



ST. LOUIS  
**HOUSING**  
AUTHORITY

# MONTHLY ACTIVITY REPORTS

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AUGUST 28

2025



## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: August 22, 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 July.

- 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 June 2025
  - Public Housing AMP Budgets as of June 2025
  - Financial Condition Indicators as of June 2025
  - Management Operations Indicator as of June 2025
  
- II. Housing Choice Voucher (Section 8) Program Activities**
  - Section 8 Cash Activity as of June 2025
  - HCV Budget as of June 2025
  - Housing Choice Voucher Memo
  - Waitlist Breakdown Summary
  - Inspection Activity Summary Report
  
- III. Finance**
  - Income Statement as of June 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 Policy and Procurement

DATE: August 13, 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 July, fifty-five (55) 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)	518
New Requests Submitted to HUD (# of units)	6
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 months' Reporting Rate below.

**Current HUD Reporting Rate:**

<b>July</b>	<b>92.75%</b>
<b>HUD GOAL</b>	<b>95%</b>

**Prior Months:**

<b>June</b>	<b>May</b>	<b>April</b>
92.94%	93.49%	90.86%

**CDA Offline Unit Repairs:** Updates for the City of St. Louis Community Development Administration (CDA) award of \$2 million to assist with repairs to vacant and offline units will be included in the Development and Modernization Board Report going forward.

Public Housing Occupancy

AMP #	DEVELOPMENT	# UNITS	10/1/2024			11/1/2024			12/1/2024			1/1/2025			2/1/2025			3/1/2025			
			Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline
MO001000002	Clinton-Peabody	352	218	119	89%	204	115	78%	204	115	78%	204	113	76%	204	109	74%	204	109	74%	204
MO001000010	James House	126		125	99%		125	99%	1	125	100%	1	123	98%	1	123	98%	1	122	98%	1
MO001000013	Euclid Plaza Elderly	108		105	97%		103	95%		103	95%		102	94%		105	97%		102	94%	
MO001000017	West Pine	99		90	91%	0	93	94%		92	93%		93	94%		92	93%		91	92%	
MO001000019	Parkview Elderly	295	34	246	94%	31	229	87%	33	229	87%	13	220	78%	11	211	74%	11	203	71%	11
MO001000028	Badenhaus/Badenfest	121	0	111	92%	4	111	95%	4	111	95%	4	109	93%	4	106	91%	4	107	91%	4
MO001000034	LaSalle Park	148		138	93%		139	94%		140	95%		139	94%		136	92%		138	93%	
MO001000037	Cochran Plaza	78	18	56	93%	18	57	95%	16	57	92%	17	58	95%	17	56	92%	17	56	92%	17
MO001000038	Southside Scattered Sites	143	36	93	87%	36	91	85%	20	89	72%	20	94	76%	19	92	74%	31	94	84%	33
MO001000041	Northside Scattered Sites	128	52	69	91%	52	63	83%	43	68	80%	43	62	73%	57	62	87%	60	60	88%	60
MO001000044	Murphy Park I	93	25	58	85%	25	58	85%	25	58	85%	25	59	87%	25	59	87%	15	62	79%	32
MO001000045	Murphy Park II	64	10	47	87%	10	44	81%	10	43	80%	10	43	80%	10	42	78%	10	42	78%	22
MO001000046	Murphy Park III	65	8	56	98%	8	54	95%	8	54	95%	8	54	95%	8	54	95%	8	52	91%	10
MO001000047	King Louis Square	36		36	100%		36	100%	0	36	100%		36	100%		36	100%		36	100%	
MO001000048	Les Chateaux	40		38	95%		37	93%		36	90%		36	90%		36	90%		36	90%	
MO001000049	King Louis Square II	44		41	93%		41	93%		41	93%		41	93%		41	93%		39	89%	
MO001000050	Renaissance Pl @ Grand	62	2	58	97%	2	57	95%	1	56	92%	1	56	92%	1	56	92%	1	53	87%	1
MO001000052	King Louis III	24	1	20	87%	1	22	96%	2	22	100%	2	22	100%	2	22	100%	2	22	100%	2
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
MO001000055	Gardens at Renaissance Pl	22		20	91%		19	86%		19	86%		19	86%		19	86%		19	86%	
MO001000056	Cahill House	80		78	98%		78	98%		79	99%		79	99%		79	99%		77	96%	
MO001000057	Renaissance Pl @ Grand II	36	3	32	97%	3	33	100%	3	33	100%	3	32	97%	3	32	97%	3	32	97%	3
MO001000058	Cambridge Heights	46	23	19	83%	23	18	78%	23	18	78%	23	18	78%	23	16	70%	23	16	70%	29
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
MO001000060	Cambridge Heights II	44	18	25	96%	18	22	85%	18	21	81%	18	21	81%	17	21	78%	17	20	74%	20
MO001000061	Kingsbury Terrace	120		110	92%	1	109	92%	1	109	92%		108	90%		109	91%		113	94%	
MO001000062	Sr. Living at Cambridge Heights	75		72	96%		73	97%		71	95%		72	96%		72	96%		72	96%	
MO001000063	Arlington Grove	70	5	61	94%		61	87%		60	86%		58	83%		64	91%		66	94%	
MO001000064	North Sarah	59	6	50	94%	5	50	93%	5	50	93%	5	51	94%	5	51	94%	5	48	89%	5
MO001000065	North Sarah II	46	1	38	84%	6	39	98%	6	39	98%	6	38	95%	6	38	95%	6	36	90%	6
MO001000066	North Sarah III	35	1	31	91%	1	32	94%	1	32	94%	1	33	97%	1	33	97%	1	33	97%	1
MO001000067	Preservation Square I	19		18	95%		19	100%		19	100%		18	95%		19	100%		19	100%	
<b>TOTAL</b>		<b>2,803</b>	<b>467</b>	<b>2,178</b>		<b>454</b>	<b>2,142</b>	<b>92%</b>	<b>430</b>	<b>2,137</b>	<b>91%</b>	<b>410</b>	<b>2,117</b>	<b>88%</b>	<b>420</b>	<b>2,102</b>	<b>88%</b>	<b>425</b>	<b>2,086</b>	<b>88%</b>	<b>467</b>

