



ST. LOUIS  
**HOUSING**  
AUTHORITY

# MONTHLY ACTIVITY REPORTS

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MAY 22

2025



## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: May 16, 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 April.

**I. Public Housing Program Activities**

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

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

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

**III. Finance**

- Income Statement as of March 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: May 7, 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 April, fifty-six (56) 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)	467
New Requests Submitted to HUD (# of units)	105
Extension Requests Submitted to HUD (# of units)	0

**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>April</b>	90.86*
<b>HUD GOAL</b>	95%

**Prior Months:**

<b>March</b>	<b>February</b>	<b>January</b>
89.37%	89.6%	91.02%

\* Following several months of limited progress addressing late recertifications at several sites, Asset Management issued a Notice of Non-Compliance to McCormack Baron Management in April. A response from management is due in May.

**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. A solicitation will be issued on May 12, 2025 and bids will be due on June 12, 2022. Design work is underway for the second group of 17 vacant units in 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 was completed as of April 18, 2025 and the unit was turned over to Property Management.

Public Housing Occupancy

AMP #	DEVELOPMENT	# UNITS	10/1/2024			11/1/2024			12/1/2024			1/1/2025			2/1/2025			3/1/2025			4/1/2025		
			Offline	Occupied	Occ. %	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%	204	108	73%
MO001000010	James House	126		125	99%		125	99%	1	125	100%	1	123	98%	1	123	98%	1	122	98%	1	121	97%
MO001000013	Euclid Plaza Elderly	108		105	97%		103	95%		103	95%		102	94%		105	97%		102	94%		98	91%
MO001000017	West Pine	99		90	91%	0	93	94%		92	93%		93	94%		92	93%		91	92%		87	88%
MO001000019	Parkview Elderly	295	34	246	94%	31	229	87%	33	229	87%	13	220	78%	11	211	74%	11	203	71%	11	201	71%
MO001000028	Badenhaus/Badenfest	121	0	111	92%	4	111	95%	4	111	95%	4	109	93%	4	106	91%	4	107	91%	4	109	93%
MO001000034	LaSalle Park	148		138	93%		139	94%		140	95%		139	94%		136	92%		138	93%		140	95%
MO001000037	Cochran Plaza	78	18	56	93%	18	57	95%	16	57	92%	17	58	95%	17	56	92%	17	56	92%	17	55	90%
MO001000038	Southside Scattered Sites	143	36	93	87%	36	91	85%	20	89	72%	20	94	76%	19	92	74%	31	94	84%	33	94	85%
MO001000041	Northside Scattered Sites	128	52	69	91%	52	63	83%	43	68	80%	43	62	73%	57	62	87%	60	60	88%	60	62	91%
MO001000044	Murphy Park I	93	25	58	85%	25	58	85%	25	58	85%	25	59	87%	25	59	87%	15	62	79%	32	58	95%
MO001000045	Murphy Park II	64	10	47	87%	10	44	81%	10	43	80%	10	43	80%	10	42	78%	10	42	78%	22	42	100%
MO001000046	Murphy Park III	65	8	56	98%	8	54	95%	8	54	95%	8	54	95%	8	54	95%	8	52	91%	10	53	96%
MO001000047	King Louis Square	36		36	100%		36	100%	0	36	100%		36	100%		36	100%		36	100%		36	100%
MO001000048	Les Chateaux	40		38	95%		37	93%		36	90%		36	90%		36	90%		36	90%		38	95%
MO001000049	King Louis Square II	44		41	93%		41	93%		41	93%		41	93%		41	93%		39	89%		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%	1	54	89%
MO001000052	King Louis III	24	1	20	87%	1	22	96%	2	22	100%	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%	3	66	92%
MO001000055	Gardens at Renaissance Pl	22		20	91%		19	86%		19	86%		19	86%		19	86%		19	86%		20	91%
MO001000056	Cahill House	80		78	98%		78	98%		79	99%		79	99%		79	99%		77	96%		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%	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%	29	16	94%
MO001000059	Renaissance Place @ Grand III	50	3	46	98%	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%	20	20	83%
MO001000061	Kingsbury Terrace	120		110	92%	1	109	92%	1	109	92%		108	90%		109	91%		113	94%		114	95%
MO001000062	Sr. Living at Cambridge Heights	75		72	96%		73	97%		71	95%		72	96%		72	96%		72	96%		72	96%
MO001000063	Arlington Grove	70	5	61	94%		61	87%		60	86%		58	83%		64	91%		66	94%		67	96%
MO001000064	North Sarah	59	6	50	94%	5	50	93%	5	50	93%	5	51	94%	5	51	94%	5	48	89%	5	47	87%
MO001000065	North Sarah II	46	1	38	84%	6	39	98%	6	39	98%	6	38	95%	6	38	95%	6	36	90%	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%	1	30	88%
MO001000067	Preservation Square I	19		18	95%		19	100%		19	100%		18	95%		19	100%		19	100%		19	100%
TOTAL		2,803	467	2,178		454	2,142	92%	430	2,137	91%	410	2,117	88%	420	2,102	88%	425	2,086	88%	467	2,079	89%

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

	April 2025		October 2024 - April 2025	
Abandonment of Unit	1	-	9	3.6%
Deceased	2	8.3%	29	11.6%
Did Not Like Unit	-	-	1	-
Evicted-Legal Action	4	16.7%	44	17.6%
Incarcerated	-	-	2	-
Moved-In Legal	0	0.0%	2	0
Moved to HCV Prog S8	4	16.7%	20	8.0%
Moved with Notice	11	45.8%	106	42.4%
Moved without Notice	-	-	6	2.4%
One Strike	0	0.0%	6	-
Nursing Home Placement	-	-	4	1.6%
Purchased Home	-	-	0	-
Relocation Transfer	-	-	6	2.4%
Transfer to Diff PH Unit	2	8.3%	15	6.0%
<b>Total</b>	<b>24</b>	<b>96%</b>	<b>250</b>	<b>96%</b>



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

	<b>Disabled</b>	<b>Non-Disabled</b>	<b>Total</b>
Number of Families	687	1,471	<b>2,158</b>
Average Family Size	1.4	2.3	<b>2.0</b>
Average Age of Head of Household	59.3	45.9	<b>52.6</b>
Number of Youth Family Members (<18)	-	-	<b>1,774</b>
Average Age of Youth Family Members	-	-	<b>10.7</b>
Number of Senior (62+) Head of Household	343	322	<b>665</b>
Average Household Income	\$13,110	\$12,181	<b>\$12,380</b>
Number of Head of Households Employed	649	955	<b>1,604</b>
Average Monthly Rent	\$268.32	\$227.31	<b>\$239.51</b>
Average Cost of Utilities Paid by SLHA	\$3.14	\$30.97	<b>\$22.40</b>
Average Length of Occupancy (Years)	10.0	6.2	<b>7.6</b>

<b>Head of Household - Race / Ethnicity</b>	<b>Hispanic</b>	<b>Non Hispanic</b>	<b>Total</b>
American Indian or Alaska Native Only	0	2	2
Any Other Combination	3	16	19
Asian Only	0	3	3
Black/African American Only	13	2,062	2,075
Native Hawaiian/Other Pacific Islander Only	0	0	0
White Only	2	43	45
White, Black/African American	0	13	13
<b>Total</b>	<b>18</b>	<b>2,139</b>	<b>2,157</b>



**Board of Police  
Commissioners**

# St. Louis Metropolitan Police Department

## CompStat - By Neighborhood

Report Covering the Week:  
4/21/2025 12:00:00 AM to 4/27/2025



**Robert J. Tracy  
Police Commissioner**

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	0	*	1	1	0%	*	*	*
ROBBERY	0	0	*	0	0	*	1	1	0%	0%	-75%	-67%
AGGRAVATED ASSAULT	3	0	*	11	2	450%	21	11	91%	75%	62%	0%
BURGLARY	1	0	*	3	1	200%	6	4	50%	50%	20%	-25%
FELONY THEFT	1	2	-50%	1	2	-50%	7	7	0%	250%	133%	-13%
AUTO THEFT	0	1	-100%	0	1	-100%	0	6	-100%	-100%	-100%	-100%
<b>TOTAL</b>	<b>5</b>	<b>3</b>	<b>67%</b>	<b>15</b>	<b>6</b>	<b>150%</b>	<b>36</b>	<b>30</b>	<b>20%</b>	<b>38%</b>	<b>20%</b>	<b>-20%</b>
SHOOTING INCIDENTS	0	0	*	1	0	*	1	3	-67%	-75%	-75%	-67%
SHOOTING VICTIMS	0	0	*	1	0	*	1	3	-67%	-75%	-75%	-80%
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	*	1	2	-50%	8	8	0%	167%	60%	14%

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\* Felony Theft and Misdemeanor Theft percentages in 2021 are inconsistent for the time period of January until February due changes in Missouri State crime classifications.

\* Juvenile Shooting Incidents and Juvenile Shooting Victims are included in the Shooting Incidents and Shooting Victims. Shooting Incidents are included in Aggravated Assaults.

\* In some cases, the data will reflect the neighborhood where the 911 call originated from, and not necessarily the neighborhood where the crime occurred.



**Board of Police  
Commissioners**

# St. Louis Metropolitan Police Department

## CompStat - By Neighborhood

Report Covering the Week:  
4/21/2025 12:00:00 AM to 4/27/2025



**Robert J. Tracy  
Police Commissioner**

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	1	-100%	0	1	-100%	*	*	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	0	0	*	-100%	*	-100%
ROBBERY	0	0	*	1	1	0%	2	4	-50%	-33%	-50%	-50%
AGGRAVATED ASSAULT	0	1	-100%	7	3	133%	13	10	30%	44%	86%	1200%
BURGLARY	1	0	*	1	1	0%	5	8	-38%	-44%	-29%	0%
FELONY THEFT	1	0	*	1	1	0%	14	11	27%	-33%	-46%	-13%
AUTO THEFT	0	0	*	2	5	-60%	4	17	-76%	-85%	-60%	-50%
<b>TOTAL</b>	<b>2</b>	<b>1</b>	<b>100%</b>	<b>12</b>	<b>12</b>	<b>0%</b>	<b>38</b>	<b>51</b>	<b>-25%</b>	<b>-46%</b>	<b>-30%</b>	<b>6%</b>
SHOOTING INCIDENTS	0	0	*	0	1	-100%	0	1	-100%	-100%	-100%	-100%
SHOOTING VICTIMS	0	0	*	0	1	-100%	0	1	-100%	-100%	-100%	-100%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	*	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	*	*
MISDEMEANOR THEFT	0	1	-100%	1	9	-89%	18	32	-44%	-44%	-18%	-38%

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**Board of Police  
Commissioners**

# St. Louis Metropolitan Police Department

## CompStat - By Neighborhood

Report Covering the Week:  
4/21/2025 12:00:00 AM to 4/27/2025



**Robert J. Tracy  
Police Commissioner**

Lasalle Park	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	2	-100%	*	*	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	0	1	-100%	*	-100%	*
ROBBERY	0	0	*	2	1	100%	3	4	-25%	200%	200%	*
AGGRAVATED ASSAULT	0	0	*	0	1	-100%	4	3	33%	-56%	0%	-67%
BURGLARY	0	0	*	0	2	-100%	3	4	-25%	0%	-40%	50%
FELONY THEFT	0	0	*	3	3	0%	7	6	17%	-22%	-50%	-13%
AUTO THEFT	0	0	*	0	2	-100%	1	7	-86%	-83%	-83%	-67%
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>*</b>	<b>5</b>	<b>9</b>	<b>-44%</b>	<b>18</b>	<b>27</b>	<b>-33%</b>	<b>-36%</b>	<b>-42%</b>	<b>-31%</b>
SHOOTING INCIDENTS	0	0	*	0	1	-100%	0	3	-100%	*	*	-100%
SHOOTING VICTIMS	0	0	*	0	1	-100%	0	4	-100%	*	*	-100%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	*	-100%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	*	-100%
MISDEMEANOR THEFT	3	2	50%	4	2	100%	16	14	14%	14%	78%	78%

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**Board of Police  
Commissioners**

# St. Louis Metropolitan Police Department

## CompStat - By Neighborhood

Report Covering the Week:  
4/21/2025 12:00:00 AM to 4/27/2025



**Robert J. Tracy  
Police Commissioner**

Peabody Darst Webbe	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	1	-100%	*	*	*
ROBBERY	0	0	*	0	0	*	1	1	0%	-50%	0%	-75%
AGGRAVATED ASSAULT	0	0	*	1	0	*	9	9	0%	-25%	13%	-55%
BURGLARY	0	0	*	0	0	*	5	5	0%	-29%	-44%	-38%
FELONY THEFT	0	0	*	1	0	*	6	4	50%	-33%	-14%	-14%
AUTO THEFT	0	0	*	1	1	0%	3	5	-40%	-25%	0%	-70%
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>*</b>	<b>3</b>	<b>1</b>	<b>200%</b>	<b>24</b>	<b>25</b>	<b>-4%</b>	<b>-29%</b>	<b>-14%</b>	<b>-52%</b>
SHOOTING INCIDENTS	0	0	*	0	0	*	2	1	100%	*	100%	100%
SHOOTING VICTIMS	0	0	*	0	0	*	2	1	100%	*	100%	100%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	1	0	*	*	0%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	1	0	*	*	0%	*
MISDEMEANOR THEFT	0	1	-100%	3	4	-25%	24	18	33%	71%	380%	-4%

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## MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: May 7, 2025

SUBJECT: Property Management Board Report

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### **Property Management Department:**

In April 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 35 move-ins in April. Parkview led the portfolio with seven move-ins. Euclid Plaza, Lasalle Park, West Pine and James House saw an increase in move-ins versus the previous month. For move-outs, 21% were evicted, 21% moved with notice, 5% were deceased and 37% 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 April 2025 was 89.51%, showing gradual improvements.

February 2025	March 2025	April 2025
88.07%	88.24%	89.51%

## 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, with 26,788 applicants. In February 2025, the Property Management Department mailed update letters to all applicants to confirm their continued interest. Applicants were given 30 days to respond - either by visiting a leasing office, mailing back the form or updating their status via SLHA's online portal, Rent Café. Following the response deadline, property managers began removing applicants who failed to reply. This process is ongoing and is expected to be completed in June 2025. Maintaining an up-to-date waiting list helps minimize leasing delays, reduce "no-shows," and gives applicants the opportunity to report changes in household size or income since their original application.
- 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>
West Pine	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 April 2025 with only 11 past due recertifications, achieving a reporting rate of 99.37%. This reporting rate is consistent with last month's rate.

