	0	0	0	0	0	0	0	0	100.00%
Quality Control	11	11	0	7	0	3	0	0	0	1	100.00%
Total	630	626	4	200	5	88	80	6	0	5	99.65%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 03/01/2025 - 03/31/2025

Primary Status: Fail

	Total Observations
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)	8
All operating knobs must be present	1
Badly cracked outlet	1
Broken/missing steps or boards	6
Ceiling material is bulging and/or buckling and must be repaired	1
Ceiling surface is wet and has mold-like substances	7
Clogged	2
Cracked pane	2
Damaged floor boards	7
Does not shut	1
Entry of significant ground water into unit (flooding of basement)	12
Evidence of sewer back-up	6
Exhaust fan does not work	1
Falling material	14
Gutter in poor condition	1
Gutters not securely attached	4
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	1
Heating equipment not capable of providing adequate heat	3
Heavy accumulation of large piles of trash and garbage in or around unit	2
Holes or cracks	32
Internal water damage	2
Large holes (8 1/2 x 11")	4
Large piles of garbage	1
Leaking	11
Leaks	2
Light fixture hanging from electrical wires without other firm support of fixture	1
Loose or damaged structural members	1
Major leak at main water drain and feed pipes	1
Mechanism within toilet does not work	2
Missing cover plate	4
Missing handrail	1
No hot water (24hr)	3
No smoke detector	11
Not connected to an acceptable drainage system	2
Oven does not work	1
Permanent floor covering or floor boards which present serious tripping hazards	1
Presence of sewer gas	2
Refrigerator not maintaining a low enough temperature to keep food from spoiling	2
Repair/replace leaking water heater	1
Roof leaks	4
Severe bulging	9
Sewer gas	2
Signs of rats, mice or vermin	4
Smoke detector not working	7
Stove is missing oven door handle	1
Tripping hazard	11
Unit has evidence of roach infestation	6
Unit has mice or rats as evidenced by mice and rat holes and or droppings	4
Unsecured handrail	2
Unsupported fixture	3
Water damage to interior ceiling (indicating leaks)	3
Water heater is leaking and must be repaired or replaced	2
Window not openable designed to be opened	1
Total	225

**FINANCE**



# St. Louis Housing Authority

## Balance Sheet

Period = Feb 2025

Book = Accrual

	Current Balance
<b>ASSETS</b>	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	4,878,728.94
Cash Non-Fed Gala Fundraiser	1,992.78
Cash Private Management	1,005,065.82
Cash SLHA Property Management	1,267,630.92
Petty Cash	500.00
Cash General Disbursing	12,900,186.90
Cash Non-Fed Rent	335,983.88
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	210.21
Cash City Faces	24,679.97
Cash James House TAB	23,662.23
Cash Euclid TAB	46,537.86
Cash West Pine TAB	393.49
Cash Parkview TAB	46,591.93
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	3,893.09
Cash LaSalle Youth Festival	764.91
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	4,276.92
Cash -Kingsbury	5,626.78
Cash Cambridge Sr TAB	613.92
Cash Payroll	167,939.36
Total Unrestricted Cash	20,746,493.21
Restricted Cash	
Cash Restricted-Security Deposits	29,055.21
Cash Restricted-FSS Escrow	463,614.73
Cash Restricted-HAP	-120,041.62
Cash Restricted-Trust/Escrow Reserves	4,092,997.75
Cash Restricted-SLHA Mgt Security Deposits	264,309.17
Cash Restricted-Endowment/Homeownership	1,398,293.24
Cash Restricted-Cochran Program Income	731,107.16
Cash Restricted-Rev Bonds Debt Service	33,886.31
Total Restricted Cash	6,893,221.95
TOTAL CASH	27,639,715.16
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	2,090,979.17

# St. Louis Housing Authority

## Balance Sheet

Period = Feb 2025

Book = Accrual

	Current Balance
Allowance for Doubtful Accounts-Tenants	-92,822.37
A/R Repayment Agreement	46,485.10
A/R-HUD	482.44
A/R-Other	303,557.50
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	1,383,152.18
A/R Fraudulent	11,636.38
Accrued Interest Receivable	3,802.42
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>3,751,104.82</b>
 <b>OTHER CURRENT ASSETS</b>	
Investments-Unrestricted	4,325,453.22
Investments-Restricted	654,803.57
Investments Restricted -WC Self Insurance	373,783.24
Prepaid Insurance Auto	37,138.46
Prepaid Insurance Property	505,963.43
Prepaid Insurance Liability	142,852.55
Prepaid Insurance Fidelity Bond	2,279.55
Prepaid Insurance Workers Comp	70,989.84
Insurance Surplus Deposits	1,379,352.26
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>7,492,616.12</b>
<b>TOTAL CURRENT ASSETS</b>	<b>38,883,436.10</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	11,933,722.42
Accum Depreciation-Buildings	-189,394,312.62
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-442,461.82
Accum Depreciation-Vehicles	-348,414.17
Accum Depreciation-Leashold Improvements	-299,190.63
Accum Depreciation-Site Improvements	-4,880,979.56
Operations	16,089,779.58

# St. Louis Housing Authority

## Balance Sheet

Period = Feb 2025

Book = Accrual

	Current Balance
Administration & Other Costs	7,032,118.99
Project Coordinator	836,781.27
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	512,784.41
CFG-Fee & Cost-Soft	4,695,116.61
Soft Cost Contra	-32,463,767.72
CFG-Hard Cost Contra	-21,903,393.32
CFG-Site Improvement	1,160,318.42
CFG-Site Improvement-Soft	353,302.78
CFG-Dwelling Structure	19,538,478.11
CFG-Dwelling Structure-Soft	582,380.89
CFG-Dwelling Equipment	298,542.33
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	66,515.16
CFG-Bond Debt Obligation	5,304,974.00
CFG-Contra Bond Debt Obligation	-5,304,974.00
<b>TOTAL FIXED ASSETS (NET)</b>	<b>75,036,629.10</b>
<b>NOTES, LOANS &amp; MORTGAGES RECEIVABLE</b>	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	1,912,332.57
Discount Notes/Amortization	-44,182,292.42
Darst HO- Notes & Mortgage Rec	4,284,023.95
Darst HO- Discount Notes/Amortization	-4,284,023.95
Blumeyer HO- Notes & Mortgage Rec	1,428,908.37
Blumeyer HO- Discount Notes/Amortization	-1,428,908.37
Cochran HO- Notes & Mortgage Rec	795,651.67
Cochran HO- Discount Notes/Amortization	-563,976.20
Notes & Mortgages - SOLAR	5,608,174.00
<b>TOTAL NOTES, LOANS &amp; MORTGAGE RECEIVABLE</b>	<b>74,299,737.71</b>
<b>OTHER ASSETS</b>	
Right of Use Asset -Leases	225,952.06
Right of Use- Accum/Amort-Leases	-158,173.23
<b>TOTAL OTHER ASSETS</b>	<b>67,778.83</b>

# St. Louis Housing Authority

## Balance Sheet

Period = Feb 2025

Book = Accrual

	Current Balance
TOTAL NONCURRENT ASSETS	149,404,145.64
TOTAL ASSETS	188,287,581.74

### LIABILITIES & EQUITY

#### LIABILITIES:

##### CURRENT LIABILITIES:

A/P Vendors and Contractors	-880,260.16
A/P Vendors -Non Control	1,383,152.18
A/P Vendors and Contractors	156,703.58
Tenant Security Deposits	190,100.58
Security Deposit Interest	220.97
Security Deposit Clearing Account	-140.00
Security Deposit-Pet	997.00
Garnishment Clearing Account	-2,025.13
United Way	1,024.30
Dental Deduction	-3,160.42
Union Dues	-256.44
United Negro College Fund	26.00
Arts & Education	77.40
Retirement Pension	2,437.11
Retirement Insurance	6,643.83
Section 125 Childcare Deduction	6,270.51
Section 125 Medical Deduction	1,851.30
Medical Insurance	-13,451.70
Long Term Disability	-1,908.84
Vision Insurance	704.77
Voluntary/Term Life Ins Deduction	888.51
Colonial Life Ins Deduction	828.52
Landlord Back-up Withholdings	6,171.82
A/P -Other	28,380.00
Current Portion of LT Debt - Bonds	910,000.00
Accrued Interest Payable-Bonds	0.25
Accrued Liabilities-Other	175,000.00
Accrued Compensated Absences-Current	129,450.14
Lease Liability-Short Term	24,893.00
Lease Liability-Short Term	37,058.68
Deferred Revenue	1,667.00
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	65,109.26
Unearned Revenue -EHV	228,517.00
TOTAL CURRENT LIABILITIES	2,459,904.35