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

Public Housing Occupancy

AMP #	4/1/2025			5/1/2025			6/1/2025			7/1/2025		
	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	69%	
MO001000002	108	73%	204	104	70%	202	104	69%	202	103	69%	
MO001000010	121	97%	1	123	98%	1	121	97%	1	119	95%	
MO001000013	98	91%		104	96%		104	96%		103	95%	
MO001000017	87	88%		95	96%		95	96%		95	96%	
MO001000019	201	71%	66	202	88%	65	200	87%	70	200	89%	
MO001000028	109	93%	4	112	96%	4	112	96%	4	111	95%	
MO001000034	140	95%		141	95%		140	95%		140	95%	
MO001000037	55	90%	17	56	92%	17	55	90%	16	55	89%	
MO001000038	94	85%	35	96	89%	35	96	89%	34	96	88%	
MO001000041	62	91%	60	63	93%	60	64	94%	60	63	93%	
MO001000044	58	95%	32	58	95%	32	58	95%	32	56	92%	
MO001000045	42	100%	22	43	102%	21	43	100%	21	44	102%	
MO001000046	53	96%	10	52	95%	9	54	96%	7	56	97%	
MO001000047	36	100%		36	100%		36	100%		36	100%	
MO001000048	38	95%		37	93%		37	93%		36	90%	
MO001000049	39	89%		40	91%		41	93%		42	95%	
MO001000050	54	89%	1	53	87%	1	53	87%		54	87%	
MO001000052	22	100%	2	22	100%	2	22	100%	2	22	100%	
MO001000054	66	92%	3	64	89%	3	63	88%	3	63	88%	
MO001000055	20	91%		19	86%		19	86%		20	91%	
MO001000056	77	96%		75	94%		75	94%		76	95%	
MO001000057	32	97%	3	32	97%	2	33	97%	2	33	97%	
MO001000058	16	94%	29	16	94%	29	17	100%	29	17	100%	
MO001000059	46	98%	3	47	100%	2	46	96%	2	47	98%	
MO001000060	20	83%	20	20	83%	21	21	91%	21	20	87%	
MO001000061	114	95%		117	98%		114	95%		114	95%	
MO001000062	72	96%		71	95%		70	93%		70	93%	
MO001000063	67	96%		66	94%		66	94%		67	96%	
MO001000064	47	87%	5	47	87%	5	47	87%	5	47	87%	
MO001000065	36	90%	6	35	88%	6	35	88%	6	35	88%	
MO001000066	30	88%	1	31	91%	1	31	91%	1	31	91%	
MO001000067	19	100%		19	100%		19	100%		19	100%	
<b>TOTAL</b>	<b>2,079</b>	<b>89%</b>	<b>524</b>	<b>2,096</b>	<b>92%</b>	<b>518</b>	<b>2,091</b>	<b>92%</b>	<b>518</b>	<b>2,090</b>	<b>91%</b>	

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

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

	June 2025		October 2024 - June 2025	
Abandonment of Unit	2	6.9%	19	5.6%
Deceased	1	3.4%	37	10.8%
Did Not Like Unit	-	-	1	0.3%
Evicted-Legal Action	5	17.2%	61	17.8%
Incarcerated	-	-	2	0.6%
Moved-In Legal	-	-	2	0.6%
Moved to HCV Prog S8	-	-	21	6.1%
Moved with Notice	6	20.7%	134	39.2%
Moved without Notice	3	10.3%	12	3.5%
One Strike	-	-	7	2.0%
Nursing Home Placement	-	-	5	1.5%
Purchased Home	-	-	-	-
Relocation Transfer		-	7	2.0%
Transfer to Diff PH Unit	12	41.4%	34	9.9%
<b>Total</b>	<b>29</b>	<b>100%</b>	<b>342</b>	<b>100%</b>

## Demographic Report

July 1 - July 31, 2025

	Disabled	Non-Disabled	Total
Number of Families	670	1,472	<b>2,142</b>
Average Family Size	1.4	2.3	<b>2.0</b>
Average Age of Head of Household	58.9	45.8	<b>49.8</b>
Number of Youth Family Members (<18)	-	-	<b>1,769</b>
Average Age of Youth Family Members	-	-	<b>10.4</b>
Number of Senior (62+) Head of Household	328	336	<b>664</b>
Average Household Income	\$12,842	\$11,950	<b>\$12,229</b>
Number of Head of Households Employed	623	933	<b>1,556</b>
Average Monthly Rent	\$260.76	\$221.73	<b>\$233.93</b>
Average Cost of Utilities Paid by SLHA	\$3.85	\$31.57	<b>\$22.90</b>
Average Length of Occupancy (Years)	9.8	6.0	<b>7.2</b>

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	-	2	2
Any Other Combination	3	15	18
Asian Only	-	3	3
Black/African American Only	14	2,053	2,067
Native Hawaiian/Other Pacific Islander Only	-	-	-
White Only	2	36	38
White/American Indian/Alaskan Native	-	1	1
White, Black/African American	1	12	13
<b>Total</b>	<b>20</b>	<b>2,122</b>	<b>2,142</b>

**St. Louis Metropolitan Police Department  
CompStat Comparison by Neighborhood  
CompStat Period Ending 7/27/2025**

Columbus Square	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
<b>MURDER</b>	0	0	*	0	0	*	1	0	*	0%	*	-67%
<b>SEXUAL ASSAULT</b>	0	0	*	0	1	-100%	1	2	-50%	-50%	*	*
<b>ROBBERY</b>	0	0	*	0	0	*	2	3	-33%	0%	-50%	-50%
<b>AGGRAVATED ASSAULT</b>	1	2	-50%	5	2	150%	56	27	107%	115%	70%	0%
<b>BURGLARY</b>	1	0	*	1	0	*	8	10	-20%	60%	0%	0%
<b>FELONY THEFT</b>	1	2	-50%	3	2	50%	14	12	17%	100%	17%	-33%
<b>AUTO THEFT</b>	0	1	-100%	1	1	0%	2	11	-82%	-85%	-87%	-60%
<b>TOTAL</b>	<b>3</b>	<b>5</b>	<b>-40%</b>	<b>10</b>	<b>6</b>	<b>67%</b>	<b>84</b>	<b>65</b>	<b>29%</b>	<b>50%</b>	<b>17%</b>	<b>-13%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	0	*	9	5	80%	29%	80%	0%
<b>SHOOTING VICTIMS</b>	0	0	*	0	0	*	14	5	180%	75%	180%	17%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	4	1	300%	300%	300%	*
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	6	1	500%	500%	500%	*
<b>MISDEMEANOR THEFT</b>	1	2	-50%	4	3	33%	26	12	117%	136%	63%	30%
<b>GUN ARRESTS</b>	1	0	*	1	0	*	4	5	-20%	-43%	33%	-56%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	0	1	-100%	-100%	*	*

**St. Louis Metropolitan Police Department  
CompStat Comparison by Neighborhood  
CompStat Period Ending 7/27/2025**

Covenant Blu Grand Center	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
<b>MURDER</b>	0	0	*	0	0	*	0	1	-100%	*	*	-100%
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	0	0	*	-100%	*	-100%
<b>ROBBERY</b>	0	0	*	2	0	*	6	5	20%	-25%	-14%	-33%
<b>AGGRAVATED ASSAULT</b>	0	0	*	2	2	0%	21	15	40%	-5%	50%	-5%
<b>BURGLARY</b>	0	0	*	2	0	*	9	14	-36%	-47%	-50%	0%
<b>FELONY THEFT</b>	0	0	*	2	5	-60%	23	25	-8%	-38%	-55%	-38%
<b>AUTO THEFT</b>	0	4	-100%	6	6	0%	14	30	-53%	-73%	-62%	8%
<b>TOTAL</b>	<b>0</b>	<b>4</b>	<b>-100%</b>	<b>14</b>	<b>13</b>	<b>8%</b>	<b>73</b>	<b>90</b>	<b>-19%</b>	<b>-47%</b>	<b>-43%</b>	<b>-21%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	1	0	*	1	2	-50%	-75%	-75%	-80%
<b>SHOOTING VICTIMS</b>	0	0	*	1	0	*	1	2	-50%	-75%	-75%	-83%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	*	-100%	-100%
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	*	-100%	-100%
<b>MISDEMEANOR THEFT</b>	1	1	0%	4	4	0%	29	48	-40%	-43%	-26%	-49%
<b>GUN ARRESTS</b>	0	0	*	0	1	-100%	5	7	-29%	-58%	-38%	-29%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	0	1	-100%	-100%	-100%	*