<b>February 2025</b>	<b>March 2025</b>	<b>April 2025</b>
14	20	11

## Work Order Period Activity

Period Date From: 04/01/2025 - Period Date To: 04/30/2025

Property	Opening Balance	Created	Closed	Closing Balance
Badenfest Elderly	23	32	41	8
Cochran Plaza	6	12	14	4
Euclid Plaza Elderly	1	7	0	8
James House	21	35	0	56
NSSS	6	15	17	4
Parkview Elderly	127	59	54	132
SSSS	148	36	163	21
Clinton - Peabody	12	29	29	12
King Louis III	24	11	9	26
Kingsbury Terrace	7	14	9	12
LaSalle Park	48	49	42	55
West Pine	79	15	9	85
<b>Total</b>	<b>502</b>	<b>314</b>	<b>387</b>	<b>423</b>



PUBLIC HOUSING CASH ACTIVITY AS OF 03/01/2025

<u>CHECKING, MONEY MARKET ACCOUNTS &amp; ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME &amp; NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	3/1/25 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	3/1/25 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$16,263,572.91	FEDERAL FARM CREDIT BANK	Various	\$488,394.65
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$26,113.83	WALPOLE CO-OPERATIVE BK	5/29/2025	\$244,930.21
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$805,345.52	OREGON COMMUNITY CR	1/15/2026	\$250,000.00
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$654,587.92	CIT BANK CD	6/17/2025	\$100,479.27
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$307,235.72	ENTERPRISE BANK & TRUST	11/20/2025	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$107,221.33	GREENSTATE CREDIT UNION	6/16/2025	\$235,005.75
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,720.57	FEDERAL HOME LOAN BANK	Various	\$732,431.75
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,642.01	UASLLIANCE FEC CR UNION CD	1/28/2026	\$242,428.84
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$323,395.74	VERITEX COMMUNITY BK	5/23/2025	\$171,000.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$17,624.15	SOUTHSTATE BANK	5/28/2025	\$131,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$171,058.35	FIRST FED BANK	4/29/2025	\$250,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$313,699.77	TREASURY BILL	Various	\$1,229,782.75
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$700,737.62	BANK OF AMERICA	7/8/2025	\$250,000.00
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,398,411.98	STATE BANK OF INDIA	7/30/2025	\$250,000.00
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$173,631.40	PEOPLESBANK HOLYOKE MA	4/25/2025	\$245,000.00
		BEAL BANK USA	4/23/2025	\$232,000.00
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$21,275,998.82	TOTAL INVESTMENTS		\$5,302,453.22

**Clinton Peabody**  
**Income Statement**  
Period = Oct 2024-Mar 2025  
Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	71,929.00	64,998.00	6,931.00	130,000.00
Utility Reimb.-LIPH	-43,754.00	-42,000.00	-1,754.00	-84,000.00
Total Rental Income	28,175.00	22,998.00	5,177.00	46,000.00
Other Tenant Income				
Cleaning Fee	125.00	0.00	125.00	0.00
Damages/Maintenance	0.00	750.00	-750.00	1,500.00
Late Charges	2,179.00	10,002.00	-7,823.00	20,000.00
Vacate Charges	49.00	0.00	49.00	0.00
Total Other Tenant Income	2,353.00	10,752.00	-8,399.00	21,500.00
NET TENANT INCOME	30,528.00	33,750.00	-3,222.00	67,500.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,050,942.62	1,266,954.48	-216,011.86	2,533,911.00
Allocated Interest Income	0.00	72.00	-72.00	140.00
Fraud Recovery PH	-3,223.00	0.00	-3,223.00	0.00
Non-Dwelling Rent	0.00	600.00	-600.00	1,200.00
Allocated Other Income	22,080.19	25,548.00	-3,467.81	51,095.00
TOTAL GRANT AND OTHER INCOME	1,069,799.81	1,293,174.48	-223,374.67	2,586,346.00
TOTAL INCOME	1,100,327.81	1,326,928.48	-226,596.67	2,653,846.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	212,554.87	326,418.00	113,863.13	652,825.00
TOTAL TENANT SERVICES EXPENSES	16,728.82	18,912.00	2,183.18	37,830.00
TOTAL UTILITY EXPENSES	232,145.30	273,990.00	41,844.70	547,985.00
Total Maint Salaries	92,261.36	161,148.00	68,886.64	322,303.00
Total Materials	23,206.53	31,758.00	8,551.47	63,500.00
Total Contract Costs	163,864.72	194,406.00	30,541.28	388,803.37
TOTAL MAINTENACE EXPENSES	279,332.61	387,312.00	107,979.39	774,606.37
TOTAL PROTECTIVE SERVICES	56,975.77	173,808.48	116,832.71	347,617.00
TOTAL INSURANCE PREMIUMS	100,042.14	137,226.00	37,183.86	274,444.63
TOTAL GENERAL EXPENSES	6,393.77	9,270.00	2,876.23	18,538.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	904,173.28	1,326,928.48	422,755.20	2,653,846.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	68,323.61	0.00	68,323.61	0.00
TOTAL OTHER FINANCING SOURCES	68,323.61	0.00	68,323.61	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	261,076.82	0.00	261,080.82	0.00

**James House**  
**Income Statement**  
Period = Oct 2024-Mar 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	140,285.00	130,854.00	9,431.00	261,704.00
Total Rental Income	140,285.00	130,854.00	9,431.00	261,704.00
Other Tenant Income				
Damages/Maintenance	0.00	102.00	-102.00	200.00
Late Charges	7,842.00	10,002.00	-2,160.00	20,000.00
Legal Fees - Tenant	0.00	1,002.00	-1,002.00	2,000.00
Misc. Tenant Income	10.00	0.00	10.00	
Total Other Tenant Income	7,852.00	11,106.00	-3,254.00	22,200.00
NET TENANT INCOME	148,137.00	141,960.00	6,177.00	283,904.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	248,823.11	352,722.00	-103,898.89	705,445.00
Allocated Interest Income	0.00	6.00	-6.00	21.00
Fraud Recovery PH	130.00	0.00	130.00	0.00
Other Miscellaneous Income-PMC	0.00	300.00	-300.00	600.00
Allocated Other Income	3,308.10	3,828.00	-519.90	7,655.00
TOTAL GRANT AND OTHER INCOME	252,261.21	356,856.00	-104,594.79	713,721.00
TOTAL INCOME	400,398.21	498,816.00	-98,417.79	997,625.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	115,811.32	130,254.00	14,442.68	260,524.00
TOTAL TENANT SERVICES EXPENSES	6,244.69	6,582.00	337.31	13,157.00
TOTAL UTILITY EXPENSES	114,227.10	109,746.00	-4,481.10	219,500.00
Total Maint Salaries	57,270.46	77,346.00	20,075.54	154,689.00
Total Materials	12,138.38	26,004.00	13,865.62	52,000.00
Total Contract Costs	80,371.50	93,175.98	12,804.48	186,357.71
TOTAL MAINTENACE EXPENSES	149,780.34	196,525.98	46,745.64	393,046.71
TOTAL PROTECTIVE SERVICES	105,006.76	102,042.00	-2,964.76	204,084.00
TOTAL INSURANCE PREMIUMS	45,581.10	50,382.00	4,800.90	100,765.29
TOTAL GENERAL EXPENSES	1,029.40	2,796.00	1,766.60	5,595.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	537,680.71	598,339.50	60,658.79	1,196,672.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	99,523.50	-99,523.50	199,047.00
TOTAL OTHER FINANCING SOURCES	0.00	99,523.50	-99,523.50	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	-159,237.76	0.00	-159,237.76	0.00

**Euclid Plaza Elderly**  
**Income Statement**  
Period = Oct 2024-Mar 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	119,840.11	137,394.00	-17,553.89	274,788.00
Total Rental Income	119,840.11	137,394.00	-17,553.89	274,788.00
Other Tenant Income				
Damages/Maintenance	-50.00	72.00	-122.00	150.00
Late Charges	8,163.50	4,998.00	3,165.50	10,000.00
Legal Fees - Tenant	0.00	2,250.00	-2,250.00	4,500.00
Vacate Charges	39.00	1,998.00	-1,959.00	4,000.00
Total Other Tenant Income	8,152.50	9,318.00	-1,165.50	18,650.00
NET TENANT INCOME	127,992.61	146,712.00	-18,719.39	293,438.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	234,801.01	281,359.02	-46,558.01	562,712.00
Allocated Interest Income	0.00	6.00	-6.00	18.00
Fraud Recovery PH	8,693.39	0.00	8,693.39	0.00
Other Miscellaneous Income-PMC	0.00	348.00	-348.00	700.00
Allocated Other Income	2,940.53	3,402.00	-461.47	6,805.00
TOTAL GRANT AND OTHER INCOME	246,434.93	285,115.02	-38,680.09	570,235.00
TOTAL INCOME	374,427.54	431,827.02	-57,399.48	863,673.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	125,171.65	128,418.00	3,246.35	256,851.00
TOTAL TENANT SERVICES EXPENSES	4,959.34	6,216.00	1,256.66	12,435.00
TOTAL UTILITY EXPENSES	108,592.84	128,424.00	19,831.16	256,850.00
Total Maint Salaries	54,872.90	97,338.00	42,465.10	194,677.00
Total Materials	6,044.19	20,598.00	14,553.81	41,200.00
Total Contract Costs	53,059.22	58,056.00	4,996.78	116,100.00
TOTAL MAINTENACE EXPENSES	113,976.31	175,992.00	62,015.69	351,977.00
TOTAL PROTECTIVE SERVICES	29,943.10	35,958.00	6,014.90	71,915.00
TOTAL INSURANCE PREMIUMS	37,602.72	37,872.00	269.28	75,747.10
TOTAL GENERAL EXPENSE	743.53	2,502.00	1,758.47	5,000.00
TOTAL OPERATING EXPENSES	420,989.49	515,378.10	94,388.61	1,030,775.10
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	83,551.08	-83,551.08	167,102.10
TOTAL OTHER FINANCING SOURCES	0.00	83,551.08	-83,551.08	167,102.10
NET INCOME	-46,561.95	0.00	-46,561.95	0.00

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

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Rental Income				
Tenant Rent	140,741.50	132,348.00	8,393.50	264,700.00
Total Rental Income	140,741.50	132,348.00	8,393.50	264,700.00
Other Tenant Income				
Damages/Maintenance	30.00	48.00	-18.00	100.00
Late Charges	5,641.00	4,002.00	1,639.00	8,000.00
Legal Fees - Tenant	484.50	0.00	484.50	0.00
Vacate Charges	-549.66	498.00	-1,047.66	1,000.00
Total Other Tenant Income	5,605.84	4,548.00	1,057.84	9,100.00
NET TENANT INCOME	146,347.34	136,896.00	9,451.34	273,800.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	187,715.49	240,265.50	-52,550.01	480,527.00
Allocated Interest Income	0.00	6.00	-6.00	21.00
Fraud Recovery PH	-4,569.00	0.00	-4,569.00	0.00
Other Miscellaneous Income-PMC	0.00	1,248.00	-1,248.00	2,500.00
Allocated Other Income	2,730.49	3,162.00	-431.51	6,319.00
TOTAL GRANT AND OTHER INCOME	185,876.98	244,681.50	-58,804.52	489,367.00
TOTAL INCOME	332,224.32	381,577.50	-49,353.18	763,167.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	109,534.96	120,942.00	11,407.04	241,894.00
TOTAL TENANT SERVICES EXPENSES	3,735.50	4,824.00	1,088.50	9,642.00
TOTAL UTILITY EXPENSES	111,803.17	106,458.00	-5,345.17	212,900.00
Total Maint Salaries	57,898.44	94,416.00	36,517.56	188,836.00
Total Materials	21,376.37	21,252.00	-124.37	42,500.00
Total Contract Costs	146,607.95	88,626.00	-57,981.95	177,260.00
TOTAL MAINTENACE EXPENSES	225,882.76	204,294.00	-21,588.76	408,596.00
TOTAL PROTECTIVE SERVICES	46,023.70	52,008.00	5,984.30	104,019.00
TOTAL INSURANCE PREMIUMS	35,419.93	41,370.00	5,950.07	82,733.95
TOTAL GENERAL EXPENSES	942.50	3,534.00	2,591.50	7,073.00
TOTAL OPERATING EXPENSES	533,342.52	533,422.98	80.46	1,066,857.95
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	85,306.00	151,845.48	-66,539.48	303,690.95
TOTAL OTHER FINANCING SOURCES	85,306.00	151,845.48	-66,539.48	303,690.95
NET INCOME	-115,812.20	0.00	-115,812.20	0.00

**Parkview Elderly**  
**Income Statement**

Period = Oct 2024-Mar 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	342,606.65	325,002.00	17,604.65	650,000.00
Utility Reimbursement Refund	2.00	0.00	2.00	0.00
Total Rental Income	342,608.65	325,002.00	17,606.65	650,000.00
Other Tenant Income				
Cleaning Fee	121.00	0.00	121.00	0.00
Late Charges	13,794.00	19,998.00	-6,204.00	40,000.00
Legal Fees - Tenant	374.00	0.00	374.00	0.00
Misc. Tenant Income	1,130.00	0.00	1,130.00	0.00
Vacate Charges	-815.00	1,998.00	-2,813.00	4,000.00
Total Other Tenant Income	14,604.00	21,996.00	-7,392.00	44,000.00
NET TENANT INCOME	357,212.65	346,998.00	10,214.65	694,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	541,108.67	782,605.50	-241,496.83	1,565,201.00
Allocated Interest Income	0.00	24.00	-24.00	48.00
Fraud Recovery PH	-379.65	0.00	-379.65	0.00
Non-Dwelling Rent	7,062.00	6,600.00	462.00	13,200.00
Other Miscellaneous Income-PMC	0.00	498.00	-498.00	1,000.00
Allocated Other Income	7,745.14	8,964.00	-1,218.86	17,923.00
TOTAL GRANT AND OTHER INCOME	555,536.16	798,691.50	-243,155.34	1,597,372.00
TOTAL INCOME	912,748.81	1,145,689.50	-232,940.69	2,291,372.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	238,361.92	237,768.00	-593.92	475,528.00
TOTAL TENANT SERVICES EXPENSES	8,314.80	9,378.00	1,063.20	18,747.00
TOTAL UTILITY EXPENSES	209,266.06	251,748.00	42,481.94	503,500.00
Total Maint Salaries				
	152,592.91	212,184.00	59,591.09	424,368.00
Total Materials				
	23,098.66	40,308.00	17,209.34	80,600.00
Total Contract Costs				
	129,496.75	162,660.00	33,163.25	325,310.00
TOTAL MAINTENACE EXPENSES	305,188.32	415,152.00	109,963.68	830,278.00
TOTAL PROTECTIVE SERVICES	200,136.11	223,452.00	23,315.89	446,907.00
TOTAL INSURANCE PREMIUMS	88,571.54	96,703.50	8,131.96	193,412.00
TOTAL GENERAL EXPENSES	2,308.01	10,002.00	7,693.99	20,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,052,146.76	1,244,189.52	192,042.76	2,488,372.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	156,346.00	98,500.02	57,845.98	197,000.00
TOTAL OTHER FINANCING SOURCES	156,346.00	98,500.02	57,845.98	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	-167,106.95	0.00	-167,106.95	0.00

**Baden House Elderly/Badenfest****Income Statement**

Period = Oct 2024-Mar 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	117,435.00	124,500.00	-7,065.00	249,000.00
Utility Reimb.-LIPH	-1,209.00	-1,098.00	-111.00	-2,196.00
Utility Reimbursement Refund	21.00	0.00	21.00	0.00
Total Rental Income	116,247.00	123,402.00	-7,155.00	246,804.00
Other Tenant Income				
Damages/Maintenance	0.00	498.00	-498.00	1,000.00
Late Charges	8,053.00	7,002.00	1,051.00	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	750.00	-650.00	1,500.00
Total Other Tenant Income	7,978.00	8,250.00	-272.00	16,500.00
NET TENANT INCOME	124,225.00	131,652.00	-7,427.00	263,304.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	224,431.66	270,907.50	-46,475.84	541,813.00
Allocated Interest Income	0.00	6.00	-6.00	20.00
Fraud Recovery PH	407.00	0.00	407.00	0.00
Other Miscellaneous Income-PMC	0.00	126.00	-126.00	250.00
Allocated Other Income	3,255.57	3,768.00	-512.43	7,534.00
TOTAL GRANT AND OTHER INCOME	228,094.23	274,807.50	-46,713.27	549,617.00
TOTAL INCOME	352,319.23	406,459.50	-54,140.27	812,921.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	99,224.76	125,604.00	26,379.24	251,204.00
TOTAL TENANT SERVICES EXPENSES	2,004.86	5,310.00	3,305.14	10,617.00
TOTAL UTILITY EXPENSES	101,287.85	108,486.00	7,198.15	216,960.00
Total Maint Salaries				
Total Maint Salaries	74,674.51	96,696.00	22,021.49	193,383.00
Total Materials				
Total Materials	13,387.67	17,442.00	4,054.33	34,900.00
Total Contract Costs				
Total Contract Costs	67,149.87	61,908.00	-5,241.87	123,828.00
TOTAL MAINTENACE EXPENSES	155,212.05	176,046.00	20,833.95	352,111.00
TOTAL PROTECTIVE SERVICES	37,326.53	40,932.00	3,605.47	81,867.00
TOTAL INSURANCE PREMIUMS	26,642.28	32,226.00	5,583.72	64,453.96
TOTAL GENERAL EXPENSES	793.84	1,596.00	802.16	3,193.00
TOTAL OPERATING EXPENSES	422,492.45	490,201.98	67,709.53	980,405.96
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	83,742.48	-83,742.48	167,484.96
TOTAL OTHER FINANCING SOURCES	0.00	83,742.48	-83,742.48	167,484.96
NET INCOME	-70,173.22	0.00	-70,173.22	0.00