# St. Louis Housing Authority

## Balance Sheet

Period = Feb 2025

Book = Accrual

	Current Balance
<b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	342,580.79
FSS Escrow	349,009.69
Lease Liability -Long Term	6,731.00
Bonds Payable-Long Term	1,945,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
TOTAL NONCURRENT LIABILITIES	2,643,321.48
TOTAL LIABILITIES	5,103,225.83
<b>EQUITY</b>	
<b>RESERVED FUND BALANCE:</b>	
Restricted Net Position	84,792,661.41
Restricted Net Position	19,094.51
TOTAL RESERVED FUND BALANCE	84,811,755.92
<b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	69,627,160.69
Unrestricted Net Assets-Retained Earnings	26,857,740.31
Unrestricted Net Assets -Retained Earnings	1,887,698.99
TOTAL RETAINED EARNINGS:	98,372,599.99
TOTAL EQUITY	183,184,355.91
TOTAL LIABILITIES AND EQUITY	188,287,581.74

# St. Louis Housing Authority

## Income Statement

Period = Feb 2025

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	489,080.00	2,340,553.37
Tenant Accounts - True Up	0.00	-400.00
Utility Reimb.-LIPH	-47,336.00	-283,473.00
Utility Reimbursement Refund	-1,243.00	2,638.00
Total Rental Income	440,501.00	2,059,318.37
Other Tenant Income		
Cleaning Fee	75.00	75.00
Damages/Maintenance	0.00	140.00
Late Charges	17,566.00	83,204.50
Legal Fees - Tenant	484.50	834.50
Misc.Tenant Income	564.00	3,269.07
Vacate Charges	11,603.34	5,160.34
Total Other Tenant Income	30,292.84	92,683.41
NET TENANT INCOME	470,793.84	2,152,001.78
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	940,391.67	4,595,942.72
HUD PHA Operating Grants/Subsidy	232,913.66	1,164,568.30
Capital Fund Revenue	0.00	-269,815.67
Capital Fund Revenue-PM	0.00	269,815.67
Section 8 HAP Earned	5,337,526.00	24,376,477.00
Section 8 Admin. Fee Income	462,083.00	2,102,330.00
Section 8 -Placement/Issuance Fees	0.00	400.00
Capital Fund Grants	804,944.88	3,117,472.24
Capital Fund Grants-Soft Costs	469,869.55	1,343,048.11
TOTAL GRANT INCOME	8,247,728.76	36,700,238.37
OTHER INCOME		
Investment Income - Unrestricted	8,871.85	79,171.72
Investment Inc -Restricted Non-Allocated	12,354.88	65,478.22
Investment Income - WC Self Insurance	0.00	4,717.94
Fraud Recovery Restricted	0.00	4,644.00
Fraud Recovery PH	3,761.00	9,425.74
Non-Dwelling Rent	1,177.00	5,885.00
Vending Income-James House TAB	0.00	905.69
Vending Income-Parkview	604.61	1,407.28
Vending Income-Badenhaus TAB	39.26	517.30
Other Miscellaneous Income	20,185.64	203,573.66
Other Income-Bank Rent	3,216.67	15,800.01
Pension Forfeitures	293.64	5,471.81
Insurance Proceeds	0.00	52,507.93
PH & HAP FSS Forfeitures	4,430.40	15,042.74
TOTAL OTHER INCOME	54,934.95	464,549.04
TOTAL INCOME	8,773,457.55	39,316,789.19

# St. Louis Housing Authority

## Income Statement

Period = Feb 2025

Book = Accrual

	Period to Date	Year to Date
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	291,470.94	1,532,355.85
Administrative Salaries	100,331.88	531,988.33
Administrative Salaries-PT	3,671.96	38,067.40
Admin Salaries-Overtime	316.63	2,471.81
FICA	20,900.68	204,301.97
Health Benefits	42,751.18	212,718.42
Retirement Benefits	35,798.06	188,301.82
Unemployment Insurance	2,130.46	8,615.35
Long Term Disability	327.40	1,686.12
Dental	1,793.88	9,056.37
Cell Phones	1,063.22	5,433.81
Beneflex HSA	1,346.92	7,978.18
WC MO 2nd Injury Fund	0.00	412.16
WC Self-Insurers Qtrly Taxes	331.20	520.20
FICA	6,359.11	61,740.95
Health Benefits	14,052.08	89,775.61
Retirement Benefits	10,993.89	57,750.66
Unemployment Insurance	1,076.34	9,342.15
Long Term Disability	86.16	1,919.54
Dental	783.29	10,423.93
Cell Phones	95.25	4,773.18
Total Administrative Salaries	535,680.53	2,979,633.81
Legal Expense		
Legal Services	23,117.05	50,119.46
Legal Services	-891.00	17,008.00
Total Legal Expense	22,226.05	67,127.46
Other Admin Expenses		
Staff Training	5,290.81	8,670.81
Auditing Fees	56,670.00	62,425.00
Port Out Admin Fee Paid	4,356.99	18,364.95
Marketing-LaSalle Youth Festival	0.00	355.90
Total Other Admin Expenses	66,317.80	89,816.66
Miscellaneous Admin Expenses		
Office Supplies	1,721.90	14,186.95
Office Supplies	855.52	4,293.54
Temporary Admin Labor	8,349.00	58,817.99
Temporary Admin Labor	0.00	7,928.66
Postage	11,197.06	25,457.58
Postage	75.00	881.65
Advertising	0.00	7,887.71
Fiscal Agent Fees	2,100.00	2,100.00
Printing & Publications	0.00	1,233.48
Printing & Publications	0.00	600.72
Membership Fees	0.00	14,731.17
Telephone	3,754.88	22,150.96

# St. Louis Housing Authority

## Income Statement

Period = Feb 2025

Book = Accrual

	Period to Date	Year to Date
Telephone	9,230.95	39,816.37
Maint Agreement-Office Equipment	1,079.68	14,531.36
Maint Agreement-Office Equipment	1,400.00	8,650.00
Professional/Technical Services	354,481.33	755,001.64
Software License Fees	1,158.24	33,619.37
Software License Fees	0.00	447.98
Internet / Cable	3,508.95	15,426.32
Computer Supplies	450.18	30,552.39
Other Admin Expense	5,569.17	32,790.21
Other Admin-LaSalle Youth Festival	0.00	-122.09
Other Admin Expense	1,146.54	2,778.65
Bank Fees	5,512.11	10,048.39
Subscription-News/Magazines	0.00	1.00
D/A Testings/Results	57.00	924.35
Copying Expense	2,568.93	11,528.53
Allocated OH-Administrative Expense	3,336.58	18,109.38
Allocated OH-Legal Expense	79.02	1,192.84
Allocated OH-Tenant Services Expense	0.00	406.40
Allocated OH-Utilities Expense	989.74	4,333.41
Allocated OH-Materials Expense	143.16	441.50
Allocated OH-Maintenance Expense	559.10	4,794.08
Allocated OH-Protective Services Expense	391.94	2,031.07
Allocated OH-Insurance Expense	235.79	20,820.23
Allocated OH-General Expense	47.78	47.78
Total Miscellaneous Admin Expenses	419,999.55	1,168,441.57
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>1,044,223.93</b>	<b>4,305,019.50</b>
<b>TENANT SERVICES</b>		
Tenant Services Salaries	5,295.36	31,189.67
FICA	403.14	2,644.21
Health Benefits	737.48	3,924.43
Retirement Benefits	704.54	3,679.61
Unemployment Insurance	26.47	137.61
Long Term Disability	0.00	24.58
Dental	33.22	172.10
Cell Phones	46.16	240.03
Relocation Costs	0.00	2,214.00
Tenant Srv Rec/Pub/Other	0.00	280.21
Tenant Srv Rec/Pub/Other-James House TAB	299.98	2,560.83
Tenant Srv Rec/Pub/Other-Euclid TAB	100.00	2,017.68
Tenant Srv Rec/Pub/Other-Parkview	275.64	4,689.49
Tenant Srv Rec/Pub/Other-LaSalle TAB	0.00	126.22
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	0.00	-2,302.01
Tenant Srv Rec/Pub/Other-North Sarah	0.00	-680.00
Tenant Srv Rec/Pub/Other-KingsburyTAB	0.00	1,963.50
Resident Council	0.00	522.50
Landlord -Excess Damage Reimb	6,000.00	15,839.00
Landlord -Signing Bonus	0.00	500.00
Security Deposit Assistance	-100.00	26,298.00