**St. Louis Metropolitan Police Department  
CompStat Comparison by Neighborhood  
CompStat Period Ending 7/27/2025**

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
<b>MURDER</b>	0	0	*	0	0	*	1	2	-50%	*	0%	0%
<b>SEXUAL ASSAULT</b>	0	0	*	0	1	-100%	1	2	-50%	*	0%	*
<b>ROBBERY</b>	0	0	*	1	0	*	6	4	50%	100%	0%	100%
<b>AGGRAVATED ASSAULT</b>	0	0	*	5	1	400%	16	6	167%	0%	167%	14%
<b>BURGLARY</b>	0	0	*	0	0	*	3	7	-57%	-25%	-57%	-25%
<b>FELONY THEFT</b>	0	1	-100%	6	6	0%	28	17	65%	40%	22%	100%
<b>AUTO THEFT</b>	0	0	*	0	0	*	4	12	-67%	-50%	-78%	-43%
<b>TOTAL</b>	<b>0</b>	<b>1</b>	<b>-100%</b>	<b>12</b>	<b>8</b>	<b>50%</b>	<b>59</b>	<b>50</b>	<b>18%</b>	<b>16%</b>	<b>-5%</b>	<b>37%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	0	*	1	4	-75%	-50%	0%	-67%
<b>SHOOTING VICTIMS</b>	0	0	*	0	0	*	1	5	-80%	-50%	0%	-67%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	0	0	*	-100%	*	-100%
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	0	0	*	-100%	*	-100%
<b>MISDEMEANOR THEFT</b>	2	6	-67%	6	19	-68%	40	69	-42%	29%	122%	135%
<b>GUN ARRESTS</b>	0	0	*	0	0	*	8	1	700%	100%	100%	60%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	3	0	*	*	*	200%

**St. Louis Metropolitan Police Department  
CompStat Comparison by Neighborhood  
CompStat Period Ending 7/27/2025**

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
<b>MURDER</b>	0	0	*	0	0	*	0	0	*	*	*	-100%
<b>SEXUAL ASSAULT</b>	0	0	*	0	0	*	0	1	-100%	-100%	*	*
<b>ROBBERY</b>	0	0	*	0	0	*	1	1	0%	-67%	-50%	-86%
<b>AGGRAVATED ASSAULT</b>	0	0	*	1	1	0%	21	19	11%	5%	0%	-59%
<b>BURGLARY</b>	0	1	-100%	0	1	-100%	7	8	-13%	-13%	-50%	-46%
<b>FELONY THEFT</b>	0	3	-100%	0	4	-100%	7	11	-36%	-50%	-59%	-77%
<b>AUTO THEFT</b>	0	0	*	1	0	*	5	10	-50%	-55%	-78%	-72%
<b>TOTAL</b>	<b>0</b>	<b>4</b>	<b>-100%</b>	<b>2</b>	<b>6</b>	<b>-67%</b>	<b>41</b>	<b>50</b>	<b>-18%</b>	<b>-28%</b>	<b>-47%</b>	<b>-66%</b>
<b>SHOOTING INCIDENTS</b>	0	0	*	0	1	-100%	3	3	0%	50%	-25%	-25%
<b>SHOOTING VICTIMS</b>	0	0	*	0	1	-100%	4	3	33%	33%	0%	0%
<b>JUVENILE SHOOTING INCIDENTS</b>	0	0	*	0	0	*	2	0	*	*	-33%	*
<b>JUVENILE SHOOTING VICTIMS</b>	0	0	*	0	0	*	2	0	*	*	-33%	*
<b>MISDEMEANOR THEFT</b>	1	1	0%	8	3	167%	37	30	23%	61%	147%	3%
<b>GUN ARRESTS</b>	0	0	*	0	0	*	2	3	-33%	-50%	-71%	-78%
<b>JUVENILE GUN ARRESTS</b>	0	0	*	0	0	*	0	0	*	*	-100%	-100%

## MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: August 13, 2025

SUBJECT: Property Management Board Report

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### **Property Management Department:**

#### **Occupancy & Leasing**

Overall, occupancy remained strong, with most developments maintaining rates above HUD's 93% threshold. Several sites, including James House, Northside Scattered Sites, Badenhau/Badenfest and Lasalle Park, continued to exceed 95% occupancy. Leasing efforts focused on meeting move-in goals, while managing turnover to keep units in rent-ready condition.

#### **Unit Turns & Maintenance**

Turnaround times for vacant units were a priority, with staff working to reduce days vacant. Vacant unit trash-outs at Parkview and other sites progressed, with alternative staffing methods being used to offset contractor limitations and budget constraints. Routine and emergency work orders were completed across all sites.

#### **Compliance & Inspections**

Continued compliance monitoring ensured alignment with HUD and SLHA policies. Preparations and follow-ups for NSpire inspections were ongoing, with prior months' high scores (all above 90) influencing future inspection schedules. Southside Scattered Sites and King Louis Square III are being rescheduled for a future date at the NSpire inspector's request.

#### **Operations**

The department continued rolling out targeted training for property managers and maintenance teams, with emphasis on occupancy, rent collection and waiting list management.

### **Occupancy and HUD Compliance**

- Property Management completed 17 move-ins in July 2025. For move-outs, 23.08% of residents were evicted. Ten public housing families transferred from the public housing program to another public housing development. 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 July 2025 was 91.21%, showing a slight decrease due to the high number of transfers and move-outs.

May 2025	July 2025	July 2025
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92.89%	91.91%	91.21%
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**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 24,743 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. 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>
Parkview Elderly	Outstanding work orders	Work orders created for make-ready units

**Recertifications**: The Property Management team successfully concluded the month of July 2025 with 28 past-due recertifications, achieving a reporting rate of 98.39%. This reporting rate shows an improvement over last month’s rate.