**LaSalle Park**  
**Income Statement**

Period = Oct 2024-Mar 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	141,207.00	101,820.00	39,387.00	203,640.00
Utility Reimb.-LIPH	-65,970.00	-37,500.00	-28,470.00	-75,000.00
Utility Reimbursement Refund	2,735.00	0.00	2,735.00	0.00
Total Rental Income	77,972.00	64,320.00	13,652.00	128,640.00
Other Tenant Income				
Damages/Maintenance	125.00	78.00	47.00	160.00
Late Charges	2,595.00	7,002.00	-4,407.00	14,000.00
Legal Fees - Tenant	834.50	0.00	834.50	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	2,995.00	1,902.00	1,093.00	3,800.00
Total Other Tenant Income	7,315.50	8,982.00	-1,666.50	17,960.00
NET TENANT INCOME	85,287.50	73,302.00	11,985.50	146,600.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	444,413.73	577,737.00	-133,323.27	1,155,476.00
Allocated Interest Income	0.00	36.00	-36.00	74.00
Fraud Recovery PH	447.00	0.00	447.00	0.00
Allocated Other Income	11,893.38	13,764.00	-1,870.62	27,522.00
TOTAL GRANT AND OTHER INCOME	456,754.11	591,537.00	-134,782.89	1,183,072.00
TOTAL INCOME	542,041.61	664,839.00	-122,797.39	1,329,672.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	161,845.90	179,400.00	17,554.10	358,811.74
TOTAL TENANT SERVICES EXPENSES	7,430.49	10,821.00	3,390.51	21,642.00
TOTAL UTILITY EXPENSES	152,227.84	137,700.00	-14,527.84	275,399.00
Total Maint Salaries	109,066.23	111,294.00	2,227.77	222,581.00
Total Materials	17,984.65	41,004.00	23,019.35	82,000.00
Total Contract Costs	82,432.44	91,596.00	9,163.56	183,200.00
TOTAL MAINTENACE EXPENSES	209,483.32	243,894.00	34,410.68	487,781.00
TOTAL PROTECTIVE SERVICES	23,125.51	71,853.00	48,727.49	143,706.00
TOTAL INSURANCE PREMIUMS	48,821.83	63,108.00	14,286.17	126,220.26
TOTAL GENERAL EXPENSES	-1,331.11	8,058.00	9,389.11	16,112.00
TOTAL OPERATING EXPENSES	601,603.78	714,838.98	113,235.20	1,429,672.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	28,254.59	49,999.98	-21,745.39	100,000.00
TOTAL OTHER FINANCING SOURCES	28,254.59	49,999.98	-21,745.39	100,000.00
NET INCOME	-31,307.58	0.00	-31,307.58	0.00



**Cochran Plaza**  
**Income Statement**

Period = Oct 2024-Mar 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	44,743.00	50,826.00	-6,083.00	101,655.00
Utility Reimb.-LIPH	-26,832.00	-26,502.00	-330.00	-53,000.00
Total Rental Income	17,911.00	24,324.00	-6,413.00	48,655.00
Other Tenant Income				
Damages/Maintenance	35.00	0.00	35.00	0.00
Late Charges	2,469.00	3,000.00	-531.00	6,000.00
Legal Fees - Tenant	0.00	6,000.00	-6,000.00	12,000.00
Misc. Tenant Income	252.00	0.00	252.00	0.00
Vacate Charges	0.00	1,002.00	-1,002.00	2,000.00
Total Other Tenant Income	2,756.00	10,002.00	-7,246.00	20,000.00
NET TENANT INCOME	20,667.00	34,326.00	-13,659.00	68,655.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	295,608.67	335,973.48	-40,364.81	671,947.00
Allocated Interest Income	0.00	18.00	-18.00	43.00
Fraud Recovery PH	-1,307.00	0.00	-1,307.00	0.00
Other Miscellaneous Income	453.39	0.00	453.39	0.00
Insurance Proceeds	52,507.93	0.00	52,507.93	0.00
Allocated Other Income	6,904.99	7,992.00	-1,087.01	15,979.00
TOTAL GRANT AND OTHER INCOME	354,167.98	343,983.48	10,184.50	687,969.00
TOTAL INCOME	374,834.98	378,309.48	-3,474.50	756,624.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	90,466.87	119,412.00	28,945.13	238,816.00
TOTAL TENANT SERVICES EXPENSES	4,252.24	4,248.00	-4.24	8,489.00
TOTAL UTILITY EXPENSES	81,844.20	122,298.00	40,453.80	244,600.00
Total Maint Salaries	57,097.23	98,730.00	41,632.77	197,457.00
Total Materials	2,390.76	11,400.00	9,009.24	22,800.00
Total Contract Costs	59,878.40	69,564.00	9,685.60	139,130.00
TOTAL MAINTENACE EXPENSES	119,366.39	179,694.00	60,327.61	359,387.00
TOTAL PROTECTIVE SERVICES	12,350.84	37,869.48	25,518.64	75,739.00
TOTAL INSURANCE PREMIUMS	28,273.80	30,642.00	2,368.20	61,272.54
TOTAL GENERAL EXPENSES	1,536.27	1,764.00	227.73	3,529.00
TOTAL OPERATING EXPENSES	338,090.61	495,927.48	157,836.87	991,832.54
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	14,876.54	138,817.80	-123,941.26	277,635.54
TOTAL OTHER FINANCING SOURCES	14,876.54	138,817.80	-123,941.26	277,635.54
NET INCOME	51,620.91	21,199.80	-37,370.11	42,427.00

## Southside Scattered Sites

### Income Statement

Period = Oct 2024-Mar 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	65,099.20	107,454.00	-42,354.80	214,908.00
Tenant Accounts - True Up	-400.00	0.00	-400.00	-29,800.00
Utility Reimb.-LIPH	-33,613.00	-14,898.00	-18,715.00	0.00
Utility Reimbursement Refund	8.00	0.00	8.00	0.00
Total Rental Income	31,094.20	92,556.00	-61,461.80	185,108.00
Other Tenant Income				
Damages/Maintenance	50.00	0.00	50.00	0.00
Late Charges	-8,986.00	7,752.00	-16,738.00	15,500.00
Tenant Owed Utilities	-799.80	0.00	-799.80	0.00
Misc.Tenant Income	-75.00	0.00	-75.00	0.00
Vacate Charges	6,376.00	1,500.00	4,876.00	3,000.00
Total Other Tenant Income	-3,434.80	9,252.00	-12,686.80	18,500.00
NET TENANT INCOME	27,659.40	101,808.00	-74,148.60	203,608.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	331,453.71	425,024.82	-93,571.11	850,047.68
Allocated Interest Income	0.00	18.00	-18.00	37.00
Fraud Recovery PH	5,983.00	0.00	5,983.00	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	5,959.82	6,894.00	-934.18	13,791.00
TOTAL GRANT AND OTHER INCOME	343,667.24	431,936.82	-88,269.58	863,885.68
TOTAL INCOME	371,326.64	533,744.82	-162,418.18	1,067,493.68
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	79,943.26	142,050.00	62,106.74	284,106.00
TOTAL TENANT SERVICES EXPENSES	3,670.16	3,666.00	-4.16	7,327.00
TOTAL UTILITY EXPENSES	119,440.47	110,502.00	-8,938.47	221,000.00
Total Maint Salaries				
	117,007.68	157,128.00	40,120.32	314,265.00
Total Materials				
	23,460.62	35,250.00	11,789.38	70,500.00
Total Contract Costs				
	111,494.09	103,650.00	-7,844.09	207,260.00
TOTAL MAINTENACE EXPENSES	251,962.39	296,028.00	44,065.61	592,025.00
TOTAL PROTECTIVE SERVICES	858.29	0.00	-858.29	0.00
TOTAL INSURANCE PREMIUMS	98,095.90	49,788.00	-48,307.90	99,575.68
TOTAL GENERAL EXPENSES	2,333.55	4,998.00	2,664.45	10,000.00
TOTAL OPERATING EXPENSES	556,304.02	607,014.84	50,710.82	1,214,033.68
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	45,494.00	73,270.02	-27,776.02	146,540.00
TOTAL OTHER FINANCING SOURCES	45,494.00	73,270.02	-27,776.02	146,540.00
NET INCOME	-153,265.38	0.00	-153,265.38	0.00

## Northside Scattered Sites

### Income Statement

Period = Oct 2024-Mar 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	55,564.00	65,352.00	-9,788.00	130,700.00
Utility Reimb.-LIPH	-30,171.00	-28,998.00	-1,173.00	-58,000.00
Utility Reimbursement Refund	-128.00	0.00	-128.00	0.00
Total Rental Income	25,265.00	36,354.00	-11,089.00	72,700.00
Other Tenant Income				
Late Charges	2,850.00	2,502.00	348.00	5,000.00
Legal Fees - Tenant	0.00	1,002.00	-1,002.00	2,000.00
Tenant Owed Utilities	0.01	0.00	0.01	0.00
Vacate Charges	-66.00	4,752.00	-4,818.00	9,500.00
Total Other Tenant Income	2,784.01	8,256.00	-5,471.99	16,500.00
NET TENANT INCOME	28,049.01	44,610.00	-16,560.99	89,200.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	484,921.88	515,922.00	-31,000.12	1,031,847.00
Allocated Interest Income	0.00	36.00	-36.00	73.00
Fraud Recovery PH	-1,576.00	0.00	-1,576.00	0.00
Allocated Other Income	11,657.08	13,488.00	-1,830.92	26,975.00
TOTAL GRANT AND OTHER INCOME	495,002.96	529,446.00	-34,443.04	1,058,895.00
TOTAL INCOME	523,051.97	574,056.00	-51,004.03	1,148,095.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	122,159.80	148,381.98	26,222.18	296,768.00
TOTAL TENANT SERVICES EXPENSES	7,178.67	7,164.00	-14.67	14,332.00
TOTAL UTILITY EXPENSES	124,794.41	120,300.00	-4,494.41	240,600.00
Total Maint Salaries	38,175.77	94,878.00	56,702.23	189,759.00
Total Materials	20,406.43	43,374.00	22,967.57	86,740.00
Total Contract Costs	154,667.01	194,112.00	39,444.99	388,229.00
TOTAL MAINTENACE EXPENSES	213,249.21	332,364.00	119,114.79	664,728.00
TOTAL PROTECTIVE SERVICES	290.85	1,248.00	957.15	2,500.00
TOTAL INSURANCE PREMIUMS	53,748.53	12,702.00	-41,046.53	25,410.00
TOTAL GENERAL EXPENSES	1,135.67	10,074.00	8,938.33	20,144.00
TOTAL OPERATING EXPENSES	522,557.14	632,249.52	109,692.38	1,264,482.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	58,193.52	-58,193.52	116,387.00
TOTAL OTHER FINANCING SOURCES	0.00	58,193.52	-58,193.52	116,387.00
NET INCOME	494.83	0.00	494.83	0.00

# King Louis Square III

## Income Statement

Period = Oct 2024-Mar 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	27,419.00	25,134.00	2,285.00	50,268.00
Utility Reimb.-LIPH	-9,980.00	-3,918.00	-6,062.00	-7,836.00
Total Rental Income	17,439.00	21,216.00	-3,777.00	42,432.00
Other Tenant Income				
Late Charges	65.00	1,248.00	-1,183.00	2,500.00
Total Other Tenant Income	65.00	1,248.00	-1,183.00	2,500.00
NET TENANT INCOME	17,504.00	22,464.00	-4,960.00	44,932.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	62,511.94	74,070.00	-11,558.06	148,145.00
Allocated Interest Income	0.00	0.00	0.00	9.00
Fraud Recovery PH	303.00	0.00	303.00	0.00
Allocated Other Income	1,470.27	1,704.00	-233.73	3,402.00
TOTAL GRANT AND OTHER INCOME	64,285.21	75,774.00	-11,488.79	151,556.00
TOTAL INCOME	81,789.21	98,238.00	-16,448.79	196,488.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	17,226.32	24,330.00	7,103.68	48,658.00
TOTAL TENANT SERVICES EXPENSES	905.42	906.00	0.58	1,808.00
TOTAL UTILITY EXPENSES	16,268.84	25,650.00	9,381.16	51,300.00
Total General Maint Expense				
Total Materials	7,410.64	10,734.00	3,323.36	21,471.00
Total Contract Costs	425.96	5,874.00	5,448.04	11,740.00
Total Contract Costs	13,475.81	28,410.00	14,934.19	56,820.00
TOTAL MAINTENACE EXPENSES	21,312.41	45,018.00	23,705.59	90,031.00
TOTAL PROTECTIVE SERVICES	3,690.63	11,652.00	7,961.37	23,304.00
TOTAL INSURANCE PREMIUMS	8,099.16	8,880.00	780.84	17,752.00
TOTAL GENERAL EXPENSES	438.10	3,990.00	3,551.90	7,979.00
TOTAL OPERATING EXPENSES	67,940.88	119,451.48	51,510.60	240,832.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	4,582.37	21,213.48	-16,631.11	42,427.00
TOTAL OTHER FINANCING SOURCES	4,582.37	21,213.48	-16,631.11	42,427.00
NET INCOME	18,430.70	0.00	18,430.70	0.00

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

Period = Oct 2024-Mar 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	247,806.38	252,276.48	-4,470.10	504,553.00
Investment Inc -Restricted Non-Allocated	139.87	0.00	139.87	0.00
TOTAL GRANT AND OTHER INCOME	247,946.25	252,276.48	-4,330.23	504,553.00
TOTAL INCOME	247,946.25	252,276.48	-4,330.23	504,553.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	33,032.32	38,008.50	4,976.18	76,017.00
TOTAL UTILITY EXPENSES	73,431.48	80,734.98	7,303.50	161,470.00
TOTAL INSURANCE PREMIUMS	4,090.02	3,472.98	-617.04	6,946.00
TOTAL GENERAL EXPENSES	175,764.00	173,723.52	-2,040.48	347,447.00
TOTAL OPERATING EXPENSES	286,317.82	295,939.98	9,622.16	591,880.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	43,663.50	-43,663.50	87,327.00
TOTAL OTHER FINANCING SOURCES	0.00	43,663.50	-43,663.50	87,327.00
NET INCOME	-38,371.57	0.00	-38,371.57	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	166,522.67	173,855.52	-7,332.85	347,711.00
Investment Inc -Restricted Non-Allocated	7,953.33	0.00	7,953.33	0.00
TOTAL GRANT AND OTHER INCOME	174,476.00	173,855.52	620.48	347,711.00
TOTAL INCOME	174,476.00	173,855.52	620.48	347,711.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	22,106.65	25,523.52	3,416.87	51,047.00
TOTAL UTILITY EXPENSES	50,063.52	58,648.02	8,584.50	117,296.00
TOTAL INSURANCE PREMIUMS	2,802.48	3,448.98	646.50	6,898.00
TOTAL GENERAL EXPENSES	94,241.52	114,685.50	20,443.98	229,371.00
TOTAL OPERATING EXPENSES	169,214.17	202,306.02	33,091.85	404,612.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	28,450.50	-28,450.50	56,901.00
TOTAL OTHER FINANCING SOURCES	0.00	28,450.50	-28,450.50	56,901.00
NET INCOME	5,261.83	0.00	5,261.83	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Mar 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	194,200.45	177,144.00	17,056.45	354,288.00
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	194,200.45	177,144.00	17,056.45	354,288.00
TOTAL INCOME	194,200.45	177,144.00	17,056.45	354,288.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	23,904.54	27,579.96	3,675.42	55,160.00
TOTAL UTILITY EXPENSES	51,838.98	61,350.00	9,511.02	122,700.00
TOTAL INSURANCE PREMIUMS	2,821.02	3,472.98	651.96	6,946.00
TOTAL GENERAL EXPENSES	116,527.02	84,741.00	-31,786.02	169,482.00
TOTAL OPERATING EXPENSES	195,091.56	177,144.00	-17,947.56	354,288.00
NET INCOME	-891.11	0.00	-891.11	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	59,374.21	87,799.02	-28,424.81	175,598.00
Investment Inc -Restricted Non-Allocated	15.57	0.00	15.57	0.00
TOTAL GRANT AND OTHER INCOME	59,389.78	87,799.02	-28,409.24	175,598.00
TOTAL INCOME	59,389.78	87,799.02	-28,409.24	175,598.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	9,554.15	11,387.46	1,833.31	22,775.00
TOTAL UTILITY EXPENSES	6,799.98	7,425.00	625.02	14,850.00
TOTAL PROTECTIVE SERVICES	5,527.23	17,478.00	11,950.77	34,956.00
TOTAL INSURANCE PREMIUMS	1,645.98	2,024.52	378.54	4,049.00
TOTAL GENERAL EXPENSES	30,595.02	49,483.80	18,888.78	98,967.60
TOTAL OPERATING EXPENSES	54,122.36	87,799.02	33,676.66	175,598.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	6,862.73	0.00	6,862.73	0.00
TOTAL OTHER FINANCING SOURCES	6,862.73	0.00	6,862.73	0.00
NET INCOME	12,130.15	0.00	12,130.15	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Mar 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	63,631.51	96,897.54	-33,266.03	193,795.00
TOTAL GRANT AND OTHER INCOME	63,631.51	96,897.54	-33,266.03	193,795.00
TOTAL INCOME	63,631.51	96,897.54	-33,266.03	193,795.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	7,183.88	8,030.04	846.16	16,060.00
TOTAL TENANT SERVICES EXPENSES	0.00	300.00	300.00	600.00
TOTAL UTILITY EXPENSES	27,927.00	28,765.02	838.02	57,530.00
TOTAL PROTECTIVE SERVICES	6,139.43	19,420.02	13,280.59	38,840.00
TOTAL INSURANCE PREMIUMS	1,464.48	1,771.02	306.54	3,542.00
TOTAL GENERAL EXPENSES	29,692.02	38,611.50	8,919.48	77,223.00
TOTAL OPERATING EXPENSES	72,406.81	96,897.54	24,490.73	193,795.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	7,622.85	0.00	7,622.85	0.00
TOTAL OTHER FINANCING SOURCES	7,622.85	0.00	7,622.85	0.00
NET INCOME	-1,152.45	0.00	-1,152.45	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	82,225.84	110,661.96	-28,436.12	221,324.00
Investment Inc -Restricted Non-Allocated	9.65	0.00	9.65	0.00
TOTAL GRANT AND OTHER INCOME	82,235.49	110,661.96	-28,426.47	221,324.00
TOTAL INCOME	82,235.49	110,661.96	-28,426.47	221,324.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	12,073.65	14,255.52	2,181.87	28,511.00
TOTAL UTILITY EXPENSES	12,750.00	10,537.98	-2,212.02	21,075.96
TOTAL PROTECTIVE SERVICES	6,769.13	21,361.98	14,592.85	42,724.00
TOTAL INSURANCE PREMIUMS	1,965.00	2,417.52	452.52	4,835.00
TOTAL GENERAL EXPENSES	44,359.98	62,089.02	17,729.04	124,178.04
TOTAL OPERATING EXPENSES	77,917.76	110,661.96	32,744.20	221,324.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	8,404.69	0.00	8,404.69	0.00
TOTAL OTHER FINANCING SOURCES	8,404.69	0.00	8,404.69	0.00
NET INCOME	12,722.42	0.00	12,722.42	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Mar 2025