# St. Louis Housing Authority

## Income Statement

Period = Feb 2025

Book = Accrual

	Period to Date	Year to Date
Tenant Services Screening	185.00	647.72
Tenant Participation Funds	2,241.55	4,928.69
Tenant Participation Fund-James House TAB	118.93	686.73
Tenant Srv Lobby Monitors	1,216.30	7,212.55
Tenant Services -Other	0.00	1,800.00
Tenant Services Other-Circle of Friends (SLU)	1,200.00	9,614.77
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>18,783.77</b>	<b>120,932.12</b>
<b>UTILITIES</b>		
Mixed Finance Utilities	126,780.24	692,026.20
Water	0.00	110,650.14
Electricity	138,857.62	375,797.76
Gas	38,237.82	127,424.37
Sewer	72,732.36	421,559.14
<b>TOTAL UTILITY EXPENSES</b>	<b>376,608.04</b>	<b>1,727,457.61</b>
<b>MAINTENANCE AND OPERATIONS</b>		
General Maint Expense		
Maintenance Labor-Grounds	64,200.21	328,842.43
Maint Labor -Janitorial Cleaning	26,565.46	127,866.18
Maintenance Labor-Overtime	4,561.91	27,548.37
FICA	7,892.60	44,241.97
Health Benefits	15,609.63	81,265.69
Retirement Benefits	10,418.19	57,213.77
Unemployment Insurance	1,162.60	3,738.35
Long Term Disability	110.41	1,950.64
Dental	855.82	10,684.60
Cell Phones	127.49	6,898.98
<b>Total General Maint Expense</b>	<b>131,504.32</b>	<b>690,250.98</b>
Materials		
Materials-Custodial	1,100.49	3,549.72
Materials-Custodial	2,230.06	14,083.53
Materials-Electrical	0.00	386.38
Materials-Electrical	2,639.45	16,574.79
Materials-Plumbing	2,554.85	17,958.05
Materials-Lawn/Grounds/Snow Removal	2,924.60	4,350.58
Materials-Tools/Equipment	0.00	66.96
Materials-Tools/Equipment	933.83	6,655.96
Materials-Boiler	0.00	45.97
Materials-Other	975.86	9,745.92
Materials-HVAC	1,531.90	17,960.02
Materials-Gas/Oil Vehicles	0.00	304.92
Materials-Appliances	6,447.80	39,385.21
Materials-Hardware	0.00	543.71
Materials-Paint	29.57	3,309.87
Materials-Flooring	0.00	667.77
Materials-Cabinets/Countertops Doors/Windows	7,496.76	16,624.31
<b>Total Materials</b>	<b>28,865.17</b>	<b>152,213.67</b>
Contract Costs		

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

Period = Feb 2025

Book = Accrual

	Period to Date	Year to Date
Contracts Generic	0.00	6,150.50
Contract-Elevators	-822.15	-822.15
Contract-Elevators	1,631.59	100,479.61
Contract-Trash Removal	979.95	24,278.50
Contract-Trash Removal	30,227.40	129,063.49
Contract-Custodian	2,847.50	11,390.00
Contract-Custodian	3,670.00	63,029.83
Contract-Plumbing	12,666.08	64,008.54
Contract-Uniform Cleaning	3,070.43	16,389.98
Contract-Snow Removal	0.00	6,532.25
Contract-Snow Removal	7,125.00	27,065.13
Contract-Grounds/Lawn	0.00	4,033.25
Contract-Grounds/Lawn	3,150.00	57,572.35
Contract-Auto Gas	647.72	3,423.84
Contract-Auto Gas	579.72	2,698.49
Contract-HVAC	1,485.00	1,485.00
Contract-HVAC	37,449.24	82,004.79
Contract-Fire Protection	6,021.31	18,557.48
Contract-Vehicle Repairs	775.60	3,927.44
Contract-Vehicle Repairs	512.48	1,456.98
Contract-Other	26,895.70	34,548.70
Contract-Other	0.00	23,227.95
Contract-Exterior Building Repairs	485.00	10,468.99
Contract-Parking Lot Repairs	0.00	5,715.00
Contract-Parking Lot Repairs	0.00	8,040.00
Contract-Electrical	1,018.84	2,661.13
Contract-Pest Control/Extermination	73.10	880.70
Contract-Pest Control/Extermination	4,861.15	25,528.59
Contract-Flooring Installation	0.00	63,107.46
Contract-Painting/Wall Repairs	13,682.23	89,023.63
Contr-Cabinet/Counters/Door/Windows	3,604.35	55,075.96
Contract-Lease Automobiles	0.00	17,850.00
Contract-Occupancy Permits	0.00	5,412.00
Contract-Bed Bug Eradication	2,550.00	18,650.00
Total Contract Costs	165,187.24	982,915.41
TOTAL MAINTENACE EXPENSES	325,556.73	1,825,380.06
PROTECTIVE SERVICES		
Security Alarm Service	1,130.64	7,638.60
Security/Law Enforcement	68,751.65	340,242.52
Security Enforcement-Police	0.00	174,896.11
Security Enforcement/Sec Guards	3,527.50	18,070.64
TOTAL PROTECTIVE SERVICES	73,409.79	540,847.87
INSURANCE PREMIUMS		
Workers Comp Claims	31,600.57	117,235.02
Auto Insurance	5,305.51	26,527.55
Property Insurance	72,280.47	361,402.35
Cyber Security Insurance	0.00	11,921.12

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

Period = Feb 2025

Book = Accrual

	Period to Date	Year to Date
Fidelity Bond Insurance	325.65	1,628.25
Liability Insurance	20,407.49	104,362.45
Excess Workers Comp Insurance	7,098.98	29,748.16
<b>TOTAL INSURANCE PREMIUMS</b>	<b>137,018.67</b>	<b>652,824.90</b>
<b>GENERAL EXPENSES</b>		
Bad Debt-Tenant Rents	-112.84	1,593.16
Other General Expense	299,194.48	1,295,257.55
PH FSS Escrow Expense	-2,333.97	762.01
<b>TOTAL GENERAL EXPENSES</b>	<b>296,747.67</b>	<b>1,297,612.72</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>2,272,348.60</b>	<b>10,470,074.78</b>
<b>EXTRAORDINARY EXPENSES</b>		
Casualty Loss Expense	-27,064.00	0.00
<b>TOTAL EXTRAORDINARY EXPENSES</b>	<b>-27,064.00</b>	<b>0.00</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>		
Housing Assistance Payments	4,787,613.00	23,049,388.15
Tenant Utility Payments-Voucher	248,436.00	1,227,629.00
Portable Out HAP Payments	151,472.00	645,143.00
FSS Escrow Payments	1,414.00	25,021.01
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>5,188,935.00</b>	<b>24,947,181.16</b>
<b>OTHER FINANCING SOURCES</b>		
Equity Transfer Capital Assets IN	804,944.88	3,117,472.24
Equity Transfer Capital Assets OUT	804,944.88	3,117,472.24
Operating Transfers IN	99,543.12	493,147.59
Operating Transfers OUT	99,543.12	493,147.59
Transfer Within AMP IN	538,464.11	538,464.11
Transfer Within AMP OUT	538,464.11	538,464.11
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>0.00</b>
Prior Period Adjustments Affecting RR	0.00	26,199.77
Prior Period Adjustments Affecting RR	0.00	196,993.81
<b>TOTAL NON-OPERATING ITEMS</b>	<b>0.00</b>	<b>223,193.58</b>
<b>UTILITY CONSUMPTION</b>		
Water Consumption	0.00	44,734.26
Water Consumption Contra	0.00	44,734.26
Electric Consumption	1,667,165.00	3,464,823.30
Electric Consumption Contra	1,667,165.00	3,464,823.30
Gas Consumption	17,327.00	81,921.00
Gas Consumption Contra	17,327.00	81,921.00
Sewer Consumption	10,630.00	63,189.00
Sewer Consumption Contra	10,630.00	63,189.00
<b>TOTAL UTILITY CONSUMPTION</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>7,434,219.88</b>	<b>35,640,450.58</b>
<b>NET INCOME</b>	<b>1,339,237.67</b>	<b>3,676,338.61</b>

# DEVELOPMENT

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: April 9, 2025

Subject: Development and Modernization Department Board Report

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

### General

RD 22-03 – Clinton-Peabody Apartments Redevelopment – The development team used the month of March to continue working on the environmental review approval, early demolition approval for the six (6) buildings that are in the Phase I site footprint, and working with the utility companies to remove connections in that area.