<b>May 2025</b>	<b>July 2025</b>	<b>July 2025</b>
48	53	28

## Work Order Period Activity

Period Date From: 07/01/2025 - Period Date To: 07/31/2025

<b>Property</b>	<b>Opening Balance</b>	<b>Created</b>	<b>Closed</b>	<b>Closing Balance</b>
Armand & Ohio	4	0	4	0
Badenfest Elderly	6	12	11	7
Badenhaus Elderly	3	24	23	4
California Gardens	0	1	0	1
Clinton - Peabody	6	15	14	7
Cochran Plaza	17	8	18	7
Cupples	1	0	0	1
Euclid Plaza Elderly	3	22	20	5
Folsom	3	1	3	1
James House	26	39	11	54
King Louis III	16	10	8	18
Kingsbury Terrace	3	2	2	3
Lafayette Apartments	14	1	5	10
Lafayette Townhomes	17	12	8	21
LaSalle Park	46	41	36	51
Lookaway	3	6	4	5
Marie Fanger	0	1	1	0
McMillian Manor II	1	3	2	2
McMillian Manor	2	6	7	1
Parkview Elderly	132	85	81	136
Samuel Shepard	1	0	1	0
South Broadway	6	1	1	6
Tiffany Turnkey	5	2	4	3
Towne XV	2	1	2	1
Walnut Park	2	1	3	0
West Pine	43	44	49	38
<b>Total</b>	<b>362</b>	<b>338</b>	<b>318</b>	<b>382</b>

PUBLIC HOUSING CASH ACTIVITY AS OF 06/01/2025

<u>CHECKING, MONEY MARKET ACCOUNTS &amp; ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME &amp; NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	6/1/25 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	6/1/25 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$17,049,006.35	FEDERAL FARM CREDIT BANK	Various	\$1,484,462.82
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$28,755.08	OREGON COMMUNITY CR	1/15/2026	\$250,000.00
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$551,069.21	ENTERPRISE BANK & TRUST	11/20/2025	\$250,000.00
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$660,702.70	FEDERAL HOME LOAN BANK	10/22/2025	\$241,196.34
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$310,105.73	UASLLIANCE FEC CR UNION CD	1/28/2026	\$242,428.84
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$108,222.92	FLUSHING BANK CD	8/18/2025	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,783.16	FIRST BANK OF THE LAKE	11/24/2025	\$250,000.00
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,704.02	FIRST FED BANK	4/29/2025	\$250,000.00
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$231,353.39	FEDERAL HOME LOAN MTG	7/23/2025	\$491,235.41
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$17,788.70	TREASURY BILL	7/31/2025	\$489,744.81
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$172,656.25	BANK OF AMERICA	7/8/2025	\$250,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$316,630.13	STATE BANK OF INDIA	7/30/2025	\$250,000.00
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$707,283.43	FED HOME LOAN MORTGAGE	9/2/2025	\$1,070,411.72
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$1,462,302.71	FARMER MAC	10/29/2025	\$491,009.31
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$173,636.00			
<b>TOTAL CASH &amp; MIXED FINANCE (CASH &amp; INVESTMENTS)</b>	<b>\$21,802,999.78</b>	<b>TOTAL INVESTMENTS</b>		<b>\$6,260,489.25</b>

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

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
<b>TENANT INCOME</b>				
Tenant Rent	111,109.00	97,497.00	13,612.00	130,000.00
Utility Reimb.-LIPH	-62,984.00	-63,000.00	16.00	-84,000.00
Total Rental Income	48,125.00	34,497.00	13,628.00	46,000.00
<b>Other Tenant Income</b>				
Cleaning Fee	125.00	0.00	125.00	0.00
Damages/Maintenance	0.00	1,125.00	-1,125.00	1,500.00
Late Charges	3,299.00	15,003.00	-11,704.00	20,000.00
Misc TPA Bal Forward	-1,317.00	0.00	-1,317.00	0.00
Misc.Tenant Income	-50.00	0.00	-50.00	0.00
Vacate Charges	434.00	0.00	434.00	0.00
Total Other Tenant Income	2,491.00	16,128.00	-13,637.00	21,500.00
<b>NET TENANT INCOME</b>	<b>50,616.00</b>	<b>50,625.00</b>	<b>-9.00</b>	<b>67,500.00</b>
<b>GRANT AND OTHER INCOME</b>				
HUD PHA Operating Subsidy/CF Operations	1,649,117.00	1,625,409.72	23,707.28	2,167,213.00
Allocated Interest Income	0.00	108.00	-108.00	140.00
Fraud Recovery PH	-1,630.50	0.00	-1,630.50	0.00
Non-Dwelling Rent	0.00	900.00	-900.00	1,200.00
Allocated Other Income	22,645.52	38,322.00	-15,676.48	51,095.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>1,670,132.02</b>	<b>1,664,739.72</b>	<b>5,392.30</b>	<b>2,219,648.00</b>
<b>TOTAL INCOME</b>	<b>1,720,748.02</b>	<b>1,715,364.72</b>	<b>5,383.30</b>	<b>2,287,148.00</b>
<b>EXPENSES</b>				
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>301,768.00</b>	<b>497,820.06</b>	<b>196,052.06</b>	<b>663,744.00</b>
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>22,911.00</b>	<b>28,368.00</b>	<b>5,457.00</b>	<b>37,830.00</b>
<b>TOTAL UTILITY EXPENSES</b>	<b>339,941.65</b>	<b>410,985.00</b>	<b>71,043.35</b>	<b>547,985.00</b>
<b>Total Maint Salaries</b>				
	151,087.06	241,722.00	90,634.94	322,303.00
<b>Total Materials</b>				
	29,007.20	47,637.00	18,629.80	63,500.00
<b>Total Contract Costs</b>				
	235,048.74	269,106.03	34,057.29	358,803.37
<b>TOTAL MAINTENACE EXPENSES</b>	<b>415,143.00</b>	<b>558,465.03</b>	<b>143,322.03</b>	<b>744,606.37</b>
<b>TOTAL PROTECTIVE SERVICES</b>	<b>113,551.73</b>	<b>260,712.72</b>	<b>147,160.99</b>	<b>347,617.00</b>
<b>TOTAL INSURANCE PREMIUMS</b>	<b>148,688.01</b>	<b>205,839.00</b>	<b>57,150.99</b>	<b>274,444.63</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>9,445.86</b>	<b>13,905.00</b>	<b>4,459.14</b>	<b>18,538.00</b>
<b>TOTAL EXTRAORDINARY EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,351,449.25</b>	<b>1,976,076.72</b>	<b>624,627.47</b>	<b>2,634,765.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	124,899.57	260,712.00	-135,812.43	347,617.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>124,899.57</b>	<b>260,712.00</b>	<b>-135,812.43</b>	<b>347,617.00</b>
<b>Prior Period Adjustments Affecting RR</b>				
	3,401.32	0.00	-3,401.32	0.00
<b>TOTAL NON-OPERATING ITEMS</b>	<b>3,401.32</b>	<b>0.00</b>	<b>-3,401.32</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>490,797.02</b>	<b>0.00</b>	<b>490,797.02</b>	<b>0.00</b>