Book = Accrual

### Renaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	138,744.66	168,178.50	-29,433.84	336,357.00
TOTAL GRANT AND OTHER INCOME	138,744.66	168,178.50	-29,433.84	336,357.00
TOTAL INCOME	138,744.66	168,178.50	-29,433.84	336,357.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	20,928.35	24,138.96	3,210.61	48,278.00
TOTAL TENANT SERVICES EXPENSES	3,704.92	1,110.00	-2,594.92	2,220.00
TOTAL UTILITY EXPENSES	37,458.48	36,944.64	-513.84	73,889.25
TOTAL PROTECTIVE SERVICES	9,532.76	30,101.52	20,568.76	60,203.00
TOTAL INSURANCE PREMIUMS	2,740.50	3,372.48	631.98	6,745.00
TOTAL GENERAL EXPENSES	61,015.02	72,511.14	11,496.12	145,022.31
TOTAL OPERATING EXPENSES	135,380.03	168,178.50	32,798.47	336,357.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	11,836.07	0.00	11,836.07	0.00
TOTAL OTHER FINANCING SOURCES	11,836.07	0.00	11,836.07	0.00
NET INCOME	15,200.70	0.00	15,200.70	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	148,698.10	207,850.98	-59,152.88	415,702.00
Investment Inc -Restricted Non-Allocated	12,038.49	0.00	12,038.49	0.00
TOTAL GRANT AND OTHER INCOME	160,736.59	207,850.98	-47,114.39	415,702.00
TOTAL INCOME	160,736.59	207,850.98	-47,114.39	415,702.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,804.01	12,609.96	1,805.95	25,220.00
TOTAL TENANT SERVICES EXPENSES	-680.00	570.00	1,250.00	1,140.00
TOTAL UTILITY EXPENSES	52,720.50	68,238.00	15,517.50	136,476.00
TOTAL PROTECTIVE SERVICES	11,526.78	36,412.50	24,885.72	72,825.00
TOTAL INSURANCE PREMIUMS	2,757.00	3,297.00	540.00	6,594.00
TOTAL GENERAL EXPENSES	78,484.98	86,723.52	8,238.54	173,447.00
TOTAL OPERATING EXPENSES	155,613.27	207,850.98	52,237.71	415,702.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	14,311.89	0.00	14,311.89	0.00
TOTAL OTHER FINANCING SOURCES	14,311.89	0.00	14,311.89	0.00
NET INCOME	19,435.21	0.00	19,435.21	0.00



## Mixed Finance Properties Income Statement

Period = Oct 2024-Mar 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	58,408.33	65,348.52	-6,940.19	130,697.00
Investment Inc -Restricted Non-Allocated	1,607.97	0.00	1,607.97	0.00
TOTAL GRANT AND OTHER INCOME	60,016.30	65,348.52	-5,332.22	130,697.00
TOTAL INCOME	60,016.30	65,348.52	-5,332.22	130,697.00

### EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	3,202.35	3,785.52	583.17	7,571.00
TOTAL TENANT SERVICES EXPENSES	0.00	165.00	165.00	330.00
TOTAL UTILITY EXPENSES	19,822.02	20,949.00	1,126.98	41,898.00
TOTAL PROTECTIVE SERVICES	3,375.81	10,681.50	7,305.69	21,363.00
TOTAL INSURANCE PREMIUMS	1,127.52	1,252.98	125.46	2,506.00
TOTAL GENERAL EXPENSES	27,864.00	28,514.52	650.52	57,029.00
TOTAL OPERATING EXPENSES	55,391.70	65,348.52	9,956.82	130,697.00

### OTHER FINANCING SOURCES

Operating Transfers IN	4,191.48	0.00	4,191.48	0.00
TOTAL OTHER FINANCING SOURCES	4,191.48	0.00	4,191.48	0.00
NET INCOME	8,816.08	0.00	8,816.08	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	145,746.45	153,782.52	-8,036.07	307,565.10
Investment Inc -Restricted Non-Allocated	11,091.91	0.00	11,091.91	0.00
TOTAL GRANT AND OTHER INCOME	156,838.36	153,782.52	3,055.84	307,565.10
TOTAL INCOME	156,838.36	153,782.52	3,055.84	307,565.10

### EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	12,417.38	12,918.48	501.10	25,837.00
TOTAL TENANT SERVICES EXPENSES	918.05	600.00	-318.05	1,200.00
TOTAL UTILITY EXPENSES	66,832.50	70,622.52	3,790.02	141,244.98
TOTAL INSURANCE PREMIUMS	3,837.48	4,240.02	402.54	8,480.00
TOTAL GENERAL EXPENSES	63,000.48	65,401.56	2,401.08	130,803.12
TOTAL OPERATING EXPENSES	147,005.89	153,782.52	6,776.63	307,565.10
NET INCOME	9,832.47	0.00	9,832.47	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Mar 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	136,157.40	147,038.52	-10,881.12	294,077.00
Investment Inc -Restricted Non-Allocated	2,139.45	0.00	2,139.45	0.00
TOTAL GRANT AND OTHER INCOME	138,296.85	147,038.52	-8,741.67	294,077.00
TOTAL INCOME	138,296.85	147,038.52	-8,741.67	294,077.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,706.66	12,494.52	1,787.86	24,989.00
TOTAL TENANT SERVICES EXPENSES	0.00	270.00	270.00	540.00
TOTAL UTILITY EXPENSES	30,415.98	36,223.98	5,808.00	72,448.00
TOTAL PROTECTIVE SERVICES	5,527.23	17,478.00	11,950.77	34,956.00
TOTAL INSURANCE PREMIUMS	1,597.50	1,966.02	368.52	3,932.00
TOTAL GENERAL EXPENSES	72,147.00	78,606.00	6,459.00	157,212.00
TOTAL OPERATING EXPENSES	120,394.37	147,038.52	26,644.15	294,077.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	6,862.73	0.00	6,862.73	0.00
TOTAL OTHER FINANCING SOURCES	6,862.73	0.00	6,862.73	0.00
NET INCOME	24,765.21	0.00	24,765.21	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	105,580.10	150,112.02	-44,531.92	300,224.00
Investment Inc -Restricted Non-Allocated	5,206.03	0.00	5,206.03	0.00
TOTAL GRANT AND OTHER INCOME	110,786.13	150,112.02	-39,325.89	300,224.00
TOTAL INCOME	110,786.13	150,112.02	-39,325.89	300,224.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	14,028.67	16,275.48	2,246.81	32,551.00
TOTAL TENANT SERVICES EXPENSES	0.00	705.00	705.00	1,410.00
TOTAL UTILITY EXPENSES	38,805.00	38,804.52	-0.48	77,609.00
TOTAL PROTECTIVE SERVICES	7,066.48	22,333.50	15,267.02	44,667.00
TOTAL INSURANCE PREMIUMS	2,052.00	2,584.02	532.02	5,168.00
TOTAL GENERAL EXPENSES	69,409.56	69,409.50	-0.06	138,819.00
TOTAL OPERATING EXPENSES	131,361.71	150,112.02	18,750.31	300,224.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	8,773.89	0.00	8,773.89	0.00
TOTAL OTHER FINANCING SOURCES	8,773.89	0.00	8,773.89	0.00
NET INCOME	-11,801.69	0.00	-11,801.69	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Mar 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	162,780.28	189,887.52	-27,107.24	379,775.00
Investment Inc -Restricted Non-Allocated	3,340.42	0.00	3,340.42	0.00
TOTAL GRANT AND OTHER INCOME	166,120.70	189,887.52	-23,766.82	379,775.00
TOTAL INCOME	166,120.70	189,887.52	-23,766.82	379,775.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	18,195.32	21,043.98	2,848.66	42,088.00
TOTAL TENANT SERVICES EXPENSES	0.00	375.00	375.00	750.00
TOTAL UTILITY EXPENSES	41,088.48	42,034.50	946.02	84,069.00
TOTAL PROTECTIVE SERVICES	7,678.67	24,275.52	16,596.85	48,551.00
TOTAL INSURANCE PREMIUMS	2,175.48	2,679.00	503.52	5,358.00
TOTAL GENERAL EXPENSES	89,254.50	99,479.52	10,225.02	198,959.00
TOTAL OPERATING EXPENSES	158,392.45	189,887.52	31,495.07	379,775.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	9,534.00	0.00	9,534.00	0.00
TOTAL OTHER FINANCING SOURCES	9,534.00	0.00	9,534.00	0.00
NET INCOME	17,262.25	0.00	17,262.25	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	113,910.66	118,770.96	-4,860.30	237,542.00
Investment Inc -Restricted Non-Allocated	1,816.80	0.00	1,816.80	0.00
TOTAL GRANT AND OTHER INCOME	115,727.46	118,770.96	-3,043.50	237,542.00
TOTAL INCOME	115,727.46	118,770.96	-3,043.50	237,542.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	16,748.06	19,241.52	2,493.46	38,483.00
TOTAL UTILITY EXPENSES	36,798.78	36,790.62	-8.16	73,581.25
TOTAL PROTECTIVE SERVICES	6,769.64	0.00	-6,769.64	0.00
TOTAL INSURANCE PREMIUMS	1,941.00	2,448.48	507.48	4,897.00
TOTAL GENERAL EXPENSES	60,386.16	60,290.58	-95.58	120,581.13
TOTAL OPERATING EXPENSES	122,643.64	118,770.96	-3,872.68	237,542.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	8,405.25	0.00	8,405.25	0.00
TOTAL OTHER FINANCING SOURCES	8,405.25	0.00	8,405.25	0.00
NET INCOME	1,489.07	0.00	1,489.07	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Mar 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	220,416.49	43,464.00	176,952.49	86,934.00
Investment Inc -Restricted Non-Allocated	11,873.89	0.00	11,873.89	0.00
TOTAL GRANT AND OTHER INCOME	232,290.38	43,464.00	188,826.38	86,934.00
TOTAL INCOME	232,290.38	43,464.00	188,826.38	86,934.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	16,598.46	18,978.00	2,379.54	37,961.00
TOTAL UTILITY EXPENSES	58,125.00	0.00	-58,125.00	0.00
TOTAL INSURANCE PREMIUMS	0.00	24,486.00	24,486.00	48,973.00
TOTAL GENERAL EXPENSES	98,857.74	0.00	-98,857.74	0.00
TOTAL OPERATING EXPENSES	173,581.20	43,464.00	-130,117.20	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	122,909.18	0.00	122,909.18	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	100,562.40	128,812.98	-28,250.58	257,626.00
Investment Inc -Restricted Non-Allocated	114.00	0.00	114.00	0.00
TOTAL GRANT AND OTHER INCOME	100,676.40	128,812.98	-28,136.58	257,626.00
TOTAL INCOME	100,676.40	128,812.98	-28,136.58	257,626.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,879.02	12,388.44	1,509.42	24,777.00
TOTAL UTILITY EXPENSES	60,273.00	56,979.12	-3,293.88	113,958.24
TOTAL PROTECTIVE SERVICES	11,526.78	36,412.50	24,885.72	72,825.00
TOTAL INSURANCE PREMIUMS	2,700.48	3,267.00	566.52	6,534.00
TOTAL GENERAL EXPENSES	20,577.48	19,765.80	-811.68	39,531.60
TOTAL OPERATING EXPENSES	105,956.76	128,812.98	22,856.22	257,626.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	14,311.89	0.00	14,311.89	0.00
TOTAL OTHER FINANCING SOURCES	14,311.89	0.00	14,311.89	0.00
NET INCOME	9,031.53	0.00	9,031.53	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Mar 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	211,507.27	227,886.00	-16,378.73	455,772.00
Investment Inc -Restricted Non-Allocated	112.52	0.00	112.52	0.00
TOTAL GRANT AND OTHER INCOME	211,619.79	227,886.00	-16,266.21	455,772.00
TOTAL INCOME	211,619.79	227,886.00	-16,266.21	455,772.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	21,331.83	24,798.48	3,466.65	49,597.00
TOTAL UTILITY EXPENSES	74,146.50	77,575.50	3,429.00	155,151.00
TOTAL INSURANCE PREMIUMS	3,013.02	3,709.02	696.00	7,418.00
TOTAL GENERAL EXPENSES	112,986.48	121,803.00	8,816.52	243,606.00
TOTAL OPERATING EXPENSES	211,477.83	227,886.00	16,408.17	455,772.00
NET INCOME	141.96	0.00	141.96	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	147,373.89	160,023.00	-12,649.11	320,046.00
Investment Inc -Restricted Non-Allocated	298.55	0.00	298.55	0.00
TOTAL GRANT AND OTHER INCOME	147,672.44	160,023.00	-12,350.56	320,046.00
TOTAL INCOME	147,672.44	160,023.00	-12,350.56	320,046.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	18,494.37	21,583.50	3,089.13	43,167.00
TOTAL TENANT SERVICES EXPENSES	1,640.00	1,050.00	-590.00	2,100.00
TOTAL UTILITY EXPENSES	33,340.02	46,316.52	12,976.50	92,633.00
TOTAL INSURANCE PREMIUMS	2,587.98	3,184.98	597.00	6,370.00
TOTAL GENERAL EXPENSES	95,898.00	87,888.00	-8,010.00	175,776.00
TOTAL OPERATING EXPENSES	151,960.37	160,023.00	8,062.63	320,046.00
NET INCOME	-4,287.93	0.00	-4,287.93	0.00