The resident engagement meeting was held on March 20, 2025. Updates were given to the residents on the redevelopment process.

In addition, representatives from the St. Louis Police Department attended the meeting so that the residents could ask questions about recent safety concerns. The police responded to the resident concerns and gave updates on recent activity.

The development team received initial approval from the RAD team in March to place 71 public housing units in a Contract Awaiting Transfer (CAT) status. This initial approval will allow for the building demolitions to occur in the Phase I site area when the environmental review is approved.

The next resident engagement meeting will be held on April 17, 2025.

### Rental Assistance Demonstration (RAD)

Parkview RAD Conversion – The SLHA Board of Commissioners gave approval for SLHA staff to submit a RAD conversion application to HUD at the March 27, 2025 board meeting. With this approval, the first resident engagement meetings will be held on April 24 and 26, 2025. The application is expected to be submitted to HUD on April 30, 2025.

King Louis Square (KLS) and King Louis Square II (KLSII) – The SLHA Board of Commissioners approved the terms of the ground lease for the RAD conversion of these units at the March 27, 2025 meeting. SLHA staff and the developer will continue with the completion of the conversion.

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

## **Projects**

RD 24-11B – Folsom/Norfolk Make Ready (3) Units – This is part of the heavy make-ready turn work that was identified as necessary in February 2024. Quotes were received in February and LPI Construction Management was awarded the contract. Staff is reviewing submittals and will continue into April.

The successful completion of these projects will return three (3) units of housing back to productive use and occupancy.

RD 24-11A – SSSC Lafayette Townhomes (4) Units – This is part of the heavy make-ready turn work that was identified as necessary in February 2024. The rehabilitation of the units was about 80% complete in March and is expected to be ready for occupancy in April.

RD 24-07 – Parkview Apartments First Floor Renovation – The contractor has been able to complete removing the flooring on the first floor in anticipation of replacing it with the specified flooring. In addition, changes to the plans were approved to allow for easier access to the trash removal area for the maintenance and janitorial staff. This improvement will make the removal of the trash from the building more efficient in light of the changes necessary to the parking area.

RD 24-08 – Cochran Plaza Security Upgrades – A contract with Utilitra, the responsive low bidder for the project, was executed on September 6, 2024. Development and Modernization issued a Notice to Proceed in January 2025. The contractor has begun boring for cable replacement, but were delayed significantly due to January's weather. The equipment for the cameras was received in February and the site work began. The contractor was able to complete about 50% of the work and is expected to be finished in May.

RD 24-04 – Badenhaus Sewer Repair – The contractor has moved work to the interior of units. Development and Modernization staff have been working closely with property management onsite to coordinate the temporary moves for affected residents. The process has been very effective and about 75% of the units were completed in March.

RD 23-03A – Parkview Apartments Access Control System – This project is on hold pending interior work related to the Parkview First Floor Renovation project.

RD 22-10 – The California Garden Fence Replacement and Security Upgrades – Work on the upgrades resumed in March, as the developer was able to make better use of the weather.

RD 22-04 – Parkview Elevator Replacement – The replacement of the final elevator car is still on schedule for April 30, 2025. Residents are currently able to use both the new freight and passenger elevator cars that are now in service. The phone lines for the elevators were upgraded in March and the inspection of the final elevator is expected to occur in April.

Parkview Parking Deck Evaluation – Development and Modernization staff received a new structural engineering report on the condition of the garage in February and are acting on the recommendations in the report. Development and Modernization staff were able to enact the recommendations in March. Regular structural engineering inspections will continue to occur until the parking deck is replaced.

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 – The SLHA Board of Commissioners approved SLHA staff to execute a Modified and Restated Master Developer Agreement with the developer at the March 27, 2025 board meeting. Staff will continue to work with the SLHA legal department on legal documents necessary for the production of LaSaison Phase II and the remaining five (5) for-sale homes. These will be sold to low to moderate-income households. These documents are expected to be executed and recorded in April.

## **Section 18**

Hodiamont Board Up – Development and Modernization staff uploaded most of the application to the HUD PIC system in July 2024. SLHA staff responded to the technical questions presented by HUD and have confirmed that they received the information. HUD requested additional information, which has been provided. SLHA staff met with HUD in March and is responding to their comments.

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

RD 23-12 – West Pine Roof Replacement – The punch list was completed with the developer in March and the project is now ready for close-out.

## **Grant Applications**

Emergency Safety and Security Grant (ESSG) – SLHA staff submitted a grant application to HUD for a camera system and access controls at Lafayette Apartments in March requesting \$250,000, the maximum allowable amount for the grant.

## **Solicitations**

PHA Wide Asphalt Shingle Roof Replacement – Asphalt shingle roofs at Lookaway, Badenhau, Walnut Park and Cochran. Review sets were received by SLHA in October 2024. HUD approval has been received for the environmental review part of the quote. The Acquisition and

Solicitation Plan was approved in January 2025 and the project was put out to bid in March. Bids are due in April 2025.

RD 25-01 – California Gardens Security Cameras (ESSG) 2024 – Development and Modernization staff submitted an Emergency Safety and Security Grant for a new camera system at California Gardens on March 27, 2024 and HUD awarded SLHA \$206,295 on June 20, 2024 for the project. Development and Modernization staff issued the solicitation in February 2025 and bids were received in March. Staff will evaluate them and make a recommendation in April.

RD 25-02 – West Pine Elevator Replacement – The review committee for the West Pine Elevator Replacement submitted their recommendations for general contractor for the replacement of the elevators in March. The recommendation for award was sent for approval and when approved, a contract will be issued. That is expected to occur in April.

RD 25-06 – Parkview Apartments First Floor Furniture – Development and Modernization received a quote for the furniture specifications. A contract was recommended in March and is expected to be executed in April.

RD 25-04 – Environmental Consultants – Development and Modernization issued a Request for Qualifications for Environmental Consultants on January 15, 2025. The review committee submitted their recommendations. Three of the four responding firms were found to be responsive and qualified to receive a contract recommendation. This is expected to occur in April.

## **Re-Solicitations**

None.

## **Pre-Solicitation**

CDA Grant Make-Ready (heavy) Phase I – This phase includes both CDA grant funding and an additional grant funding source from HUD through the Housing-Related Hazards (HRH) grant in which SLHA received \$520,300. In total, 15 units will receive make-ready work funded through the CDA grant and additional electrical service and appliance upgrades through the HRH grant. These units will be at Page Manor (7 units) and Samuel Shepard (8 units).

In addition to this make-ready work, the solicitation will also include the Towne XV development and the remaining units at Page Manor and Samuel Shepard to receive electrical appliance and service upgrades. This work will include new electric water heaters, ranges, exhaust fans and upgraded electrical panels. These improvements will be paid for through the HRH grant so that the work can be completed more efficiently and with greater value.

This is expected to go out for bid in early April 2025.

## **Planning**

Al Chappelle Roof Replacement – Development and Modernization issued a task order in December 2024 to the architects at Grice-Trivers Joint Venture to prepare documents for the



exterior and mechanical work to be funded by the CDA grant of \$750,000.00 awarded to SLHA in November 2024.

A field visit occurred in February 2025 to determine the current condition of the roof and move forward with producing estimates for the bids. Another meeting with the design team occurred in March in which the team discussed the findings of the February site visit and options for the replacement of the roof and staging work.

California Gardens Elevator Replacement – A task order for design of the elevator replacement at California Gardens was submitted to SCB, an architecture firm contracted to SLHA. Design work has been reviewed and the solicitation should be made in the second quarter of 2025.

CDA Grant Make-Ready (heavy) – SLHA was awarded \$2 million from the City of St. Louis Community Development Administration (CDA) and has finalized the contract with CDA. The work will be solicited starting with Phase I in late April/early May. Development and Modernization staff issued a task order to St. Louis Design Alliance, an architecture firm under contract with SLHA, to complete the design process for the following projects:

Phase 1: Has been moved to Pre-Solicitation. The phase will go out for bid in April.

Phase 2: McMillan (5 units), Lookaway (5 units) and McMillan 2 (5 units). Planning for these additional units began in March.

Phase 3: Cochran (21 units)

The phasing and units are subject to change based on cost and need.