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

Book = Accrual

	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	195,911.55	196,281.00	-369.45	261,704.00
Total Rental Income	195,911.55	196,281.00	-369.45	261,704.00
Other Tenant Income				
Damages/Maintenance	0.00	153.00	-153.00	200.00
Late Charges	13,373.00	15,003.00	-1,630.00	20,000.00
Legal Fees - Tenant	-484.50	1,503.00	-1,987.50	2,000.00
Misc.Tenant Income	160.00	0.00	160.00	0.00
Total Other Tenant Income	13,048.50	16,659.00	-3,610.50	22,200.00
NET TENANT INCOME	208,960.05	212,940.00	-3,979.95	283,904.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	383,853.00	376,020.00	7,833.00	501,361.00
Allocated Interest Income	0.00	9.00	-9.00	21.00
Fraud Recovery PH	-3,646.00	0.00	-3,646.00	0.00
Other Miscellaneous Income-PMC	0.00	450.00	-450.00	600.00
Allocated Other Income	3,392.80	5,742.00	-2,349.20	7,655.00
TOTAL GRANT AND OTHER INCOME	383,599.80	382,221.00	1,378.80	509,637.00
TOTAL INCOME	592,559.85	595,161.00	-2,601.15	793,541.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	169,176.07	195,381.00	26,204.93	260,524.00
TOTAL TENANT SERVICES EXPENSES	17,976.43	9,873.00	-8,103.43	13,157.00
TOTAL UTILITY EXPENSES	160,940.45	164,619.00	3,678.55	219,500.00
Total Maint Salaries				
	89,093.64	116,023.50	26,929.86	154,689.00
Total Materials				
	14,070.70	39,006.00	24,935.30	52,000.00
Total Contract Costs				
	152,827.14	139,763.97	-13,063.17	186,357.71
TOTAL MAINTENACE EXPENSES	255,991.48	294,793.47	38,801.99	393,046.71
TOTAL PROTECTIVE SERVICES	141,709.80	153,063.00	11,353.20	204,084.00
TOTAL INSURANCE PREMIUMS	68,176.02	75,573.00	7,396.98	100,765.29
TOTAL GENERAL EXPENSES	1,486.04	4,194.00	2,707.96	5,595.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	815,456.29	897,507.00	82,050.71	1,196,672.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	186,679.51	302,346.00	-115,666.49	403,131.00
TOTAL OTHER FINANCING SOURCES	186,679.51	302,346.00	-115,666.49	403,131.00
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	-58,172.19	0.00	-58,172.19	0.00

**Euclid Plaza Elderly**  
**Income Statement**

Period = Oct 2024-Jun 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	179,090.61	206,091.00	-27,000.39	274,788.00
Total Rental Income	179,090.61	206,091.00	-27,000.39	274,788.00
Other Tenant Income				
Damages/Maintenance	-26.50	108.00	-134.50	150.00
Late Charges	12,621.50	7,497.00	5,124.50	10,000.00
Legal Fees - Tenant	0.00	3,375.00	-3,375.00	4,500.00
Vacate Charges	39.00	2,997.00	-2,958.00	4,000.00
Total Other Tenant Income	12,634.00	13,977.00	-1,343.00	18,650.00
NET TENANT INCOME	191,724.61	220,068.00	-28,343.39	293,438.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	364,897.00	358,398.00	6,499.00	477,858.00
Allocated Interest Income	0.00	9.00	-9.00	18.00
Fraud Recovery PH	10,319.39	0.00	10,319.39	0.00
Other Miscellaneous Income-PMC	0.00	522.00	-522.00	700.00
Allocated Other Income	3,015.82	5,103.00	-2,087.18	6,805.00
TOTAL GRANT AND OTHER INCOME	378,232.21	364,032.00	14,200.21	485,381.00
TOTAL INCOME	569,956.82	584,100.00	-14,143.18	778,819.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	159,637.16	192,627.00	32,989.84	256,851.00
TOTAL TENANT SERVICES EXPENSES	7,299.02	9,324.00	2,024.98	12,435.00
TOTAL UTILITY EXPENSES	149,270.70	192,636.00	43,365.30	256,850.00
Total Maint Salaries				
	90,127.84	146,005.47	55,877.63	194,677.00
Total Materials				
	10,159.46	30,897.00	20,737.54	41,200.00
Total Contract Costs				
	77,114.56	87,084.00	9,969.44	116,100.00
TOTAL MAINTENACE EXPENSES	177,401.86	263,986.47	86,584.61	351,977.00
TOTAL PROTECTIVE SERVICES	50,823.13	53,937.00	3,113.87	71,915.00
TOTAL INSURANCE PREMIUMS	56,404.08	56,808.00	403.92	75,747.10
TOTAL GENERAL EXPENSE	1,464.37	3,753.00	2,288.63	5,000.00
TOTAL OPERATING EXPENSES	602,300.32	773,064.00	170,763.68	1,030,775.10
<b>OTHER FINANCING SOURCES</b>				
Excess Cash Transfer IN	0.00	35,667.00	-35,667.00	47,555.10
Operating Transfers IN	74,073.16	153,297.00	-79,223.84	204,401.00
TOTAL OTHER FINANCING SOURCES	74,073.16	188,964.00	-114,890.84	251,956.10
NET INCOME	41,729.66	0.00	41,729.66	0.00

**West Pine**  
**Income Statement**

Period = Oct 2024-Jun 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Rental Income				
Tenant Rent	198,814.50	198,522.00	292.50	264,700.00
Utility Reimbursement Refund	132.00	0.00	132.00	0.00
Total Rental Income	198,946.50	198,522.00	424.50	264,700.00
Other Tenant Income				
Damages/Maintenance	30.00	72.00	-42.00	100.00
Late Charges	7,891.00	6,003.00	1,888.00	8,000.00
Legal Fees - Tenant	484.50	0.00	484.50	0.00
Vacate Charges	-78.66	747.00	-825.66	1,000.00
Total Other Tenant Income	8,326.84	6,822.00	1,504.84	9,100.00
NET TENANT INCOME	207,273.34	205,344.00	1,929.34	273,800.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	288,610.00	282,384.00	6,226.00	376,508.00
Allocated Interest Income	0.00	9.00	-9.00	21.00
Fraud Recovery PH	-2,108.00	0.00	-2,108.00	0.00
Other Miscellaneous Income-PMC	0.00	1,872.00	-1,872.00	2,500.00
Allocated Other Income	2,800.41	4,743.00	-1,942.59	6,319.00
TOTAL GRANT AND OTHER INCOME	289,302.41	289,008.00	294.41	385,348.00
TOTAL INCOME	496,575.75	494,352.00	2,223.75	659,148.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	137,908.50	181,413.00	43,504.50	241,894.00
TOTAL TENANT SERVICES EXPENSES	4,475.28	7,236.00	2,760.72	9,642.00
TOTAL UTILITY EXPENSES	167,556.93	159,687.00	-7,869.93	212,900.00
Total Maint Salaries	85,121.72	141,625.53	56,503.81	188,836.00
Total Materials	29,303.25	31,878.00	2,574.75	42,500.00
Total Contract Costs	177,663.31	132,939.00	-44,724.31	177,260.00
TOTAL MAINTENACE EXPENSES	292,088.28	306,442.53	14,354.25	408,596.00
TOTAL PROTECTIVE SERVICES	79,734.24	78,012.00	-1,722.24	104,019.00
TOTAL INSURANCE PREMIUMS	52,772.47	62,055.00	9,282.53	82,733.95
TOTAL GENERAL EXPENSES	1,305.55	5,301.00	3,995.45	7,073.00
TOTAL OPERATING EXPENSES	735,841.25	800,134.47	64,293.22	1,066,857.95
<b>OTHER FINANCING SOURCES</b>				
Excess Cash Transfer IN	0.00	54,748.44	-54,748.44	72,997.95
Operating Transfers IN	192,622.16	251,034.03	-58,411.87	334,712.00
TOTAL OTHER FINANCING SOURCES	192,622.16	305,782.47	-113,160.31	407,709.95
NET INCOME	-46,643.34	0.00	-46,643.34	0.00