# Mixed Finance Properties

## Income Statement

Period = Oct 2024-Mar 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	108,984.90	125,731.02	-16,746.12	251,462.00
Investment Inc -Restricted Non-Allocated	2,898.64	0.00	2,898.64	0.00
TOTAL GRANT AND OTHER INCOME	111,883.54	125,731.02	-13,847.48	251,462.00
TOTAL INCOME	111,883.54	125,731.02	-13,847.48	251,462.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	12,815.82	14,640.96	1,825.14	29,282.00
TOTAL UTILITY EXPENSES	21,799.98	21,322.50	-477.48	42,645.00
TOTAL INSURANCE PREMIUMS	2,028.00	2,484.48	456.48	4,969.00
TOTAL GENERAL EXPENSES	72,858.60	87,283.02	14,424.42	174,566.00
TOTAL OPERATING EXPENSES	109,502.40	125,731.02	16,228.62	251,462.00
NET INCOME	2,381.14	0.00	2,381.14	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	71,193.16	87,417.48	-16,224.32	174,835.00
Investment Inc -Restricted Non-Allocated	5,315.61	0.00	5,315.61	0.00
TOTAL GRANT AND OTHER INCOME	76,508.77	87,417.48	-10,908.71	174,835.00
TOTAL INCOME	76,508.77	87,417.48	-10,908.71	174,835.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,229.13	11,686.98	1,457.85	23,374.00
TOTAL UTILITY EXPENSES	16,240.02	16,275.48	35.46	32,551.00
TOTAL INSURANCE PREMIUMS	1,554.00	2,469.48	915.48	4,939.00
TOTAL GENERAL EXPENSES	42,198.48	56,985.48	14,787.00	113,971.00
TOTAL OPERATING EXPENSES	70,221.63	87,417.48	17,195.85	174,835.00
NET INCOME	6,287.14	0.00	6,287.14	0.00

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

Period = Oct 2024-Mar 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	42,548.51	59,835.00	-17,286.49	119,670.00
Investment Inc -Restricted Non-Allocated	7.65	0.00	7.65	0.00
TOTAL GRANT AND OTHER INCOME	42,556.16	59,835.00	-17,278.84	119,670.00
TOTAL INCOME	42,556.16	59,835.00	-17,278.84	119,670.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	2,425.95	8,083.98	5,658.03	16,168.00
TOTAL UTILITY EXPENSES	8,137.50	8,737.50	600.00	17,474.97
TOTAL INSURANCE PREMIUMS	817.50	898.98	81.48	1,798.00
TOTAL GENERAL EXPENSES	33,480.00	42,114.54	8,634.54	84,229.03
TOTAL OPERATING EXPENSES	44,860.95	59,835.00	14,974.05	119,670.00
NET INCOME	-2,304.79	0.00	-2,304.79	0.00

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of March 31, 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		\$ 2,716,097.41	\$ 201,099.80	\$ 131,631.99	\$ 115,884.27	\$ 331,125.53	\$ 175,572.87	
114 Cash - tenant security deposits		\$ 21,072.43	\$ 22,677.85	\$ 35,348.27	\$ 27,032.09	\$ 48,877.33	\$ 21,571.70	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 41,715.64	\$ 109,128.40	\$ 41,607.94	\$ 28,825.33	\$ 157,506.75	\$ 18,023.61	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 462,462.23	\$ 121,298.15	\$ 94,891.85	\$ 88,044.29	\$ 235,430.97	\$ 91,525.41	
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QR Numerator Total:		\$ 3,241,347.71	\$ 454,204.20	\$ 303,480.05	\$ 259,785.98	\$ 772,940.58	\$ 306,693.59	
310 Total Current Liabilities		\$ 76,187.52	\$ 192,254.25	\$ 33,578.07	\$ 45,207.50	\$ 102,753.01	\$ 30,722.02	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds		\$ 0.10		\$ -	\$ -	\$ -	\$ -	
QR Denominator Total:		\$ 76,187.62	\$ 192,254.25	\$ 33,578.07	\$ 45,207.50	\$ 102,753.01	\$ 30,722.02	
Quick Ratio:		42.54	2.36	9.04	5.75	7.52	9.98	
Quick Ratio Score (max points 12):		12	12	12	12	12	12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)								
FDS #								
111 Cash -unrestricted		\$ 2,716,097.41	\$ 201,099.80	\$ 131,631.99	\$ 115,884.27	\$ 331,125.53	\$ 175,572.87	
114 Cash - tenant security deposits		\$ 21,072.43	\$ 22,677.85	\$ 35,348.27	\$ 27,032.09	\$ 48,877.33	\$ 21,571.70	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 41,715.64	\$ 109,128.40	\$ 41,607.94	\$ 28,825.33	\$ 157,506.75	\$ 18,023.61	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 462,462.23	\$ 121,298.15	\$ 94,891.85	\$ 88,044.29	\$ 235,430.97	\$ 91,525.41	
310 (-) Total Current Liabilities		\$ 76,187.52	\$ 192,254.25	\$ 33,578.07	\$ 45,207.50	\$ 102,753.01	\$ 30,722.02	
MENAR Numerator Total:		\$ 3,165,160.19	\$ 261,949.95	\$ 269,901.98	\$ 214,578.48	\$ 670,187.57	\$ 275,971.57	
Average Monthly Operating Expenses:								
96900 Total Operating Expenses		\$ 904,173.28	\$ 537,680.71	\$ 420,989.49	\$ 533,342.52	\$ 1,052,146.76	\$ 422,492.45	
97100 Extraordinary Maintenance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MENAR Denominator Total:		\$ 150,695.55	\$ 89,613.45	\$ 70,164.92	\$ 88,890.42	\$ 175,357.79	\$ 70,415.41	
MENAR:		21.00	2.92	3.85	2.41	3.82	3.92	
MENAR Score (max points 11):		11	9.41	10.76	8.66	10.72	10.86	



St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of March 31, 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		\$ 261,076.82	\$ (159,237.76)	\$ (46,561.95)	\$ (115,812.20)	\$ (167,106.95)	\$ (70,173.22)
96700	Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:			\$ 261,076.82	\$ (159,237.76)	\$ (46,561.95)	\$ (115,812.20)	\$ (167,106.95)	\$ (70,173.22)
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	9.41	10.76	8.66	10.72	10.86
Indicator #3 - Debt Service Coverage Ratio (DSCR)			2	2	2	2	2	2
Project FASS score			25	23.41	24.76	22.66	24.72	24.86
Number of units in Project (FDS #11190 (UMA)/ 12)		1298	134	126	108	99	266	117
Weighted Value (Project FASS score times number of units)		31901.6	3350	2949.66	2674.08	2243.34	6575.52	2909
Total number of units in PHA's portfolio		1298	134	126	108	99	266	117
Overall AMPs Financial Condition Indicator Score		24.58	25.00	23.41	24.76	22.66	24.72	24.86
<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 March 31, 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	\$ 941,075.33	\$ 965,348.57	\$ 555,966.75	\$ 799,908.81	\$ 315,995.60
114 Cash - tenant security deposits	\$ 37,030.00	\$ 16,542.00	\$ 29,956.50	\$ 30,093.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 44,494.08	\$ 18,531.70	\$ 118,397.50	\$ 21,081.71	\$ 4,585.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 217,030.09	\$ 139,970.06	\$ 158,252.32	\$ 258,667.75	\$ 26,484.06
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,239,629.50</b>	<b>\$ 1,140,392.33</b>	<b>\$ 862,573.07</b>	<b>\$ 1,109,751.48</b>	<b>\$ 352,370.97</b>
310 Total Current Liabilities	\$ 90,357.40	\$ 598,556.74	\$ 85,618.04	\$ 68,996.81	\$ 5,997.28
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -		\$ -
<b>QR Denominator Total:</b>	<b>\$ 90,357.40</b>	<b>\$ 18,556.74</b>	<b>\$ 85,618.04</b>	<b>\$ 68,996.81</b>	<b>\$ 5,997.28</b>
<b>Quick Ratio:</b>	<b>13.72</b>	<b>61.45</b>	<b>10.07</b>	<b>16.08</b>	<b>58.76</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	\$ 941,075.33	\$ 965,348.57	\$ 555,966.75	\$ 799,908.81	\$ 315,995.60
114 Cash - tenant security deposits	\$ 37,030.00	\$ 16,542.00	\$ 29,956.50	\$ 30,093.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 44,494.08	\$ 18,531.70	\$ 118,397.50	\$ 21,081.71	\$ 4,585.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 217,030.09	\$ 139,970.06	\$ 158,252.32	\$ 258,667.75	\$ 26,484.06
310 (-) Total Current Liabilities	\$ 90,357.40	\$ 18,556.74	\$ 85,618.04	\$ 68,996.81	\$ 5,997.28
<b>MENAR Numerator Total:</b>	<b>\$ 1,149,272.10</b>	<b>\$ 1,121,835.59</b>	<b>\$ 776,955.03</b>	<b>\$ 1,040,754.67</b>	<b>\$ 346,373.69</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 601,603.78	\$ 338,090.61	\$ 556,304.02	\$ 522,557.14	\$ 67,940.88
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 100,267.30</b>	<b>\$ 56,348.44</b>	<b>\$ 92,717.34</b>	<b>\$ 87,092.86</b>	<b>\$ 11,323.48</b>
<b>MENAR:</b>	<b>11.46</b>	<b>19.91</b>	<b>8.38</b>	<b>11.95</b>	<b>30.59</b>
<b>MENAR Score (max points 11):</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of March 31, 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	\$ (31,307.58)	\$ 51,620.91	\$ (153,265.38)	\$ 494.83	\$ 18,430.70
96700	Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ (31,307.58)	\$ 51,620.91	\$ (153,265.38)	\$ 494.83	\$ 18,430.70
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 March 31, 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		680	743	620	551	1,338	655
OR Numerator Total:		680	743	620	551	1,338	655
11190 Unit Months Available		874	752	648	594	1,637	700
OR Denominator Total:		874	752	648	594	1,637	700
Occupancy Rate:		0.77803	0.98803	0.95679	0.92761	0.81735	0.93571
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		\$ 51,408.27	\$ 114,673.90	\$ 36,480.57	\$ 33,205.00	\$ 178,433.73	\$ 16,909.34
TAR Numerator Total:		\$ 51,408.27	\$ 114,673.90	\$ 36,480.57	\$ 33,205.00	\$ 178,433.73	\$ 16,909.34
70500 Total Tenant Revenue		\$ 61,056.00	\$ 299,902.00	\$ 255,985.22	\$ 250,621.00	\$ 714,425.30	\$ 248,450.00
TAR Denominator Total:		\$ 61,056.00	\$ 299,902.00	\$ 255,985.22	\$ 250,621.00	\$ 714,425.30	\$ 248,450.00
TAR:		84.0%	38.0%	14.0%	13.0%	25.0%	7.0%
TAR Score (max points 5):		0	2	5	5	2	5
<b>Indicator #3 - Accounts Payable (AP)</b>							
FDS # (Maximum points 4)							
312 Accounts Payable - Current	\$ 218,809.00	\$ 37,570.70	\$ 8,342.89	\$ 11,978.59	\$ 24,118.77	\$ 47,442.27	\$ 6,443.00
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 37,570.70	\$ 8,342.89	\$ 11,978.59	\$ 24,118.77	\$ 47,442.27	\$ 6,443.00
96900 Total Operating Expenses /12		\$ 150,695.55	\$ 89,613.45	\$ 70,164.92	\$ 88,890.42	\$ 175,357.79	\$ 70,415.41
AP Denominator Total:		\$ 150,695.55	\$ 89,613.45	\$ 70,164.92	\$ 88,890.42	\$ 175,357.79	\$ 70,415.41
AP:		0.25	0.09	0.17	0.27	0.27	0.09
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	2	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	23	19	14	7	14
Number of units in Project	1292	148	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	14388	888	2898	2052	1386	1862	1638
Total number of units in PHA's portfolio	1292	148	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:	11.14	6.00	23.00	19.00	14.00	7.00	14.00

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
As of March 31, 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 - Occupancy Rate (OR)</b>					
FDS #					
11210 Unit Months Leased	830	340	553	384	130
OR Numerator Total:	830	340	553	384	130
11190 Unit Months Available	888	366	696	461	133
OR Denominator Total:	888	366	696	461	133
Occupancy Rate:	0.93468	0.92896	0.79454	0.83297	0.97744
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	\$ 47,249.42	\$ 19,349.60	\$ 125,517.64	\$ 22,940.77	\$ 4,752.00
TAR Numerator Total:	\$ 47,249.42	\$ 19,349.60	\$ 125,517.64	\$ 22,940.77	\$ 4,752.00
70500 Total Tenant Revenue	\$ 170,575.00	\$ 41,334.00	\$ 55,318.80	\$ 56,098.02	\$ 35,008.00
TAR Denominator Total:	\$ 170,575.00	\$ 41,334.00	\$ 55,318.80	\$ 56,098.02	\$ 35,008.00
TAR:	28.0%	47.0%	227.0%	41.0%	14.0%
TAR Score (max points 5):	2	0	0	0	5
<b>Indicator #3 - Accounts Payable (AP)</b>					
FDS # (Maximum points 4)					
312 Accounts Payable - Current	\$ 16,628.00	\$ 28,830.57	\$ 14,051.25	\$ 23,302.96	\$ 100.00
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 16,628.00	\$ 28,830.57	\$ 14,051.25	\$ 23,302.96	\$ 100.00
96900 Total Operating Expenses /12	\$ 100,267.30	\$ 56,348.44	\$ 92,717.34	\$ 87,092.86	\$ 11,323.48
AP Denominator Total:	\$ 100,267.30	\$ 56,348.44	\$ 92,717.34	\$ 87,092.86	\$ 11,323.48
AP:	0.17	0.51	0.15	0.27	0.01
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	0	0	0	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	10	5	6	22
Number of units in Project	148	69	116	92	3
Weighted Value (Project MASS score times number of units)	1776	690	580	552	66
Total number of units in PHA's portfolio	148	69	116	92	3
Overall AMPs Management Operations Indicator Score:	12.00	10.00	5.00	6.00	22.00

# **HOUSING CHOICE VOUCHER PROGRAM**

## SECTION 8 CASH ACTIVITY AS OF 03/31/2025

### CHECKING ACCOUNTS

#### VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 4,479,118.18

### INVESTMENTS

#### VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 226,994.06
	TOTAL INVESTED		\$ 226,994.06

# SLHA - Housing Choice Voucher

## Income Statement

Period = Oct 2024-Mar 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
<b>REVENUE</b>				
GRANT INCOME				
Section 8 HAP Earned	29,631,988.00	27,964,500.00	1,667,488.00	55,928,996.00
Section 8 Admin. Fee Income	2,501,084.00	2,489,604.00	11,480.00	4,979,202.00
Section 8 HAP Service Fees	0.00	270,762.00	-270,762.00	541,530.00
Section 8 -Placement/Issuance Fees	400.00	0.00	400.00	0.00
TOTAL GRANT INCOME	32,133,472.00	30,724,866.00	1,408,606.00	61,449,728.00
OTHER INCOME				
Fraud Recovery Restricted	4,644.00	0.00	4,644.00	0.00
Operating Shortfall Revenue	0.00	251,146.02	-251,146.02	502,292.00
TOTAL OTHER INCOME	4,644.00	251,146.02	-246,502.02	502,292.00
TOTAL INCOME	32,138,116.00	30,976,012.02	1,162,103.98	61,952,020.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	1,959,266.36	2,571,773.16	612,506.80	5,143,548.23
TOTAL TENANT SERVICES EXPENSES	48,167.30	116,758.02	68,590.72	233,517.00
TOTAL UTILITY EXPENSES	23,676.57	20,928.00	-2,748.57	41,856.00
Total Materials	2,353.65	1,350.00	-1,003.65	2,700.00
Total Contract Costs	27,170.97	39,982.08	12,811.11	79,964.00
TOTAL MAINTENACE EXPENSES	29,524.62	41,332.08	11,807.46	82,664.00
TOTAL PROTECTIVE SERVICES	19,799.11	20,320.02	520.91	40,640.00
TOTAL INSURANCE PREMIUMS	101,709.16	68,142.84	-33,566.32	136,285.77
TOTAL GENERAL EXPENSES	20,074.23	15,750.00	-4,324.23	31,500.00
TOTAL OPERATING EXPENSES	2,202,217.35	2,855,004.12	652,786.77	5,710,011.00
TOTAL HOUSING ASSISTANCE PAYMENTS	30,059,760.16	28,121,003.94	-1,938,756.22	56,242,009.00
TOTAL EXPENSES	32,261,977.51	30,976,008.06	-1,285,969.45	61,952,020.00
NET INCOME	-123,861.51	3.96	-123,865.47	0.00





## MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Carla Matthews, Director of Operations for HCV

DATE: May 7, 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 122 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.

February 2025	March 2025	April 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 April 2, 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 may 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 203 active participants. No referrals were received during the month of April.

## **3) Emergency Housing Vouchers**

The Emergency Housing Voucher (EHV) program is a special voucher program that promotes rapid rehousing for individuals who are homeless, at risk of homelessness, fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Through this initiative, HCV partners with the Continuums of Care (CoCs) and Victim Service Providers (VSPs) to develop strategies that effectively address the needs of vulnerable populations in the community. Since the program was implemented in July 2021, 180 families have been housed. There are seven families currently searching for units.