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**

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

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

DEVELOPMENT AND MODERNIZATION MARCH MONTHLY ACTIVITY REPORT

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD	HUD Approval of Environmental Review
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/16/2019	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/22/2022	50%	0%	0%	0%	0%	11/16/2020	6/8/2021	Part 50	9/22/2020	Pending
MO001000028	Badenhaus	N/A	Sewer Repairs & 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	44096	9/22/2020
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/1/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	0	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A	Part 58				
MO001000002	Al Chappelle Building	N/A	Renovation	1	N/A	N/A	N/A	N/A	N/A	Grice-Trivers Joint Venture	12/20/2024	TBD	TBD	TBD	0%	0%	12/17/2020	Under Review	TBD	TBD	TBD
MO00100041	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	1/26/2024
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor 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	9/23/2024	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	N/A	N/A	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	N/A	N/A	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%	100%	100%	4/27/2020	5/11/2020	Part 50	9/21/2020	10/2/2020
MO0010000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	1	5	0	N/A	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO0010000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	4	6	6	(7/30/24)	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	10/2/2020	10/19/2020
MO0010000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	1	(7/30/24)	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	10/2/2020

DEVELOPMENT AND MODERNIZATION MARCH MONTHLY ACTIVITY REPORT

Project Information						Acquisition Plan Info.					Contract Award & Performance Goals							
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	# of Construction/Contract Days	Estimate Value	Date to Advertise	Pre-Bid Mtg Date	Contract Date	ICE Completion Date (Required >\$250K)	Contract Award - General Contractor / Developer	Contract Amount	% Sec 3 Bus	MBE \$ (Value)	% MBE	WBE \$ (Value)	% WBE
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	730	\$ 1,000,000	6/26/2022	8/25/2022	4/3/2023	4/3/2023	Hankins Const.	\$ 2,030,000	0.0%	\$29,975	1.4%	\$ -	0.0%
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	270	\$ 1,834,000	12/17/2023	1/9/2024	7/29/2024	N/A	Davinroy Mechanical Contractor	\$ 1,834,000	0	\$85,348	5%	\$ 15,800	1%
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	90	\$ 250,000	11/6/2022	11/17/2022	9/24/2023	N/A	Roady Exteriors	\$ 514,400	0%	\$ -	0%	\$ -	0%
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	365	\$ 1,271,329					Habitat for Humanity Saint Louis	\$ 409,250					
MO001000002	Al Chappelle Building	N/A	Renovation	1	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	0	0	60	\$ 123,477	5/55/22	6/7/2022	7/29/2022	N/A	Utilitira	\$120,785.21	0%	\$25,482	21%	\$ -	0%
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	60	\$ 250,000	10/1/2023	10/12/2023	3/25/2024	TBD	LK Communications	\$ 218,112.00	0%	\$ -	0%	0	0%
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	TBD	\$ 500,000	10/8/2023	10/24/2023	2/15/2024	TBD	Roady Exteriors	\$ 774,239.00	0%	-	0%	-	0.00%
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	180	\$ 700,000	2/26/2024	3/12/2024	TBD	TBD	Raineri Construction	\$ 611,979.00	16%	\$ 115,818	19%	\$ 121,275	20%
MO001000002	Clinton-Peabody	I	Clinton Peabody Make Ready Unit	12	41	N/A	N/A	N/A	N/A	N/A	N/A	POAH/Roakoke Construction	N/A	N/A	N/A	N/A	N/A	N/A
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	120	\$ 500,000	4/14/2024	4/30/2024	9/6/2024	TBD	Utilitira	\$552,450.21	0%	\$147,725	29%	\$459,243.01	91%
MO0010000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	1	5	60	\$ 150,000	N/A	4/30/2024	6/3/2024	N/A	Raineri Construction	\$122,550.00	TBD	\$ 10,000	8%	\$ 53,730.00	43%
MO0010000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	4	6	120	\$ 180,000	N/A	6/4/2024	8/12/2024	N/A	Raineri Construction	\$174,200.00	0%	\$ -	0%	\$152,700.00	88%
MO0010000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	60	\$ 210,000	N/A	11/19/2024 1/9/2025	TBD	N/A	LPI Construction	\$200,137.00	TBD	\$ 200,137	100%	TBD	TBD

DEVELOPMENT AND MODERNIZATION MARCH MONTHLY ACTIVITY REPORT

Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	4/24/2024	4/29/2026	N/A	TBD	N/A	N/A	49%	69%	
MO001000019	Parkview Apartments	N/A	Parking Lot Repair/Reconstruction	1	0	TBD	-	N/A	TBD	N/A	N/A	-		-
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	8/30/2024	5/27/2025	N/A	TBD	N/A	N/A	86%	62%	
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	6/13/2024	9/11/2024	N/A	TBD	N/A	N/A	100%	56%	
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	-		-
MO00100041	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%	100%	
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	6/7/2024	7/7/2024	8/15/2024	TBD	N/A	N/A	100%	90%	-
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	8/30/2024	2/26/2025	TBD	TBD	N/A	N/A	50%	83%	
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor 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	100%	100%	-
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD	N/A	N/A	N/A	N/A	8/5/2023	9	-	100%	-
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	1/7/2025	5/7/2025	TBD	TBD	N/A	N/A	84%	5%	
MO0010000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	1	5	6/4/2024	8/3/2024	11/15/2024	11/5/2024	11/13/2024	11/13/2024	100%	100%	-
MO0010000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units	4	6	8/13/2024	10/12/2024	12/31/2024	11/25/2024	12/16/2024	12/17/2024	100%	100%	
MO0010000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	2/21/2025	TBD	TBD	TBD	TBD	TBD	-		

DEVELOPMENT AND MODERNIZATION  
MARCH MONTHLY ACTIVITY REPORT

Project Information						
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Monthly Narrative
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	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 passed inspection and was turned over to SLHA in October. The north passenger elevator was turned over in early February. Work continues on the south passenger elevator and the elevator lobbies.
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	Exterior Work was completed in December 2024. Work inside units started in January 2025. At the end of March, approximately 50% of the interior work was completed.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	The Notice to Proceed was issued on 6/12/2024. Project mobilized on June 13, 2024. The stairs have been demolished; and the new stairs and new lighting fixtures have been installed. The fence was installed in December; weather delayed installation of the gates, security system, and concrete work in January and February. Significant progress is expected in April.
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	SLHA was awarded a \$750,000.00 grant from the city of St. Louis for envelope & MEP repairs. Design for this scope of work is ongoing.
MO001000384	Hodiamont - Section 18 Application	1	Emergency Unit Repairs	3	22	All residents have been relocated. In anticipation of a Section 18 Application. The Environmental Review is complete. Bureau Veritas is revising the Capital Needs Assessment based on comments fom HUD.
MO001000034	LaSalle Park Apartments	N/A	Site Security Cameras	N/A	N/A	The project was closed out in February.
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	Mobilization was June 10, 2024. Ninety percent of the work has been completed. The new exterior doors are installed. Front doors were repaired and fence work was completed in December; the contractor is on hold pending repairs to the main door and completion of the west wing.
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	The Pre-Construction Meeting was held on 03/11/2024. The contractor mobilized on 09/03/2024. Project work was completed in December. Punchlist inspection was completed on January 30, 2025. Closeout is anticipated in March or early April.
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	Construction activities are ongoing. The west wing was approximately 85% complete at the end of March.
MO001000002	Clinton-Peabody	1	Clinton Peabody Make Ready Unit	10	41	41 units being prepared for occupancy for relocation of residents in phase I of redevelopment. 41 of the 41 units were accepted by SLHA.
MO001000002	Clinton-Peabody	II	Clinton Peabody Make Ready Unit	TBD	TBD	Phase II moves were completed in December
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	Notice to Proceed was issued in January. Work was delayed by weather, but at the end of March approximately 40% had been completed.
MO001000038	Tiffany Turnkey	N/A	Tiffany Make Ready Units	TBD	TBD	The contract was closed out in February.
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger/Hickory)	TBD	TBD	The contract was closed out in February.
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger)	TBD	TBD	After dividing into (2) contract by development, this project was re-bid in November. The project was awarded to Raineri Construction mid-December. The Notice to Proceed was issued in January. At the end of February, work was approximately 90% complete.