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

Period = Oct 2024-Jun 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	511,684.16	487,503.00	24,181.16	650,000.00
Utility Reimbursement Refund	2.00	0.00	2.00	0.00
Total Rental Income	511,686.16	487,503.00	24,183.16	650,000.00
Other Tenant Income				
Cleaning Fee	121.00	0.00	121.00	0.00
Late Charges	16,776.00	29,997.00	-13,221.00	40,000.00
Legal Fees - Tenant	374.00	0.00	374.00	0.00
Misc. Tenant Income	1,818.00	0.00	1,818.00	0.00
Vacate Charges	-845.00	2,997.00	-3,842.00	4,000.00
Total Other Tenant Income	18,244.00	32,994.00	-14,750.00	44,000.00
NET TENANT INCOME	529,930.16	520,497.00	9,433.16	694,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	850,547.00	746,100.00	104,447.00	994,800.00
Allocated Interest Income	0.00	36.00	-36.00	48.00
Fraud Recovery PH	-493.65	0.00	-493.65	0.00
Non-Dwelling Rent	11,770.00	9,900.00	1,870.00	13,200.00
Other Miscellaneous Income-PMC	0.00	747.00	-747.00	1,000.00
Allocated Other Income	7,943.44	13,446.00	-5,502.56	17,923.00
TOTAL GRANT AND OTHER INCOME	869,766.79	770,229.00	99,537.79	1,026,971.00
TOTAL INCOME	1,399,696.95	1,290,726.00	108,970.95	1,720,971.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	319,948.05	356,652.00	36,703.95	475,528.00
TOTAL TENANT SERVICES EXPENSES	14,164.84	14,067.00	-97.84	18,747.00
TOTAL UTILITY EXPENSES	246,166.83	285,007.59	38,840.76	380,006.00
Total Maint Salaries				
	215,351.13	318,272.22	102,921.09	424,368.00
Total Materials				
	29,349.44	60,462.00	31,112.56	80,600.00
Total Contract Costs				
	167,982.27	243,990.00	76,007.73	325,310.00
TOTAL MAINTENANCE EXPENSES	412,682.84	622,724.22	210,041.38	830,278.00
TOTAL PROTECTIVE SERVICES	255,997.73	335,178.00	79,180.27	446,907.00
TOTAL INSURANCE PREMIUMS	136,994.83	145,055.25	8,060.42	193,412.00
TOTAL GENERAL EXPENSES	2,532.42	15,003.00	12,470.58	20,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,388,487.54	1,773,657.00	385,169.46	2,364,878.00
<b>OTHER FINANCING SOURCES</b>				
Transfer between Program/Projects IN	106,449.86	79,875.00	26,574.86	106,500.00
Operating Transfers IN	278,072.75	403,056.00	-124,983.25	537,407.00
TOTAL OTHER FINANCING SOURCES	384,522.61	482,931.00	-98,408.39	643,907.00
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	211,677.02	0.00	211,677.02	0.00

## Baden House Elderly/Badenfest

### Income Statement

Period = Oct 2024-Jun 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	177,140.00	186,750.00	-9,610.00	249,000.00
Utility Reimb.-LIPH	-1,875.00	-1,647.00	-228.00	-2,196.00
Utility Reimbursement Refund	21.00	0.00	21.00	0.00
Total Rental Income	175,286.00	185,103.00	-9,817.00	246,804.00
Other Tenant Income				
Damages/Maintenance	0.00	747.00	-747.00	1,000.00
Late Charges	12,660.00	10,503.00	2,157.00	14,000.00
Misc.Tenant Income	25.00	0.00	25.00	0.00
Vacate Charges	100.00	1,125.00	-1,025.00	1,500.00
Total Other Tenant Income	12,785.00	12,375.00	410.00	16,500.00
NET TENANT INCOME	188,071.00	197,478.00	-9,407.00	263,304.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	349,807.00	344,961.00	4,846.00	459,946.00
Allocated Interest Income	0.00	9.00	-9.00	20.00
Fraud Recovery PH	-253.00	0.00	-253.00	0.00
Other Miscellaneous Income-PMC	0.00	189.00	-189.00	250.00
Allocated Other Income	3,338.93	5,652.00	-2,313.07	7,534.00
TOTAL GRANT AND OTHER INCOME	352,892.93	350,811.00	2,081.93	467,750.00
TOTAL INCOME	540,963.93	548,289.00	-7,325.07	731,054.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	143,249.62	188,406.00	45,156.38	251,204.00
TOTAL TENANT SERVICES EXPENSES	2,886.90	7,965.00	5,078.10	10,617.00
TOTAL UTILITY EXPENSES	148,755.72	162,729.00	13,973.28	216,960.00
Total Maint Salaries	109,268.87	145,041.03	35,772.16	193,383.00
Total Materials	15,092.40	26,163.00	11,070.60	34,900.00
Total Contract Costs	79,923.47	92,862.00	12,938.53	123,828.00
TOTAL MAINTENACE EXPENSES	204,284.74	264,066.03	59,781.29	352,111.00
TOTAL PROTECTIVE SERVICES	59,790.46	61,398.00	1,607.54	81,867.00
TOTAL INSURANCE PREMIUMS	39,963.42	48,339.00	8,375.58	64,453.96
TOTAL GENERAL EXPENSES	1,399.72	2,394.00	994.28	3,193.00
TOTAL OPERATING EXPENSES	600,330.58	735,302.97	134,972.39	980,405.96
<b>OTHER FINANCING SOURCES</b>				
Excess Cash Transfer IN	0.00	15,602.94	-15,602.94	20,803.96
Operating Transfers IN	100,951.49	171,411.03	-70,459.54	228,548.00
TOTAL OTHER FINANCING SOURCES	100,951.49	187,013.97	-86,062.48	249,351.96
NET INCOME	41,584.84	0.00	41,584.84	0.00