## **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 14 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 23 active families under lease and fifty-one (51) families 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.

## **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 157 active participants in the TPV program. Thirteen (13) 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**

Four hundred fifteen 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, 266 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 603 inspections: 222 biennial inspections, 242 reinspection, 111 initial inspections, 16 quality control, no 24-hour emergency and 12 special inspections. This represents a constant tread in the number of inspections over the past three months with a slight increase.

	<b>February 2025</b>	<b>March 2025</b>	<b>April 2025</b>
Biennial Inspections	200	222	222
Reinspection	178	244	242
Initial Inspections	119	128	111
Quality Control	0	11	16
Special Inspections	18	21	12
24-hour emergency	1	0	0
Total	516	626	603

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

### **SEMAP Indicators**

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

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment

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

### Rent Café

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

	<b>February 2025</b>	<b>March 2025</b>	<b>April 2025</b>
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

## April 2025 Housing Choice Voucher Inspections Activity Report

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	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	14	12	2	0	0	9	1	0	0	2	<b>85.71%</b>
Biennials	229	222	7	119	2	50	37	0	0	14	<b>96.94%</b>
Initials	111	111	0	66	4	2	39	0	0	0	<b>100.00%</b>
Reinspections	251	242	9	124	0	60	37	2	0	19	<b>96.41%</b>
Quality Control	13	16	-3	11	0	4	0	0	0	1	<b>123.08%</b>
<b>Total</b>	<b>618</b>	<b>603</b>	<b>15</b>	<b>320</b>	<b>6</b>	<b>125</b>	<b>114</b>	<b>2</b>	<b>0</b>	<b>36</b>	<b>100.43%</b>

**Inspection Deficiency Statistical Report****Property: HCV****Inspected Date: 04/01/2025 - 04/30/2025****Primary Status: Fail**

	Total Observations
All burners not working (all burners have to be operable)	6
All operating knobs must be present	1
Broken/missing steps or boards	1
Ceiling surface is wet and has mold-like substances	3
Cracked pane	1
Damaged floor boards	4
Entry of significant ground water into unit (flooding of basement)	11
Evidence of sewer back-up	4
Exhaust fan does not work	1
Falling material	11
Gutter in poor condition	1
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	1
Heavy accumulation of large piles of trash and garbage in or around unit	2
Holes or cracks	21
Internal water damage	2
Large cracks or holes	1
Large cracks or holes which penetrate both the finish floor and subfloor (allow weather and vermin to enter)	2
Large piles of garbage	1
Leaking	5
Leaks	1
Microwave does not work & No Oven/Stove	1
Missing cover plate	3
No hot water (24hr)	1
No smoke detector	9
Not weatherized	1
Other hazards-tripping	3
Oven does not work	1
Presence of sewer gas	1
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	2
Roof has serious defects, buckling or sagging, large holes indicting potential of structure collapse	1
Roof in poor condition	5
Roof leaks	5
Severe buckling, bulging or leaning	1
Severe bulging	5

Severe leaning	2
Sewer gas	1
Signs of rats, mice or vermin	6
Smoke detector not working	5
Stove does not work	2
Toilet does not work	1
Tripping hazard	7
Undermining of footings, walls, posts or slabs	1
Unit has evidence of roach infestation	3
Unit has mice or rats as evidenced by mice and rat holes and or droppings	5
Unsupported fixture	2
Water damage to interior ceiling (indicating leaks)	5
<b>Total</b>	<b>159</b>



**FINANCE**

# St. Louis Housing Authority

## Balance Sheet

Period = Mar 2025

Book = Accrual

	Current Balance
<b>ASSETS</b>	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	5,012,415.81
Cash Non-Fed Gala Fundraiser	1,866.56
Cash Private Management	1,042,854.82
Cash SLHA Property Management	1,209,717.54
Petty Cash	500.00
Cash General Disbursing	13,641,800.49
Cash Non-Fed Rent	339,200.55
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	210.21
Cash City Faces	24,679.97
Cash James House TAB	22,556.81
Cash Euclid TAB	43,506.30
Cash West Pine TAB	393.49
Cash Parkview TAB	43,915.33
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	3,924.52
Cash LaSalle Youth Festival	345.13
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	4,276.92
Cash -Kingsbury	3,816.82
Cash Cambridge Sr TAB	613.92
Cash Payroll	162,294.45
Total Unrestricted Cash	21,590,102.94
Restricted Cash	
Cash Restricted-Security Deposits	29,146.21
Cash Restricted-FSS Escrow	463,633.65
Cash Restricted-HAP	21,271.05
Cash Restricted-Trust/Escrow Reserves	4,102,794.12
Cash Restricted-SLHA Mgt Security Deposits	266,797.17
Cash Restricted-Endowment/Homeownership	1,398,411.98
Cash Restricted-Cochran Program Income	731,107.16
Cash Restricted-Rev Bonds Debt Service	1,017,171.79
Total Restricted Cash	8,030,333.13
TOTAL CASH	29,620,436.07

ACCOUNTS AND NOTES RECEIVABLE

# St. Louis Housing Authority

## Balance Sheet

Period = Mar 2025

Book = Accrual

	Current Balance
A/R-Tenants	2,297,750.07
Allowance for Doubtful Accounts-Tenants	-92,822.37
A/R Repayment Agreement	41,968.10
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	7,234.47
TOTAL ACCOUNTS AND NOTES RECEIVABLE	3,956,790.77
 OTHER CURRENT ASSETS	
Investments-Unrestricted	5,302,453.22
Investments-Restricted	655,879.17
Investments Restricted -WC Self Insurance	373,783.24
Prepaid Insurance Auto	31,832.95
Prepaid Insurance Property	433,682.96
Prepaid Insurance Liability	122,445.06
Prepaid Insurance Fidelity Bond	1,953.90
Prepaid Insurance Workers Comp	63,890.86
Insurance Surplus Deposits	1,379,352.26
TOTAL OTHER CURRENT ASSETS	8,365,273.62
TOTAL CURRENT ASSETS	41,942,500.46
 NONCURRENT ASSETS:	
FIXED ASSETS	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	232,355,521.31
Furniture and Equipment-Dwelling	153,860.00
Furniture and Equipment-Nondwelling	502,680.60
Vehicles - Nondwelling	349,860.92
Leashold Improvements -Solar Panels	437,840.00
Site Improvement	11,595,141.17
Construction in Progress	12,271,894.74
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

# St. Louis Housing Authority

## Balance Sheet

Period = Mar 2025

Book = Accrual

	Current Balance
Accum Depreciation-Site Improvements	-4,880,979.56
Operations	16,282,379.58
Capital Funds Operations	2,055,857.00
Administration & Other Costs	7,086,292.61
Project Coordinator	860,337.51
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	4,817,734.00
Soft Cost Contra	-34,912,571.97
CFG-Hard Cost Contra	-22,241,565.64
CFG-Site Improvement	1,172,635.67
CFG-Site Improvement-Soft	353,302.78
CFG-Dwelling Structure	19,928,915.13
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	6,288,156.00
CFG-Contra Bond Debt Obligation	-6,288,156.00
<b>TOTAL FIXED ASSETS (NET)</b>	<b>75,439,383.37</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>

# St. Louis Housing Authority

## Balance Sheet

Period = Mar 2025

Book = Accrual

	Current Balance
OTHER ASSETS	
Right of Use Asset -Leases	225,952.06
Right of Use -Accum/Amort-Leases	-158,173.23
TOTAL OTHER ASSETS	67,778.83
TOTAL NONCURRENT ASSETS	149,806,899.91
TOTAL ASSETS	191,749,400.37

### LIABILITIES & EQUITY

#### LIABILITIES:

##### CURRENT LIABILITIES:

A/P Vendors and Contractors	-1,294,230.11
A/P Vendors -Non Control	1,383,152.18
A/P Vendors and Contractors	167,816.95
Tenant Security Deposits	190,052.58
Security Deposit Interest	220.97
Security Deposit Clearing Account	1,251.89
Security Deposit-Pet	997.00
Garnishment Clearing Account	-2,025.13
United Way	1,024.30
Dental Deduction	-3,735.52
Union Dues	-684.42
United Negro College Fund	26.00
Arts & Education	77.40
Deferred Comp PEBSCO	-340.00
Retirement Pension	-27,313.01
Deferred Comp SBG	-2,199.67
Roth 457 Deduction SBG	-1,572.66
Retirement Insurance	5,639.17
Section 125 Childcare Deduction	6,347.43
Section 125 Medical Deduction	-1,477.52
Medical Insurance	22,302.98
Long Term Disability	-2,154.35
Vision Insurance	633.99
Voluntary/Term Life Ins Deduction	1,114.02
Colonial Life Ins Deduction	6,947.20
Landlord Back-up Withholdings	4,969.90
A/P -Other	28,380.00
Current Portion of LT Debt - Bonds	910,000.00
Accrued Interest Payable-Bonds	977,932.75
Accrued Liabilities-Other	175,000.00
Accrued Compensated Absences-Current	129,450.14

# St. Louis Housing Authority

## Balance Sheet

Period = Mar 2025

Book = Accrual

	Current Balance
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	61,442.75
Unearned Revenue -EHV	228,517.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>3,034,116.22</b>
 <b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	342,580.79
FSS Escrow	340,153.97
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
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>2,634,465.76</b>
<b>TOTAL LIABILITIES</b>	<b>5,668,581.98</b>
 <b>EQUITY</b>	
<b>RESERVED FUND BALANCE:</b>	
Restricted Net Position	84,792,661.41
Restricted Net Position	19,094.51
<b>TOTAL RESERVED FUND BALANCE</b>	<b>84,811,755.92</b>
 <b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	69,627,160.69
Unrestricted Net Assets-Retained Earnings	29,754,202.79
Unrestricted Net Assets -Retained Earnings	1,887,698.99
<b>TOTAL RETAINED EARNINGS:</b>	<b>101,269,062.47</b>
<b>TOTAL EQUITY</b>	<b>186,080,818.39</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>191,749,400.37</b>

# St. Louis Housing Authority

## Income Statement

Period = Mar 2025

Book = Accrual ; Tree = ysi\_is

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	469,320.70	2,809,874.07
Tenant Accounts - True Up	0.00	-400.00
Utility Reimb.-LIPH	-47,503.00	-330,976.00
Utility Reimbursement Refund	0.00	2,638.00
Total Rental Income	421,817.70	2,481,136.07
Other Tenant Income		
Cleaning Fee	171.00	246.00
Damages/Maintenance	50.00	190.00
Late Charges	15,760.00	98,964.50
Legal Fees - Tenant	858.50	1,693.00
Tenant Owed Utilities	-799.80	-883.79
Tenant Screening	0.00	-200.00
Misc.Tenant Income	-6,685.00	-3,131.94
Vacate Charges	332.00	5,492.34
Total Other Tenant Income	9,686.70	102,370.11
NET TENANT INCOME	431,504.40	2,583,506.18
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	897,583.24	5,493,525.96
HUD PHA Operating Grants/Subsidy	287,173.00	1,451,741.30
Section 8 HAP Earned	5,255,511.00	29,631,988.00
Section 8 Admin. Fee Income	398,754.00	2,501,084.00
Section 8 -Placement/Issuance Fees	0.00	400.00
Capital Fund Grants	1,253,421.82	4,370,894.06
Capital Fund Grants-Soft Costs	2,460,675.67	3,803,723.78
TOTAL GRANT INCOME	10,553,118.73	47,253,357.10
OTHER INCOME		
Investment Income - Unrestricted	1,219.86	80,391.58
Investment Inc -Restricted Non-Allocated	10,996.71	76,474.93
Investment Income - WC Self Insurance	0.00	4,717.94
Fraud Recovery Restricted	0.00	4,644.00
Fraud Recovery PH	-4,517.00	4,908.74
Non-Dwelling Rent	1,177.00	7,062.00
Vending Income-James House TAB	0.00	905.69
Vending Income-Parkview	449.55	1,856.83
Vending Income-Badenhaus TAB	31.43	548.73
Other Miscellaneous Income	19,668.60	223,242.26
Other Income-Bank Rent	3,216.67	19,016.68
Pension Forfeitures	14.36	5,486.17
Insurance Proceeds	0.00	52,507.93
PH & HAP FSS Forfeitures	0.00	15,042.74
TOTAL OTHER INCOME	32,257.18	496,806.22
TOTAL INCOME	11,016,880.31	50,333,669.50

# St. Louis Housing Authority

## Income Statement

Period = Mar 2025

Book = Accrual ; Tree = ysi\_is

	Period to Date	Year to Date
EXPENSES		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	264,155.27	1,796,511.12
Administrative Salaries	99,001.34	630,989.67
Administrative Salaries-PT	37,861.49	75,928.89
Admin Salaries-Overtime	120.65	2,592.46
FICA	21,332.30	225,634.27
Health Benefits	43,407.39	256,125.81
Retirement Benefits	37,062.81	225,364.63
Unemployment Insurance	697.11	9,312.46
Long Term Disability	340.58	2,026.70
Dental	1,827.10	10,883.47
Cell Phones	1,005.08	6,438.89
Beneflex HSA	0.00	7,978.18
WC MO 2nd Injury Fund	0.00	412.16
WC Self-Insurers Qtrly Taxes	0.00	520.20
FICA	6,593.05	68,334.00
Health Benefits	14,420.99	104,196.60
Retirement Benefits	11,564.06	69,314.72
Unemployment Insurance	349.13	9,691.28
Long Term Disability	78.02	1,997.56
Dental	747.95	11,171.88
Cell Phones	92.42	4,865.60
Total Administrative Salaries	540,656.74	3,520,290.55
Legal Expense		
Legal Services	4,054.53	54,173.99
Legal Services	5,246.00	22,254.00
Total Legal Expense	9,300.53	76,427.99
Other Admin Expenses		
Staff Training	0.00	8,670.81
Auditing Fees	34,100.00	96,525.00
Port Out Admin Fee Paid	3,281.19	21,646.14
Marketing-LaSalle Youth Festival	0.00	355.90
Total Other Admin Expenses	37,381.19	127,197.85
Miscellaneous Admin Expenses		
Office Supplies	979.76	15,166.71
Office Supplies	636.06	4,929.60
Temporary Admin Labor	5,662.80	64,480.79
Temporary Admin Labor	0.00	7,928.66
Postage	74.56	26,413.79
Advertising	0.00	7,887.71
Fiscal Agent Fees	400.00	2,500.00
Printing & Publications	-199.74	1,033.74
Printing & Publications	493.52	1,094.24
Membership Fees	1,177.20	15,908.37
Telephone	2,608.21	24,759.17
Telephone	3,196.78	43,013.15



# St. Louis Housing Authority

## Income Statement

Period = Mar 2025

Book = Accrual ; Tree = ysi\_is

	Period to Date	Year to Date
Maint Agreement-Office Equipment	450.18	14,981.54
Maint Agreement-Office Equipment	1,750.00	10,400.00
Professional/Technical Services	119,713.64	874,715.28
Software License Fees	8,426.34	42,045.71
Software License Fees	0.00	447.98
Internet / Cable	1,980.87	17,407.19
Computer Supplies	0.00	30,552.39
Other Admin Expense	2,997.02	35,787.23
Other Admin-LaSalle Youth Festival	0.00	-122.09
Other Admin Expense	0.00	2,778.65
Bank Fees	2,025.30	12,073.69
Subscription-News/Magazines	0.00	1.00
D/A Testings/Results	0.00	924.35
Copying Expense	0.00	11,528.53
Allocated OH-Administrative Expense	2,834.22	20,943.60
Allocated OH-Legal Expense	26.34	1,219.18
Allocated OH-Tenant Services Expense	78.08	484.48
Allocated OH-Utilities Expense	1,770.82	6,104.23
Allocated OH-Materials Expense	225.00	666.50
Allocated OH-Maintenance Expense	273.58	5,067.66
Allocated OH-Protective Services Expense	410.61	2,441.68
Allocated OH-Insurance Expense	22.61	20,842.84
Allocated OH-General Expense	0.00	47.78
Total Miscellaneous Admin Expenses	158,013.76	1,326,455.33
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>745,352.22</b>	<b>5,050,371.72</b>
<b>TENANT SERVICES</b>		
Tenant Services Salaries	5,295.36	36,485.03
FICA	403.14	3,047.35
Health Benefits	737.48	4,661.91
Retirement Benefits	704.54	4,384.15
Unemployment Insurance	0.00	137.61
Long Term Disability	0.00	24.58
Dental	33.22	205.32
Cell Phones	46.16	286.19
Relocation Costs	536.25	2,750.25
Tenant Srv Rec/Pub/Other	0.00	280.21
Tenant Srv Rec/Pub/Other-James House TAB	80.33	2,641.16
Tenant Srv Rec/Pub/Other-Euclid TAB	125.00	2,142.68
Tenant Srv Rec/Pub/Other-Parkview	100.00	4,789.49
Tenant Srv Rec/Pub/Other-LaSalle TAB	0.00	126.22
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	300.00	-2,002.01
Tenant Srv Rec/Pub/Other-North Sarah	1,640.00	960.00
Tenant Srv Rec/Pub/Other-KingsburyTAB	0.00	1,963.50
Resident Council	0.00	522.50
Landlord -Excess Damage Reimb	5,785.00	21,624.00
Landlord -Signing Bonus	0.00	500.00
Security Deposit Assistance	-1,050.00	25,248.00
Tenant Services Screening	702.76	1,350.48