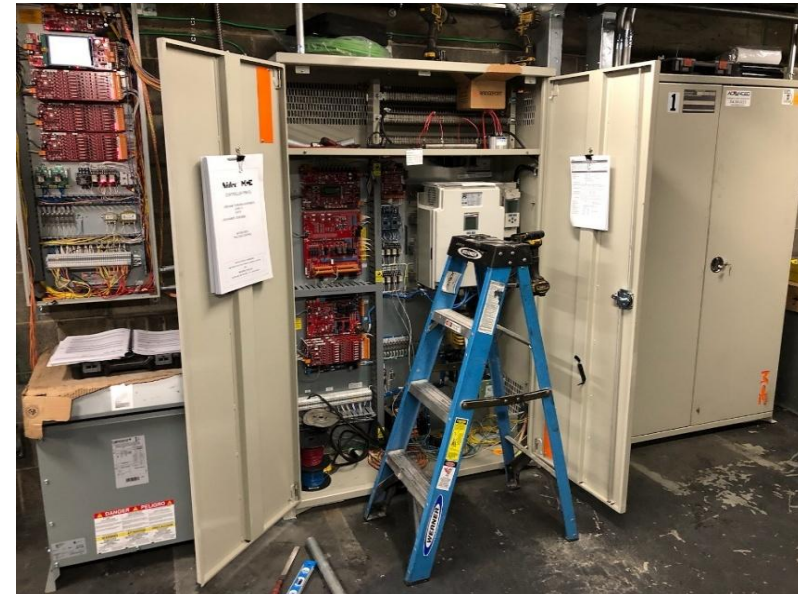


# DEVELOPMENT AND MODERNIZATION

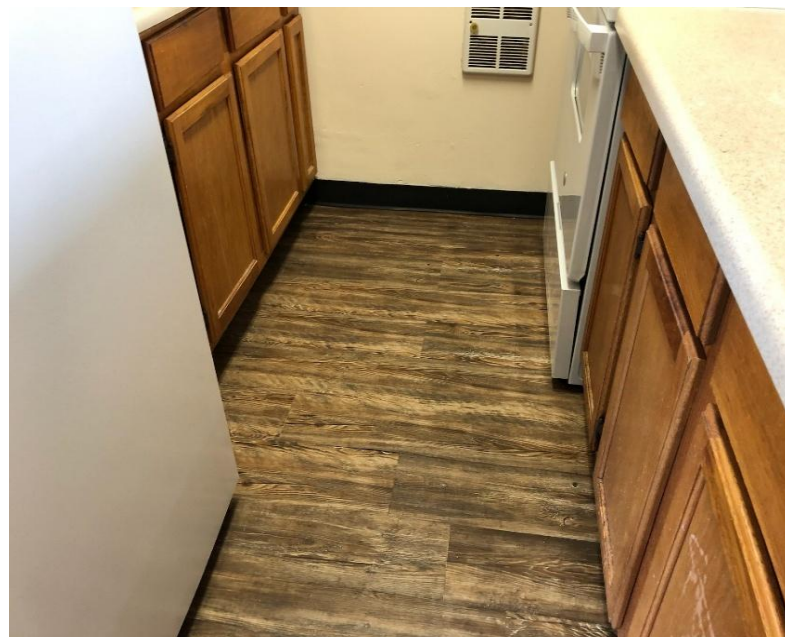
## MARCH MONTHLY ACTIVITY REPORT



**Parkview First Floor Renovations**



**Parkview Elevator Replacement**



**Badenhaus Sewer Repairs**



**Cochran Plaza Security Upgrades**

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

AT 3/31/2025

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150117	558	294,831.00	294,831.00	0.00	294,831.00	0.00	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	1,728,384.11	57,490.89	666,832.21	1,119,042.79	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,753,872.11	33,971.89	8,692,715.98	95,128.02	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	8,875,884.49	145,048.51	7,185,628.58	1,835,304.42	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,341,520.00	0.00	8,341,520.00	0.00	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	8,668,047.43	962,730.57	7,106,097.91	2,524,680.09	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	4,464,982.30	4,540,596.70	4,420,220.58	4,585,358.42	16-Feb-2026	16-Feb-2028
MO36E00150123	569	250,000.00	250,000.00	0.00	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
MO36P00150124	571	9,250,628.00	4,285,524.80	4,965,103.20	2,447,225.51	6,803,402.49	5-May-2026	5-May-2028
MO36E00150124	572	206,295.00	0.00	206,295.00	0.00	206,295.00	19-Jun-2025	19-Jun-2026
<b>Totals</b>		<b>\$58,379,916.00</b>	<b>\$43,139,449.44</b>	<b>\$10,704,941.76</b>	<b>\$41,166,999.77</b>	<b>\$17,939,511.23</b>		
			<b>73.9%</b>		<b>70.5%</b>			

# **RESIDENT INITIATIVES**



## Resident Initiatives Department

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

# MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: April 9, 2025

Subject: Resident Initiatives Board Report

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In March 2025, 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.

New Enrollments	Total Enrollment	Percent of Dept. Goal
3	150	75%

### Resident Engagement

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

- Education (30)
- Employment (4)
- Digital Inclusion (5)
- Rental Assistance (6)
- Mortgage/Homebuying (3)
- Food Assistance (4)
- Health and Wellness (9)
- Legal Referral (1)
- Utility Assistance (5)
- 45 Bust Tickets Distributed

### Community Outreach

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

### 3/11/24 - LaSalle Utility Day

The Coordinators hosted a utility day at LaSalle Park to enroll residents in Ameren's Keeping it Current program.

Pictured Right: ROSS Coordinator, Kesha Post, enrolling LaSalle Park residents in Keeping it Current



### 3/19/25 - Renaissance Resident Meeting - McCormack Baron

The Coordinators attended the meeting to provide residents with information about the ROSS program.



### 3/20/25 - Clinton-Peabody Resident Meeting

The Coordinators attended the meeting to share resources from the Resident Initiatives department and to provide an update on the Neighborhood Reading Captains program. Additionally, they introduced the Harriet Tubman Literary Club who assisted Peabody residents with Voter Registration.

Pictured Left: SLHA residents attending the Clinton-Peabody resident meeting.

### 3/21/25 - Digital Inclusion Connectivity Event at Forest Park

The Coordinators attended the event to gather resources and information on how to address digital inclusion for SLHA families.

Pictured Right: Participants at the Digital Inclusion meeting.



### **Seniors/Disabled**

The Elderly and Disabled Services program provided case management services to elderly and disabled residents across SLHA developments and facilitated several activities through the Circle of Friends program. In March, the Circle of Friends groups focused on hosting regularly scheduled meetings for their members and getting residents enrolled in the upcoming Senior Olympics.



Additionally, the Coordinator is continuing SLHA's partnership with the St. Louis Cardinals. Residents will receive free tickets to attend local games.

Pictured Left: Members of Circle of Friends enjoying a presentation about Taylor Music Center.

## Family Self Sufficiency

As of March 2025, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had forty-two (42) participants, sixteen (16) with established escrow accounts and six (6) actively receiving a monthly escrow credit. In addition, there were forty (40) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which thirty-one (31) have established escrow accounts and fifteen (15) received a monthly escrow credit. There were four (4) new participants enrolled in HCV-FSS and six (2) new participants enrolled in PH-FSS programs. One (1) resident completed the HCV-FSS program in the month of March.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	42	16	4	16/38%	8/19%
PH	40	31	2	31/82%	15/39%

Throughout March, the Coordinators attended meetings with partners to discuss resources for active FSS participants and build awareness of the program.

### 3/18/25 - PCC Quarterly Meeting

The Coordinators provided an FSS program updated to SLHA's Program Coordinating Committee.

Pictured Right: FSS-HCV Coordinator, Vera Wren, presenting at the quarterly PCC Meeting.



### 3/25-26/25 - Property Management Meetings

The Coordinators attended meetings with McCormack Baron, Volunteers of America and Fox Grove Management to provide details on the FSS program and campaign.



### 3/31/25 - Meeting with Rung for Women

The Coordinators hosted a meeting with Rung for Women to learn more about their programming and how SLHA residents can participate.

Pictured Left: FSS Coordinators, Sredrick Robinson and Vera Wren, presenting to HCV participants.

## Resident Coordinator

The Coordinator continues to host several events to engage residents and property managers in the implementation of the CDA beautification grant. This month, the Coordinator continued with a series of successful meetings to gather insight on what beautification improvements the residents would like to see in their communities.

### 3/3/25 - West Pine Resident Outreach Meeting #3

The Resident Coordinator wrapped up the resident feedback process with West Pine Apartments. The Coordinator also shared information about additional department programs (ROSS, FSS and Circle of Friends). West Pine residents decided on an indoor gardening workshop and ribbon cutting for their beautification events.

Pictured Right: Resident Coordinator, Camille Shoals, with West Pine TAB members.



### 3/4/25 - Urban Harvest Meeting

The Coordinator attended a meeting with Urban Harvest STL to discuss partnering on the upcoming indoor gardening event at West Pine. Urban Harvest STL committed to facilitating workshops and providing hydroponic jars for ease of access to gardening herbs and leafy greens.