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

Period = Oct 2024-Jun 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	215,954.00	152,730.00	63,224.00	203,640.00
Tenant Accounts - True Up	-1,475.00	0.00	-1,475.00	0.00
Utility Reimb.-LIPH	-92,194.00	-56,250.00	-35,944.00	-75,000.00
Utility Reimbursement Refund	2,683.00	0.00	2,683.00	0.00
Total Rental Income	<u>124,968.00</u>	<u>96,480.00</u>	<u>28,488.00</u>	<u>128,640.00</u>
Other Tenant Income				
Damages/Maintenance	210.00	117.00	93.00	160.00
Late Charges	5,565.00	10,503.00	-4,938.00	14,000.00
Legal Fees - Tenant	1,319.00	0.00	1,319.00	0.00
Tenant Owed Utilities	-84.00	0.00	-84.00	0.00
Misc.Tenant Income	915.00	0.00	915.00	0.00
Vacate Charges	3,288.00	2,853.00	435.00	3,800.00
Total Other Tenant Income	<u>11,213.00</u>	<u>13,473.00</u>	<u>-2,260.00</u>	<u>17,960.00</u>
NET TENANT INCOME	<u>136,181.00</u>	<u>109,953.00</u>	<u>26,228.00</u>	<u>146,600.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	706,253.00	758,826.00	-52,573.00	1,011,770.00
Allocated Interest Income	0.00	54.00	-54.00	74.00
Allocated Other Income	12,197.90	20,646.00	-8,448.10	27,522.00
TOTAL GRANT AND OTHER INCOME	<u>718,450.90</u>	<u>779,526.00</u>	<u>-61,075.10</u>	<u>1,039,366.00</u>
TOTAL INCOME	<u>854,631.90</u>	<u>889,479.00</u>	<u>-34,847.10</u>	<u>1,185,966.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	237,699.88	269,100.00	31,400.12	358,811.74
TOTAL TENANT SERVICES EXPENSES	10,691.95	16,231.50	5,539.55	21,642.00
TOTAL UTILITY EXPENSES	220,447.50	206,550.00	-13,897.50	275,399.00
Total Maint Salaries				
Total Maint Salaries	157,423.97	166,942.53	9,518.56	222,581.00
Total Materials				
Total Materials	24,766.92	61,506.00	36,739.08	82,000.00
Total Contract Costs				
Total Contract Costs	119,856.61	137,394.00	17,537.39	183,200.00
TOTAL MAINTENACE EXPENSES	<u>302,047.50</u>	<u>365,842.53</u>	<u>63,795.03</u>	<u>487,781.00</u>
TOTAL PROTECTIVE SERVICES	46,677.98	107,779.50	61,101.52	143,706.00
TOTAL INSURANCE PREMIUMS	72,673.87	94,662.00	21,988.13	126,220.26
TOTAL GENERAL EXPENSES	-1,019.21	12,087.00	13,106.21	16,112.00
TOTAL OPERATING EXPENSES	<u>889,219.47</u>	<u>1,072,258.47</u>	<u>183,039.00</u>	<u>1,429,672.00</u>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	51,651.06	107,779.50	-56,128.44	143,706.00
Operating Transfers IN	36,666.66	74,999.97	-38,333.31	100,000.00
TOTAL OTHER FINANCING SOURCES	<u>88,317.72</u>	<u>182,779.47</u>	<u>-94,461.75</u>	<u>243,706.00</u>
NET INCOME	53,730.15	0.00	53,730.15	0.00

**Cochran Plaza**  
**Income Statement**  
Period = Oct 2024-Jun 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	69,961.00	76,239.00	-6,278.00	101,655.00
Utility Reimb.-LIPH	-39,980.00	-39,753.00	-227.00	-53,000.00
Total Rental Income	29,981.00	36,486.00	-6,505.00	48,655.00
Other Tenant Income				
Damages/Maintenance	35.00	299.97	-264.97	400.00
Late Charges	3,369.00	4,500.00	-1,131.00	6,000.00
Legal Fees - Tenant	0.00	9,000.00	-9,000.00	12,000.00
Misc. Tenant Income	252.00	0.00	252.00	0.00
Vacate Charges	0.00	1,503.00	-1,503.00	2,000.00
Total Other Tenant Income	3,656.00	15,302.97	-11,646.97	20,400.00
NET TENANT INCOME	33,637.00	51,788.97	-18,151.97	69,055.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	456,335.00	447,183.00	9,152.00	596,241.54
Allocated Interest Income	0.00	27.00	-27.00	43.00
Fraud Recovery PH	-1,770.00	0.00	-1,770.00	0.00
Other Miscellaneous Income	745.42	0.00	745.42	0.00
Insurance Proceeds	76,553.00	0.00	76,553.00	0.00
Allocated Other Income	7,081.79	11,988.00	-4,906.21	15,979.00
TOTAL GRANT AND OTHER INCOME	538,945.21	459,198.00	79,747.21	612,263.54
TOTAL INCOME	572,582.21	510,986.97	61,595.24	681,318.54
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	133,636.30	177,692.22	44,055.92	236,917.00
TOTAL TENANT SERVICES EXPENSES	6,123.01	6,372.00	248.99	8,489.00
TOTAL UTILITY EXPENSES	115,582.73	183,447.00	67,864.27	244,600.00
Total Maint Salaries	82,738.61	148,093.47	65,354.86	197,457.00
Total Materials	4,417.37	17,100.00	12,682.63	22,800.00
Total Contract Costs	155,994.19	104,346.00	-51,648.19	139,130.00
TOTAL MAINTENACE EXPENSES	243,150.17	269,539.47	26,389.30	359,387.00
TOTAL PROTECTIVE SERVICES	24,825.49	56,804.22	31,978.73	75,739.00
TOTAL INSURANCE PREMIUMS	42,410.70	45,963.00	3,552.30	61,272.54
TOTAL GENERAL EXPENSES	2,445.33	4,095.36	1,650.03	5,461.54
TOTAL OPERATING EXPENSES	568,173.73	743,894.19	175,720.46	991,866.08
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	27,195.19	56,804.22	-29,609.03	75,739.00
Operating Transfers IN	39,134.66	176,103.00	-136,968.34	234,808.54
TOTAL OTHER FINANCING SOURCES	66,329.85	232,907.22	-166,577.37	310,547.54
NET INCOME	70,738.33	0.00	70,738.33	0.00