# St. Louis Housing Authority

## Income Statement

Period = Mar 2025

Book = Accrual ; Tree = ysi\_is

	Period to Date	Year to Date
Tenant Participation Funds	591.25	5,519.94
Tenant Participation Fund-James House TAB	0.00	686.73
Tenant Srv Lobby Monitors	1,120.00	8,332.55
Tenant Services -Other	0.00	1,800.00
Tenant Services Other-Circle of Friends (SLU)	1,523.11	11,137.88
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>18,673.60</b>	<b>139,605.72</b>
<b>UTILITIES</b>		
Mixed Finance Utilities	126,780.24	818,806.44
Water	139,883.45	250,533.59
Electricity	79,886.72	455,684.48
Gas	58,588.56	186,012.93
Sewer	95,547.70	517,106.84
<b>TOTAL UTILITY EXPENSES</b>	<b>500,686.67</b>	<b>2,228,144.28</b>
<b>MAINTENANCE AND OPERATIONS</b>		
General Maint Expense		
Maintenance Labor-Grounds	64,024.25	392,866.68
Maint Labor -Janitorial Cleaning	19,765.89	147,632.07
Maintenance Labor-Overtime	7,966.25	35,514.62
FICA	7,466.92	51,708.89
Health Benefits	16,176.68	97,442.37
Retirement Benefits	10,949.50	68,163.27
Unemployment Insurance	558.41	4,296.76
Long Term Disability	115.74	2,066.38
Dental	923.19	11,607.79
Cell Phones	130.32	7,029.30
<b>Total General Maint Expense</b>	<b>128,077.15</b>	<b>818,328.13</b>
Materials		
Materials-Custodial	-289.26	3,334.36
Materials-Custodial	3,448.71	17,532.24
Materials-Electrical	-386.38	0.00
Materials-Electrical	3,095.96	19,670.75
Materials-Plumbing	7.99	7.99
Materials-Plumbing	1,958.15	19,842.30
Materials-Lawn/Grounds/Snow Removal	0.00	4,350.58
Materials-Tools/Equipment	-66.96	0.00
Materials-Tools/Equipment	1,000.62	7,656.58
Materials-Boiler	0.00	45.97
Materials-Other	1,402.56	11,148.48
Materials-HVAC	2,032.35	19,992.37
Materials-Gas/Oil Vehicles	210.52	515.44
Materials-Appliances	725.99	40,111.20
Materials-Hardware	179.91	723.62
Materials-Paint	0.00	3,309.87
Materials-Flooring	0.00	667.77
Materials-Cabinets/Countertops Doors/Windows	1,720.75	18,345.06
<b>Total Materials</b>	<b>15,040.91</b>	<b>167,254.58</b>
Contract Costs		

# St. Louis Housing Authority

## Income Statement

Period = Mar 2025

Book = Accrual ; Tree = ysi\_is

	Period to Date	Year to Date
Contracts Generic	0.00	6,150.50
Contract-Elevators	25.00	-797.15
Contract-Elevators	12,894.38	113,373.99
Contract-Trash Removal	13,417.96	37,696.46
Contract-Trash Removal	25,361.82	154,425.31
Contract-Custodian	1,275.00	12,665.00
Contract-Custodian	8,916.33	71,946.16
Contract-Plumbing	9,066.48	73,075.02
Contract-Uniform Cleaning	2,580.19	18,970.17
Contract-Snow Removal	0.00	6,532.25
Contract-Snow Removal	0.00	27,065.13
Contract-Grounds/Lawn	0.00	4,033.25
Contract-Grounds/Lawn	0.00	57,572.35
Contract-Auto Gas	139.92	3,563.76
Contract-Auto Gas	855.41	3,553.90
Contract-HVAC	0.00	1,485.00
Contract-HVAC	34,805.23	116,810.02
Contract-Fire Protection	1,205.22	1,480.72
Contract-Fire Protection	10,167.38	28,449.36
Contract-Vehicle Repairs	821.01	4,748.45
Contract-Vehicle Repairs	115.37	1,572.35
Contract-Other	-15,296.24	42,480.41
Contract-Exterior Building Repairs	16,477.00	26,945.99
Contract-Parking Lot Repairs	0.00	5,715.00
Contract-Parking Lot Repairs	0.00	8,040.00
Contract-Electrical	2,220.40	4,881.53
Contract-Pest Control/Extermination	73.10	953.80
Contract-Pest Control/Extermination	13,665.46	39,194.05
Contract-Flooring Installation	582.20	63,689.66
Contract-Painting/Wall Repairs	11,295.00	100,318.63
Contr-Cabinet/Counters/Door/Windows	10,305.42	65,381.38
Contract-Lease Automobiles	3,106.00	20,956.00
Contract-Occupancy Permits	0.00	5,412.00
Contract-Bed Bug Eradication	0.00	18,650.00
Total Contract Costs	164,075.04	1,146,990.45
TOTAL MAINTENANCE EXPENSES	307,193.10	2,132,573.16
PROTECTIVE SERVICES		
Security Alarm Service	3,225.00	10,863.60
Security/Law Enforcement	73,518.45	413,760.97
Security Enforcement-Police	-99,543.12	75,352.99
Security Enforcement/Sec Guards	3,695.47	21,766.11
TOTAL PROTECTIVE SERVICES	-19,104.20	521,743.67
INSURANCE PREMIUMS		
Workers Comp Claims	6,654.25	123,889.27
Auto Insurance	5,305.51	31,833.06
Property Insurance	72,280.47	433,682.82
Cyber Security Insurance	0.00	11,921.12

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

Period = Mar 2025

Book = Accrual ; Tree = ysi\_is

	Period to Date	Year to Date
Fidelity Bond Insurance	325.65	1,953.90
Liability Insurance	20,407.49	124,769.94
Excess Workers Comp Insurance	7,098.98	36,847.14
<b>TOTAL INSURANCE PREMIUMS</b>	<b>112,072.35</b>	<b>764,897.25</b>
<b>GENERAL EXPENSES</b>		
Bad Debt-Tenant Rents	-71.00	1,522.16
Interest Exp-Mortg Rev Bonds-Kingsbury	27,160.00	27,160.00
Interest Exp-Mortg Rev Bonds-Cochran	40,772.50	40,772.50
Other General Expense	261,396.82	1,556,654.37
Other General Expense	13.95	13.95
PH FSS Escrow Expense	4,149.99	4,911.99
<b>TOTAL GENERAL EXPENSES</b>	<b>333,422.26</b>	<b>1,631,034.97</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,998,296.00</b>	<b>12,468,370.77</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>		
Housing Assistance Payments	4,752,870.00	27,802,258.15
Tenant Utility Payments-Voucher	244,472.00	1,470,393.00
Portable Out HAP Payments	112,184.00	757,327.00
FSS Escrow Payments	4,761.00	29,782.01
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>5,114,287.00</b>	<b>30,059,760.16</b>
<b>OTHER FINANCING SOURCES</b>		
Excess Cash Transfer IN	0.00	-0.78
Equity Transfer Capital Assets IN	343,421.82	3,460,894.06
Equity Transfer Capital Assets OUT	1,253,421.82	4,370,894.06
Operating Transfers IN	75,352.99	568,500.58
Operating Transfers OUT	75,352.99	568,500.58
Transfer Within AMP IN	0.00	538,464.11
Transfer Within AMP OUT	0.00	538,464.11
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>-910,000.00</b>	<b>-910,000.78</b>
Prior Period Adjustments Affecting RR	0.00	223,193.58
<b>TOTAL NON-OPERATING ITEMS</b>	<b>0.00</b>	<b>223,193.58</b>
<b>UTILITY CONSUMPTION</b>		
Water Consumption	35,811.08	80,545.34
Water Consumption Contra	35,811.08	80,545.34
Electric Consumption	874,816.96	4,339,640.26
Electric Consumption Contra	874,816.96	4,339,640.26
Gas Consumption	56,093.00	138,014.00
Gas Consumption Contra	56,093.00	138,014.00
Sewer Consumption	13,461.00	76,650.00
Sewer Consumption Contra	13,461.00	76,650.00
<b>TOTAL UTILITY CONSUMPTION</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>8,022,582.72</b>	<b>43,661,325.29</b>
<b>NET INCOME</b>	<b>2,994,297.59</b>	<b>6,672,344.21</b>

# DEVELOPMENT

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: May 7, 2025

Subject: Development and Modernization Department Board Report

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

### General

RD 22-03 – Clinton-Peabody Apartments Redevelopment – The resident community engagement meeting in April focused on the Clinton-Peabody redevelopment timeline updates and the kickoff of the “Campaign to a New Home” presented by POAH. The meeting was held on April 17, 2025 and residents received an update on the public safety efforts outlined in the March 2025 meeting.

In addition, POAH kicked off the “Campaign to a New Home” for residents to help them begin preparing for their new homes in the rebuilt Clinton-Peabody. This included outlining the process moving forward and timelines for when residents would need to begin thinking about a re-occupancy plan and what that might look like, who would be on the committee, what items would need to be worked through, and what priorities should be considered. The discussion also went into ways in which residents can prepare themselves to move, like decluttering, ensuring they are in good standing with their lease, and ways to use the time between now and lease-up to address outstanding items that might take some time.

The TAB gave a report on their activities and highlighted that they were hosting a Mother's Day program at the Al Chappelle Center on May 3, 2025.

SLHA Resident Initiatives Department gave an update on their efforts and talked about both the ROSS program and FSS program that they run. Residents were encouraged to enroll in both programs and SLHA staff were on hand to accept applications.

The next resident engagement meeting will be on May 15, 2025.

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

Parkview RAD Conversion – Development and Modernization staff sent a certified letter to all residents of Parkview Elderly Apartments explaining their rights related to a RAD conversion. The letter also invited them to attend a meeting with SLHA staff to discuss the contents of the letter and for residents to ask questions.

The meetings were held on Thursday, April 24, 2025, at 3:00 pm and Saturday, April 26, 2025, at 10:00 am. Resident attendance at the meetings was very high, with 70 residents attending the April 24th meeting and 22 residents attending the April 26th meeting. SLHA staff are working on written answers to the questions that residents asked and that will be provided to the residents in May.

The RAD application was 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 are continuing to work through the documents necessary for the conversion and meet bi-weekly to discuss.

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 25-02 – West Pine Elevator Replacement – The contract was awarded to Hankins Construction and signed in April. Submittals will be reviewed in May and product is expected to be ordered over the summer. There will be a lead time on when the product can be received before work can actively begin at West Pine.

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. Construction on the units began in April and is expected to be complete in late-May.

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 expected to be complete in April, however, a delay in flooring material pushed the completion date into May.

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

RD 24-07 – Parkview Apartments First Floor Renovation – The contractor is moving forward with Phase II construction in May, while waiting for materials to arrive in order to complete Phase I construction that was halted in April due to the shortage. The Phase I construction was about 70% complete in April.

RD24-08 – Cochran Plaza Security Upgrades – The contractor completed the installation of the camera housings in April and is now focused on connecting them to power, server, and the Real Time Crime Center (RTCC) system. Work is expected to be complete in May.

RD 24-04 – Badenhaus Sewer Repair – All in-unit work was completed in April. The temporary move of residents while their units were being worked on went very smoothly. The contractor will complete exterior lighting and fence installation in May.

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

RD 22-10 – The California Garden Fence Replacement and Security Upgrades – New rear doors were installed in April and the fencing material that was originally shorted by the manufacturer was also received. The work is expected to be complete in June.

RD 22-04 – Parkview Elevator Replacement – The contractor was unable to get a final inspection on Elevator Car #3 in April. An appointment has been confirmed for the end of May. Work on the phone lines was completed in April and the contractor began work patching and painting the drywall on each floor related to the elevator work. The final work is expected to take place in late-May or early-June.

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 reviewed and approved a quote for additional shoring material in April. The service requisition is expected to be approved in May. 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 the 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.

The closing on the financing package to support the construction of the homes occurred on April 9, 2025 and the ownership of the five lots were transferred to Habitat for Humanity St. Louis. Work will begin when permits are received from the City.



## Section 18

Hodiamont Board Up – Development and Modernization staff uploaded most of the application to the HUD PIC system in July. 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 provided the requested information to HUD in April and is waiting for a response.

### Projects Ready for Close-Out

RD 23-12 – West Pine Roof Replacement – The contractor began working on punch list items in April. When the work is considered satisfactory, Development and Modernization staff will begin the close-out process.

### Grant Applications

Emergency Safety and Security Grant (ESSG) – SLHA submitted a grant for cameras at Lafayette Apartments in March. A response from HUD is expected over the summer.

### Solicitations

PHA Wide Asphalt Shingle Roof Replacement – Asphalt shingle roofs at Lookaway, Badenhau, Walnut Park and Cochran were solicited in March and bids were received in April. SLHA received four (4) bids for the roof replacements and will review and award in May.

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 due in March. Staff made a recommendation in April. The service requisition is expected to be executed in May.

RD 25-06 – Parkview Apartments First Floor Furniture – Development and Modernization received a quote for the furniture specifications and was in the process of finalizing the contract in February. The contract was expected to be signed in April, however, there was a slight delay and the contract is now expected to be signed in early-May.

RD 25-04 – Environmental Consultants – Development and Modernization issued a Request for Qualifications for Environmental Consultants on January 15, 2025. Development and Modernization staff prepared the service recommendations in April and these contracts will be signed in May.

### Re-Solicitations

None.

## Pre-Solicitation

RD 25-14 – NSSS Electrification and Unit Repairs (Thirty-Four (34) Units) – This solicitation includes both CDA grant funding and an additional grant funding source from HUD through the Housing-Related Hazards grant in which SLHA received \$520,300. Overall, the project will affect thirty-four (34) units with improvements. Some will receive heavy make-ready work through the CDA grant in addition to electrification improvements through the HRH grant, while others will only receive electrical improvements related to the HRH grant.

In total, 17 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 Sam Shepard (10 units).

The solicitation also includes seventeen (17) units at the Towne XV development, and the remaining units at Page Manor and Sam 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.

The solicitation will go out to bid in May.

## Planning

Al Chappelle Roof Replacement – Development and Modernization issued a task order in December 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 to determine the current condition of the roof and move forward with producing estimates for the bids. The schedule shows the work being put to bid in July.

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

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 and the work will be solicited starting with Phase 1 in March. Development and Modernization staff have issued a task order to St. Louis Design Alliance, an architecture firm under contract with SLHA, and will complete the design process for the following projects:

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

Phase 2: McMillan (5 units), Lookaway (5 units), and McMillan 2 (5 units). Planning for these additional units is ongoing and they are expected to be solicited in June.