### 3/6/25 - Missouri Botanical Garden Meeting

The Coordinator met with the Missouri Botanical Garden to discuss partnering on the upcoming block party and resource fair event at Parkview Elderly. Missouri Botanical Garden committed to providing workshops and free and/or discounted tickets to the garden for all ages.

Pictured Left: Resident Coordinator, Camille Shoals, presenting to Parkview Residents.

### 3/6/25 - Euclid Plaza Resident Outreach Meeting #3

The Coordinator wrapped up the Euclid Plaza resident feedback process. The Coordinator also shared information about additional department programs (ROSS, FSS and Circle of Friends). Euclid Plaza residents decided on a health fair and a community clean-up as their two beautification events.

Pictured Right: Euclid TAB members and residents.



### 3/11/25 - Northside Scattered Sites Resident Outreach Meeting #3

The Coordinator wrapped up the resident feedback process at Northside Scattered Sites (NSSS). The Coordinator also shared information about additional department programs (ROSS, FSS, and Circle of Friends). NSSS residents decided on a youth fair and a block party as their two beautification events.

### 3/14/25 - West Pine Grow n Go Event!

The first resident-led beautification event kicked off at West Pine with their Grow and Go event on 314 Day. Urban Harvest STL assisted with the workshops and helped residents start their gardening journey. Residents planted herbs and vegetables, while Archwell Health was present to share health and wellness information.





Pictured Left: West Pine TAB President, Eric Smallwood, planting lettuce and parsley at the Grow-n-Go event.

### 3/19/25 - Renaissance Place at Grand Resident Outreach Meeting #2

The Coordinator hosted a second resident engagement meeting at Renaissance Place at Grand to share information about the CDA beautification grant and gather resident feedback on potential projects. The Coordinator also shared information about additional department programs (ROSS, FSS and Circle of Friends). The residents decided on an indoor gardening workshop and a community clean-up as their two beautification events.

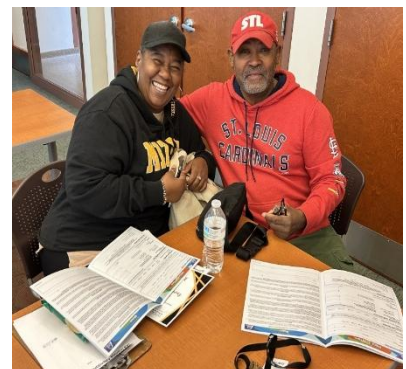
### 3/26/25 – McCormack Baron Management Property Management Meeting

The Coordinator attended the McCormack Baron Management property management meeting to share information about the CDA beautification grant and to gather resident feedback.

## **TABs**

The St. Louis Tenant Affairs Board held their monthly meeting on March 19, 2025 at Renaissance Place at Grand. This meeting was closed to SLHA staff.

In March, the Director of Resident and Community Engagement wrapped up the abbreviated training for the newly appointed Cambridge Heights TAB members. During this training, board members received information on Tenant Participation Funds, community resources and budgeting. Additionally, the Elderly and Disabled Coordinator presented on Circle of Friends and the upcoming Senior Olympics.



Pictured Above: Newly activated Cambridge Heights TAB members celebrating their completion of TAB training and the Elderly and Disabled Coordinator, Marvin Bostic, enrolling a Cambridge Heights TAB member into the Senior Olympics.

Additionally, the Director of Resident and Community Engagement continues to meet with active TABs to facilitate important conversations and provide support as needed.

## 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.

### 3/5/25 - Meeting with STL Optimist Club

The Director attended a meeting with the ROSS Coordinators to learn how to start JOI Clubs for youth at SLHA sites.

### 3/6/25 - Meeting with the STL Mental Health Board

The Director met with STL Mental Health Board to discuss summer programming and supports needed for LaSalle Park.

### 3/25/25 - Meeting w/Cahill and McCormack Baron Management

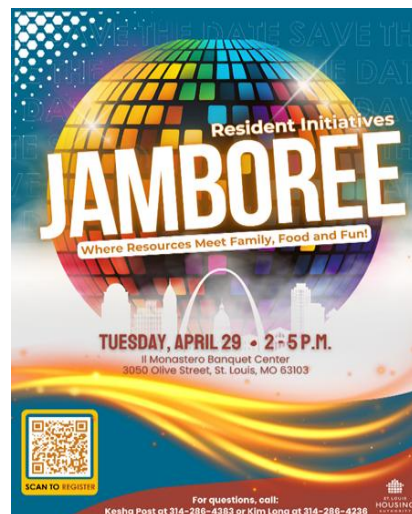
The Director attended a meeting to listen as the Cahill board member and McCormack Baron Management staff worked through resident concerns.

### 3/31/25 - LaSalle Park Summer Planning

The Director facilitated a meeting with SLHA staff, the STL Mental Health Board and the St. Louis Metropolitan Police Department to discuss summer activities for youth and families at LaSalle Park.

## Other Business and Upcoming Events

The Resident Coordinator is continuing engagement meetings at designated sites to gather resident input on the beautification projects funded by the CDA grant. The ROSS Coordinators are launching several activities at LaSalle Park targeting youth and their families. The first event is Saturday, April 12, 2025. They are also planning the annual Jamboree for April 29, 2025.



**LEGAL**

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

CC: Sarah J. Hugg-Turner, General Counsel

Date: April 9, 2025

Subject: Procurement Board Report

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### Capital Fund

#### A. Contracts Awarded

RD 25-02 Request for Proposals for West Pine Apartments Elevator Replacement. The general scope of work for this project will consist of the removal and replacement of the current building elevator system with a new elevator system designed to meet all current code requirements. The replacement of two passenger elevators will include the replacement of all elevator switchgear, cables, structural supports and control systems. Elevator cabs will be rebuilt and upgraded to include new finishes. The solicitation was approved on November 25, 2024 and an advanced notice was emailed to contractors on November 25, 2024. The solicitation was advertised in the St. Louis American on November 28, 2024 and the St. Louis Post-Dispatch on December 1, 2024. The pre-bid meeting was held onsite on December 17, 2024. Two proposals were received on January 23, 2025. The Evaluation Committee was established on January 27, 2025. The contract was awarded to Hankins Construction on March 18, 2025. The contract will be executed in April for the amount of \$1,145,000.00.

#### B. Solicitations Pending

RD 25-01 Request for Quotes for California Gardens Security Upgrades. The general scope of work for this project will consist of, but is not limited to, the procurement and installation of security upgrades prepared by the St. Louis Housing Authority's (SLHA) architect, Sherman Carter Barnhart Architects. The security upgrades include necessary network infrastructure, site security camera system, door access control system, card readers, etc. to be provided for the use of SLHA and its designated agents. The contractor will be



responsible for configuring any software installed and training SLHA on its use, coordinating with the St. Louis Metropolitan Police Department and SLHA's IT staff. The solicitation was issued on February 14, 2025. The pre-quotation meeting was held onsite on February 26, 2025. One quote was received on March 11, 2025 from Utilitra. The contract is anticipated to be awarded in April.

- RD 24-13      Invitation for Bids for Asphalt Shingle Roof Replacements: Lookaway, Walnut Park and Badenhaus. The scope of work for this project will consist of the removal and replacement of the existing asphalt single roofs, drip edges and ridge vents at thirty (30) single family residences in the Walnut Park and Lookaway developments, and nine (9) multi-family structures at Badenhaus Apartments. Gutters and downspouts will also be replaced. The Acquisition and Solicitation plans were approved on January 28, 2025. The project went out to bid on March 3, 2025 and was posted to QuestCDN and a notice was sent to contractors. Ads were also run in the St. Louis American on March 3, 2025 and the St. Louis Post Dispatch on March 26, 2025. A pre-bid conference was held on March 11, 2025. Bids are due on April 24, 2025.
- RD 25-04      Request for Qualifications for Environmental Consultants was issued on January 15, 2025. The solicitation is seeking proposals from qualified consultants appropriately licensed in the State of Missouri to provide Environmental Consulting Services as required for projects to be performed in the years of 2025 through 2030. The scope of work for this project will consist of furnishing all labor and materials required to conduct Environmental Reviews (ERs) to meet relevant ASTM standards, National Environmental Policy Act (NEPA) requirements, 24 CFR Part 50 regulations, and Housing and Urban Development (HUD) Notice PIH 2016-22 requirements. Proposals were due February 4, 2025. Four proposals were received. A Review Committee has been formed and is currently evaluating the bids. A contract is anticipated to be awarded in April.
- RD 25-06      Request for Quotes for Parkview Apartments First Floor Furniture was issued on January 15, 2025. The scope of work for this project will consist of furnishing the first floor of Parkview Apartments in accordance with the furniture package prepared by SLHA's architect, St. Louis Design Alliance Architects. The work will be completed in phases after renovations of each area are complete. Areas to be furnished include offices, lounge and dining areas, conference/board rooms, activity rooms and the security desk. Quotes were due on February 11, 2025. One quotation was received. The award is anticipated in April.
- RD 25-07      Requests for Quotations for SLHA Fleet Maintenance was sent to contractors on March 14, 2025. Quotations are due April 17, 2025.