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**

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

Development and Modernization April Monthly Activity Report																					
Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded 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
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
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	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger)	1	4	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
MO0010000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	3/22/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	9/23/2020
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/17/2024	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	0	6	N/A	N/A	N/A	St. Louis Design Alliance	3/18/2024	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/23/2020
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26	6	N/A	N/A	N/A	St. Louis Design Alliance	11/7/2024	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/23/2020

DEVELOPMENT AND MODERNIZATION  
APRIL 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	-
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%
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	120	\$ 500,000	4/14/2024	4/30/2024	9/6/2024	TBD	Utilitra	\$552,450.21	0%	\$147,725	29%	\$459,243.01	91%
MO0010000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger)	1	4	120	\$ 180,000	N/A	11/19/2024	12/17/2024	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	2/21/2025	N/A	LPI Construction	\$200,137.00	TBD	\$ 200,137	100%	TBD	TBD
MO0010000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	60	\$ 150,000	N/A	2/26/2025	TBD	N/A	TBD	\$0.00	0%	\$ -	0%	\$0.00	TBD
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	TBD	\$ 500,000	10/8/2023	12/17/2024	4/3/2025	TBD	Roady Exteriors	\$ 774,239.00	0%	-	0%	-	0.00%
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	0	180	\$ 500,000	N/A	3/11/2025	TBD	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26	180	\$ 820,300	N/A	TBD	TBD	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD

DEVELOPMENT AND MODERNIZATION  
APRIL MONTHLY ACTIVITY REPORT

Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	4/24/2024	4/29/2026	N/A	TBD	N/A	N/A	53%	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	96%	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	-		-
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	N/A	N/A	-	TBD	-		-
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%	95%	
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	TBD	TBD	TBD	TBD	N/A	N/A	-		-
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	1/7/2025	5/7/2025	TBD	TBD	N/A	N/A	34%	34%	
MO0010000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger)	1	4	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	35%	35%	
MO0010000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	0	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	

DEVELOPMENT AND MODERNIZATION  
APRIL 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.. Work continues on the south passenger elevator and the elevator lobbies. The final elevator is scheduled for completion in May.
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 was completed in April. Fencing & exterior lighting are anticipated to be completed in May.
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 May.
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.
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 May.
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0		Construction activities are ongoing.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0		Notice to Proceed was issued in January. At the end of April, approximately 40% of the work has been completed.
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger)	1	6		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 88% complete. Due to a delay in receiving stair tread material, closeout is anticipated in May.
MO001000038	Folsom/Marie Fanger	N/A	Folsom/Marie Fanger Make Ready Units	2	3		The contract was awarded and a Purchase Order was sent to LPI Construction management on February 25, 2025. The Pre-Construction Meeting was held on March 5, 2025. The work is approximately 35% complete.
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0		The Pre-Bid Meeting was held on 2/26/25. Two quotes were received. Recommendation for award documents are being prepared.
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0		The contract was awarded to Hankins Construction. The Pre-Construction Meeting was held on 4/17/2025.
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	0		The Pre-Bid Meeting was held on 2/26/25. Two quotes were received. Recommendation for award documents are being prepared.
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26		The bid documents will be made available in May.



# DEVELOPMENT AND MODERNIZATION APRIL MONTHLY ACTIVITY REPORT



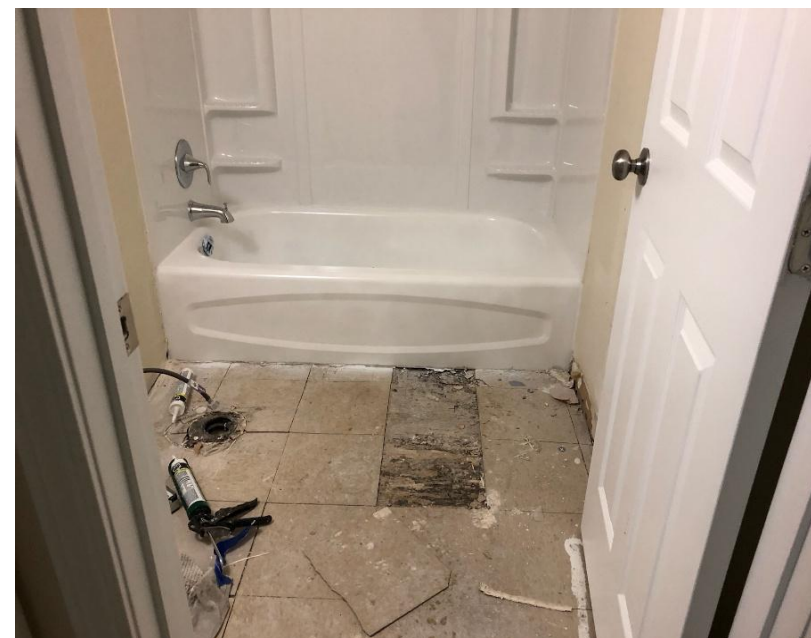
**Parkview First Floor Renovations**



**Parkview Elevator Replacment**



**Marie Fanger & Folsum Make-Ready Units**



**Marie Fanger & Folsum Make-Ready Units**



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

AT 4/30/2025

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	1,615,841.66	170,033.34	666,832.21	1,119,042.79	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,730,252.37	0.00	8,787,844.00	0.00	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	8,968,839.88	52,093.12	7,639,213.62	1,381,719.38	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	9,630,778.00	0.00	7,211,747.16	2,419,030.84	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	4,947,369.99	4,058,209.01	4,420,991.20	4,584,587.80	16-Feb-2026	16-Feb-2028
MO36E00150123	569	250,000.00	250,000.00	0.00	36,670.46	213,329.54	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	2,519,629.03	6,730,998.97	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>\$57,217,860.00</b>	<b>\$47,188,234.70</b>	<b>\$9,972,033.67</b>	<b>\$40,042,555.68</b>	<b>\$17,175,304.32</b>		
			<b>82.5%</b>		<b>70.0%</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: May 7, 2025

Subject: Resident Initiatives Board Report

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In April 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
7	157	79%

### Resident Engagement

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

- Employment (3)
- Education (5)
- ROSS – New Enrollees (34)
- Utility Assistance (14)
- Health and Wellness (34)
- 10 Bust Tickets Distributed

### Community Outreach

On April 12, 2025, the ROSS Coordinators, in partnership with Property Management, hosted an Easter Egg Hunt at LaSalle Park as the kick-off to Resident Initiatives summer planning at the site. The event brought out more than 50 children and their parents. Highlights include:

- 400 eggs were found
- 89 goodies bags were distributed
- 60 books were distributed by Ready Readers
- 65 meals were served

- 1 ROSS participant became an FSS candidate
- 15 SLHA staff and 1 resident volunteered to ensure the event was a success



Pictured above: LaSalle Park residents enjoying the egg hunt and SLHA staff getting a picture before the festivities began.

On April 29, 2025, the ROSS Coordinators hosted the annual Resident Initiatives Jamboree. The Jamboree was held at St. Louis University's IL Monastero and was an awesome event where St. Louis Housing Authority (SLHA) residents connected with resource providers and participated in classes covering topics on health and wellness, financial literacy and education. One hundred and thirteen residents were captured at registration, coming from multiple SLHA public housing sites and HCV homes.



Pictured above: SLHA Tenant Affairs Board Members Commissioner Benita Jones and Dwayne Hildred informing residents about the role of the Tenant Affairs Board, SLHA Chairwoman, Regina Fowler, and Executive Director, Latasha Barnes, welcoming residents into the Jamboree and Jamboree attendees enjoying a dynamic speech from guest speaker Veronica Walton.

Additional highlights from the Jamboree include:

- 25 Organizations tabled at the Jamboree
- 35 Health screenings completed by Affinia
- 34 Educated on healthy food and preparation by HOSCO
- 26 Completed an art project with the Contemporary Art Museum
- 26 Completed financial literacy sessions and received information packets from SLHA FSS Coordinators
- 14 Residents signed up for utility assistance with Ameren
- 10 Residents completed ROSS enrollment forms
- 300 meals were served

## 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 April, the Circle of Friends groups focused on hosting regularly scheduled meetings for their members and getting residents enrolled in the upcoming Senior Olympics.



Pictured right: Circle of Friends participants and SLHA General Manager, Kayla Johnson, attended a social outing hosted by Second Chance at Life.



Additionally, the Coordinator is continuing SLHA's partnership with the St. Louis Cardinals and identifying opportunities for social outings with the seniors.

Pictured left: Circle of Friends participants from West Pine and Cahill House enjoying a Cardinals game

## Family Self Sufficiency

As of April 2025, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had fifty-four (54) participants, sixteen (16) with established escrow accounts, and six (6) actively receiving a monthly escrow credit. In addition, there were forty-two (42) 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 twelve (12) new participants enrolled in HCV-FSS and six (2) new participants enrolled in PH-FSS program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	54	16	12	16/38%	8/19%
PH	42	31	2	31/82%	15/38%

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

### 4/7/25 - Meeting w/ BioSTL

The FSS Coordinators met with BioSTL to discuss a future partnership that would include programming at SLHA sites.

### 4/10/25 - Loyola Academy Career Day

The FSS Coordinators participated in PCC partner, Loyola Academy's Career Day, presenting to future high school students about their career goals.



#### 4/24/25 - FSS HCV Informational Meeting

The FSS Coordinators hosted an information meeting for HCV participants, encouraging them to enroll in the FSS program.

Pictured right: FSS Coordinators Sredrick Robinson (PH) and Vera Wren (HCV) hosting an informational meeting for 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 residents would like to see in their communities.

#### 4/4/25 - Renaissance Place at Grand Resident Outreach Meeting #3

The Coordinator wrapped up the community engagement process for Renaissance Place at Grand's beautification project. 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 events. The residents also selected new signage and landscaping at the intersection of North Lenoard and School Street.

The Coordinator is in the process of planning beautification events at Euclid Plaza, Northside Scattered Sites and Renaissance Place at Grand.

#### **TABs**

The St. Louis Tenant Affairs Board held their monthly meeting on April 16, 2025 at Renaissance Place at Grand. The Director of Resident and Community Engagement (Director) attended the meeting to provide updates on the TABs contracts with their laundry and vending companies. The FSS-PH Coordinator also attended the meeting to announce the FSS and ROSS campaigns. Additionally, the Director 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 (Director) is working to strengthen relationships with residents and attended several meetings to forge and maintain partnerships with organizations that can provide services and resources to SLHA families.

#### 4/9/25 - St. Louis Urban Impact Center

The Director and Resident Initiatives team met with Lincoln University's Urban Impact Center to discuss the potential for summer programming at SLHA sites.

#### 4/11/25 - Meeting with City Faces

The Director met with City Faces to discuss the relaunching of the program at the Al Chapelle Center.

#### 4/14/25 - Meeting with Healthy Kids Express

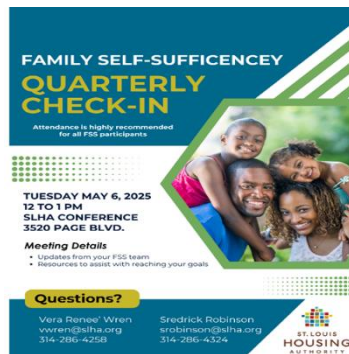
The Director attended a meeting with the ROSS team to discuss a potential partnership that will bring dental services to SLHA sites.

#### 4/22/25 - Behind it All Foundation

The Director met with the Foundation to discuss the provision of youth services at the Al Chapelle Center.

#### **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 next event is scheduled for Saturday, May 31, 2025, in partnership with the St. Louis Violence Prevention Commission and the St. Louis Mental Health Board.



The FSS Coordinators are planning the next Quarterly Check-In with FSS participants.



**LEGAL**



## MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

CC: Sarah J. Hugg-Turner, General Counsel

Date: May 7, 2025

Subject: Procurement Board Report – April 2025

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### Capital Fund

#### A. Contracts Awarded

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 at California Gardens 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 contractors 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; a second from DCI was received on April 11, 2025. The contract was awarded to Utilitra in the amount of \$169,530.00 on April 28, 2025.

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 February 11, 2025. One quotation was received. The project was awarded to Continua Interiors on April 18, 2025, with a contract amount of \$131,604.09

**B. Solicitations Pending**

- RD 24-13     Invitation for Bids for Asphalt Shingle Roof Replacements: Lookaway, Walnut Park and Badenhau. 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 Badenhau 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 were due on April 24, 2025. Four bids were received. Award and contract execution are anticipated in May.
- 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 evaluated the qualifications and issued Award Letters to three firms on April 1, 2025. Requests for proposals for individual site reviews were requested on April 2, 2025. Proposals were received from consultants on April 17, 2025. Purchase orders will be issued in early-May.
- RD 25-07     Requests for Quotations for SLHA Fleet Maintenance was sent to contractors on March 14, 2025. Quotations are due April 17, 2025. One quote was received and is being reviewed.

**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.

# COMMUNICATIONS

# Communications Department

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: May 7, 2025

Subject: Communications Board Report

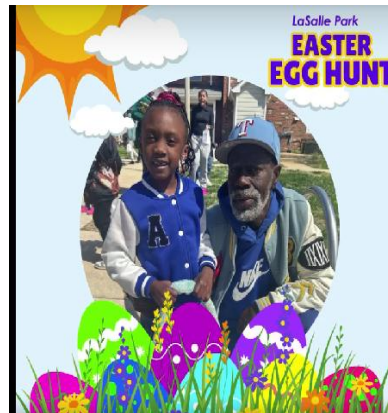
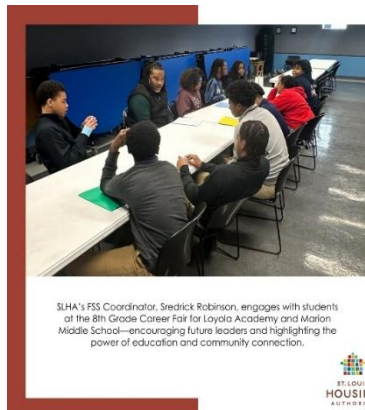
ACTIVITY	TOTAL	DETAILS
<a href="#">News and Announcements</a>	2	<ul style="list-style-type: none"> <li><a href="#">C.O.R.E. Focus: A Champion for Community Empowerment and Connection</a></li> <li><a href="#">"Ready to Win" ROSS Resident Enrollment Program</a></li> </ul>
News coverage		
Outreach Events	3	<ul style="list-style-type: none"> <li>Clinton-Peabody Resident Meeting</li> <li>Parkview RAD Conversion Meeting</li> <li>Second Annual Jamboree</li> </ul>
Social Media Campaigns	2	<ul style="list-style-type: none"> <li><a href="#">"Ready to Win" ROSS Program</a></li> <li><a href="#">Second Annual Jamboree</a></li> </ul>
Facebook Posts	20	Highest Performing (Facebook) <ul style="list-style-type: none"> <li><a href="#">CORE Focus: Andrea (West Pine)</a> 1,659 Reach; 29 Engagements</li> <li><a href="#">Lafayette Townhomes Renovations</a> 283 Reach; 14 Engagements</li> </ul>
Twitter Posts	16	Highest Performing (Twitter) <ul style="list-style-type: none"> <li><a href="#">Clinton-Peabody Resident Meeting</a> 50 Impressions; 3 Engagements</li> <li><a href="#">HUD-VASH Update</a> 29 Impressions; 0 Engagement</li> </ul>
LinkedIn Posts	14	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <li><a href="#">Above &amp; Beyond: Jayela Lowe</a> 118 Impressions; 20 Engagements</li> <li><a href="#">CORE Focus: Andrea (West Pine)</a> 78 Impressions; 5 Engagements</li> </ul>

## Social media analytics:

Facebook Total Followers: 3,068	APRIL 2025	MARCH 2025	FEB 2025
Reach	2,888 (+103%)	1,420	2,997
Post Engagement	749 (+732%)	90	307
Visits	834 (-4%)	872	930
New Followers	34 (+31%)	26	33

LinkedIn Total Followers: 481	APRIL 2025	MARCH 2025	FEB 2025
Impressions	680 (-7%)	730	1,033
Page Views	52 (+30%)	40	62
Unique Visitors	30 (+20%)	25	32
Post Reactions	20 (-35%)	31	41

## Monthly Highlights:



1. FSS Coordinator at Career Fair
2. LaSalle Park Easter Egg Hunt
3. Ready to Win Ross Enrollment Program

# HUMAN RESOURCES

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: May 7, 2025

Subject: Human Resources Board Report

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### **EMPLOYEE CENSUS AS OF APRIL 30, 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>
112	0	5	117

### **STAFFING CHANGES**

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

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

#### **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>
None this reporting period.		

#### **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:****Name**

Paul Werner

**Former Title**Director, Operations  
Asset Management**New Title**Director of  
Policy and Procurement**Status Change (Temporary to Regular Full-Time):****Name**

None this reporting period.

**Former Title****New Title****Status Change (Temporary to Regular Part-Time):****Name**

None this reporting period.

**Former Title****New Title****Status Change (Temporary Part-Time to Temporary Full-Time):****Name**

None this reporting period.

**Former Title****New Title****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:****Name****Training****Hour**

None this reporting period.

**EMPLOYEE TRAINING OUT- OF- STATE:****Name****Division****Destination****Date Lv****Date Ret****Purpose**

None this reporting period.