## Other Contracting Activity

### A. Contracts Awarded

None.

### B. Solicitations Pending

LG 25-03 Request for Proposals for Legal Services for the St. Louis Housing Authority. The purpose of this solicitation is to develop a pool of attorneys from which SLHA may choose to do business with from time to time. Offerors are invited to submit proposals to provide both litigation and transactional service(s) in one or more of the following practice areas: Employment/Employee Benefits/Tax Law; Housing Law; Construction/Procurement Law; Real Estate Law & Affordable Housing Development; Torts; Bond Counsel; and Bankruptcy & Creditor's Rights. The RFP was approved on December 18, 2024. The RFP was advertised in the St. Louis American on December 19, 2024, the Post-Dispatch on December 20, 2024 and ran in the St. Louis Law Journal in the January/February 2025 issue. An addendum was issued explaining that the pre-proposal meeting scheduled for January 6, 2025 was rescheduled to January 8, 2025 due to the closure of SLHA office from inclement weather. Four proposals were received on January 15, 2025 and are currently being evaluated.

HR 24-02 Request for Proposals for 401(a) Money Purchase Plan Recordkeeping and Plan Administration Services & Investment Advisory and 457(b) Plan Recordkeeping and Plan Administration & Investment Advisory Services. The general scope of work for this project will include handling an investment platform, administrative and recordkeeping, providing plan documents and trust services, access to investment products, employee communication, and investment education and advisory services. The Acquisition and Solicitation Plans were approved on June 26, 2024. The RFP was advertised in the June 27, 2024 edition of the St. Louis American and the June 30, 2024 edition of the St. Louis Post-Dispatch. The RFP was issued on July 1, 2024. The pre-proposal conference was held on July 8, 2024. Proposals were opened on July 30, 2024. Six offerors submitted proposals. The Evaluation Committee evaluated the proposals for award recommendation and narrowed it down to three offerors. In-person presentations for all three companies were conducted on October 16, 2024. Resolution No. 3029 was submitted on January 8, 2025 to the Board for Authorization and Approval of a Service Provider and Plan Recordkeeping and Administration, and Investment Advisory Services. The plan was approved by the Board on February 27, 2025. Negotiations have been initiated to further engage a full-service provider for SLHA's retirement plans.

HR 24-03 Request for Proposals for Group Term Life (GTL) Insurance Program for the St. Louis Housing Authority. The general scope of work for this project will include providing a fully insured GTL plan consisting of Basic GTL and VGTL.

The Acquisition and Solicitation Plans were approved on June 26, 2024. The RFP was advertised in the June 27, 2024 edition of the St. Louis American and the June 30, 2024 edition of the St. Louis Post-Dispatch. The RFP was issued on July 1, 2024. The pre-proposal conference was held on July 8, 2024. Proposals were opened on July 30, 2024. Six offerors submitted proposals. SLHA is currently in the process of obtaining refreshed quotes for Group Term Life Insurance and Voluntary Life Insurance because the quotes received last year have expired.

# COMMUNICATIONS

# Communications Department

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: April 9, 2025

Subject: Communications Board Report

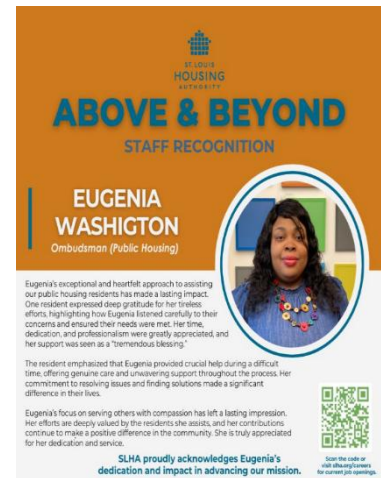
ACTIVITY	TOTAL	DETAILS
<a href="#">News and Announcements</a>	3	<a href="#">CORE Focus: The Urban Gardener</a> <a href="#">Housewarming Community Collection Drive</a> <a href="#">CORE Focus: Driven for Success</a>
News coverage		
Outreach Events		
Social Media Campaigns		
Facebook Posts	18	Highest Performing (Facebook) <ul style="list-style-type: none"> <li><a href="#">Monday Motivation</a> 322 Reach; 8 Engagements</li> <li><a href="#">DYK: FSS Program Highlight</a> 322 Reach; 8 Engagements</li> </ul>
Twitter Posts	15	Highest Performing (Twitter) <ul style="list-style-type: none"> <li><a href="#">Housewarming Community Collection</a> 39 Impressions; 2 Engagements</li> <li><a href="#">Elderly &amp; Disabled Services</a> 36 Impressions; 1 Engagement</li> </ul>
LinkedIn Posts	16	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <li><a href="#">CDA check presentation for Clinton-Peabody redevelopment</a> 112 Impressions; 11 Engagements</li> <li><a href="#">Above &amp; Beyond – Eugenia Washington</a> 107 Impressions; 7 Engagements</li> </ul>

### Social media analytics:

Facebook Total Followers: 3,034	MARCH 2025	FEB 2025	JAN 2025
Reach	1,420 (-53%)	2,997 (-33%)	4,469 (+79%)
Post Engagement	90 (-71%)	307 (-35%)	472 (0%)
Visits	872 (-6%)	930 (-16%)	1,110 (+51%)
New Followers	26 (-21%)	33 (-42%)	57 (+217%)

LinkedIn Total Followers: 481	MARCH 2025	FEB 2025	JAN 2025
Impressions	730 (-29%)	1,033 (-11%)	1,157 (+9%)
Page Views	40 (-35%)	62 (-65%)	175 (+97%)
Unique Visitors	25 (-22%)	32 (-48%)	62 (+44%)
Post Reactions	31 (-24%)	41 (+64%)	25 (-13%)

## Monthly Highlights:



1. Elderly & Disabled Services
2. Clinton-Peabody Neighborhood Reading Captains
3. Above & Beyond – Eugenia Washington

# **HUMAN RESOURCES**

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: April 9, 2025

Subject: Human Resources Board Report

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### **EMPLOYEE CENSUS AS OF MARCH 31, 2025**

<b><u>Regular Full-Time</u></b>	<b><u>Temporary Full-Time</u></b>	<b><u>Part-Time</u></b>	<b><u>Total</u></b>
121	0	4	125

### **STAFFING CHANGES**

#### **New Employees Full-Time:**

<b><u>Name</u></b>	<b><u>Title</u></b>
Erikah Mosby	Intake Specialist/Coordinator

#### **New Employees Temporary Full-Time:**

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

#### **New Employees Regular Part-Time:**

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

#### **New Employees Temporary Part-Time:**

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

#### **Promotions:**

<b><u>Name</u></b>	<b><u>Former Title</u></b>	<b><u>New Title</u></b>
Erikah Mosby	Intake Specialist/Coord.	Housing Specialist

#### **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: 0****number of position vacancies carried over from previous month: 0****Applications****Received This Month****Position Vacancies Published this Month:**

None this reporting period.

**Additional Applications Received this Month:**

None this reporting period.

**Position Applied for by Residents:**

None this reporting period.

**EEO COMPLAINTS:**

None this reporting period.

**EMPLOYEE TRAINING – LOCAL:**

<b><u>Name</u></b>	<b><u>Training</u></b>	<b><u>Hour</u></b>
Althelia Thomas	Satisfying the Violence Against Woman Act “VAWA” 2022	1.0
Kesha Post	Save Lives Now! Cognitive Behavioral Theory and Violence Prevention	14.0
Kimberly Long	Save Lives Now! Cognitive Behavioral Theory and Violence Prevention	14.0
Jayela Lowe	Save Lives Now! Cognitive Behavioral Theory and Violence Prevention	14.0
Shelley Swapshire	Save Lives Now! Cognitive Behavioral Theory and Violence Prevention	14.0
Roxanne Whiting	Save Lives Now! Cognitive Behavioral Theory and Violence Prevention	14.0

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

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