## Northside Scattered Sites

### Income Statement

Period = Oct 2024-Jun 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
<b>TENANT INCOME</b>				
Tenant Rent	77,021.00	98,028.00	-21,007.00	130,700.00
Utility Reimb.-LIPH	-44,867.00	-43,497.00	-1,370.00	-58,000.00
Utility Reimbursement Refund	-128.00	0.00	-128.00	0.00
Total Rental Income	<u>32,026.00</u>	<u>54,531.00</u>	<u>-22,505.00</u>	<u>72,700.00</u>
<b>Other Tenant Income</b>				
Late Charges	4,380.00	3,753.00	627.00	5,000.00
Legal Fees - Tenant	0.00	1,503.00	-1,503.00	2,000.00
Tenant Owed Utilities	0.01	0.00	0.01	0.00
Vacate Charges	-66.00	7,128.00	-7,194.00	9,500.00
Total Other Tenant Income	<u>4,314.01</u>	<u>12,384.00</u>	<u>-8,069.99</u>	<u>16,500.00</u>
<b>NET TENANT INCOME</b>	<u><u>36,340.01</u></u>	<u><u>66,915.00</u></u>	<u><u>-30,574.99</u></u>	<u><u>89,200.00</u></u>
<b>GRANT INCOME AND OTHER INCOME</b>				
HUD PHA Operating Subsidy/CF Operations	752,679.00	773,883.00	-21,204.00	1,031,847.00
Allocated Interest Income	0.00	54.00	-54.00	73.00
Fraud Recovery PH	-1,837.00	0.00	-1,837.00	0.00
Allocated Other Income	11,955.55	20,232.00	-8,276.45	26,975.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<u>762,797.55</u>	<u>794,169.00</u>	<u>-31,371.45</u>	<u>1,058,895.00</u>
<b>TOTAL INCOME</b>	<u><u>799,137.56</u></u>	<u><u>861,084.00</u></u>	<u><u>-61,946.44</u></u>	<u><u>1,148,095.00</u></u>
<b>EXPENSES</b>				
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	171,616.75	222,572.97	50,956.22	296,768.00
<b>TOTAL TENANT SERVICES EXPENSES</b>	10,336.93	10,746.00	409.07	14,332.00
<b>TOTAL UTILITY EXPENSES</b>	160,107.06	180,450.00	20,342.94	240,600.00
<b>Total Maintenance Expenses</b>				
Total Maint Salaries	64,137.46	142,319.97	78,182.51	189,759.00
Total Materials	28,362.48	65,061.00	36,698.52	86,740.00
Total Contract Costs	197,700.81	253,671.03	55,970.22	338,229.00
<b>TOTAL MAINTENANCE EXPENSES</b>	<u>290,200.75</u>	<u>461,052.00</u>	<u>170,851.25</u>	<u>614,728.00</u>
<b>TOTAL PROTECTIVE SERVICES</b>	290.85	1,872.00	1,581.15	2,500.00
<b>TOTAL INSURANCE PREMIUMS</b>	80,078.66	56,556.00	-23,522.66	75,410.00
<b>TOTAL GENERAL EXPENSES</b>	<u>1,241.35</u>	<u>15,111.00</u>	<u>13,869.65</u>	<u>20,144.00</u>
<b>TOTAL OPERATING EXPENSES</b>	<u><u>713,872.35</u></u>	<u><u>948,374.28</u></u>	<u><u>234,501.93</u></u>	<u><u>1,264,482.00</u></u>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	87,290.28	-87,290.28	116,387.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<u>0.00</u>	<u>87,290.28</u>	<u>-87,290.28</u>	<u>116,387.00</u>
<b>NET INCOME</b>	85,265.21	0.00	85,265.21	0.00

## Southside Scattered Sites

### Income Statement

Period = Oct 2024-Jun 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	89,131.19	161,181.00	-72,049.81	214,908.00
Tenant Accounts - True Up	-400.00	0.00	-400.00	0.00
Utility Reimb.-LIPH	-40,331.00	-22,347.00	-17,984.00	-29,800.00
Utility Reimbursement Refund	5,317.43	0.00	5,317.43	0.00
Total Rental Income	<u>53,717.62</u>	<u>138,834.00</u>	<u>-85,116.38</u>	<u>185,108.00</u>
Other Tenant Income				
Damages/Maintenance	136.72	0.00	136.72	0.00
Late Charges	-7,895.00	11,628.00	-19,523.00	15,500.00
Legal Fees - Tenant	1,465.50	0.00	1,465.50	0.00
Tenant Owed Utilities	-799.80	0.00	-799.80	0.00
Misc.Tenant Income	-124.00	0.00	-124.00	0.00
Vacate Charges	7,400.61	2,250.00	5,150.61	3,000.00
Total Other Tenant Income	<u>184.03</u>	<u>13,878.00</u>	<u>-13,693.97</u>	<u>18,500.00</u>
NET TENANT INCOME	<u>53,901.65</u>	<u>152,712.00</u>	<u>-98,810.35</u>	<u>203,608.00</u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	520,223.00	535,176.00	-14,953.00	713,566.00
Allocated Interest Income	0.00	27.00	-27.00	37.00
Fraud Recovery PH	-694.00	0.00	-694.00	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	6,112.42	10,341.00	-4,228.58	13,791.00
TOTAL GRANT AND OTHER INCOME	<u>525,912.13</u>	<u>545,544.00</u>	<u>-19,631.87</u>	<u>727,404.00</u>
TOTAL INCOME	<u>579,813.78</u>	<u>698,256.00</u>	<u>-118,442.22</u>	<u>931,012.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	130,505.80	213,075.00	82,569.20	284,106.00
TOTAL TENANT SERVICES EXPENSES	5,284.85	5,499.00	214.15	7,327.00
TOTAL UTILITY EXPENSES	164,739.48	165,753.00	1,013.52	221,000.00
Total Maint Salaries	168,306.60	235,693.53	67,386.93	314,265.00
Total Materials	36,426.45	52,875.00	16,448.55	70,500.00
Total Contract Costs	144,785.77	155,475.00	10,689.23	207,260.00
TOTAL MAINTENANCE EXPENSES	<u>349,518.82</u>	<u>444,043.53</u>	<u>94,524.71</u>	<u>592,025.00</u>
TOTAL PROTECTIVE SERVICES	1,014.29	0.00	-1,014.29	0.00
TOTAL INSURANCE PREMIUMS	125,163.75	74,684.25	-50,479.50	99,575.68
TOTAL GENERAL EXPENSES	2,679.46	7,497.00	4,817.54	10,000.00
TOTAL OPERATING EXPENSES	<u>778,906.45</u>	<u>910,522.26</u>	<u>131,615.81</u>	<u>1,214,033.68</u>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	210,141.00	212,266.26	-2,125.26	283,021.68
TOTAL OTHER FINANCING SOURCES	<u>210,141.00</u>	<u>212,266.26</u>	<u>-2,125.26</u>	<u>283,021.68</u>
Prior Period Adjustments Affecting RR	13,782.00	0.00	-13,782.00	0.00
TOTAL NON-OPERATING ITEMS	<u>13,782.00</u>	<u>0.00</u>	<u>-13,782.00</u>	<u>0.00</u>
NET INCOME	<u>-2,733.67</u>	<u>0.00</u>	<u>-2,733.67</u>	<u>0.00</u>

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

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	40,256.00	37,701.00	2,555.00	50,268.00
Utility Reimb.-LIPH	-12,355.00	-5,877.00	-6,478.00	-7,836.00
Total Rental Income	27,901.00	31,824.00	-3,923.00	42,432.00
Other Tenant Income				
Late Charges	393.00	1,872.00	-1,479.00	2,500.00
Total Other Tenant Income	393.00	1,872.00	-1,479.00	2,500.00
NET TENANT INCOME	28,294.00	33,696.00	-5,402.00	44,932.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	95,891.00	93,627.00	2,264.00	124,841.00
Allocated Interest Income	0.00	0.00	0.00	9.00
Fraud Recovery PH	201.00	0.00	201.00	0.00
Allocated Other Income	1,507.92	2,556.00	-1,048.08	3,402.00
TOTAL GRANT AND OTHER INCOME	97,599.92	96,183.00	1,416.92	128,252.00
TOTAL INCOME	125,893.92	129,879.00	-3,985.08	173,184.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	23,296.40	36,495.00	13,198.60	48,658.00
TOTAL TENANT SERVICES EXPENSES	1,303.76	1,359.00	55.24	1,808.00
TOTAL UTILITY EXPENSES	20,744.63	38,475.00	17,730.37	51,300.00
Total General Maint Expense	10,890.27	16,101.00	5,210.73	21,471.00
Total Materials	425.96	8,811.00	8,385.04	11,740.00
Total Contract Costs	25,640.11	42,615.00	16,974.89	56,820.00
TOTAL MAINTENANCE EXPENSES	36,956.34	67,527.00	30,570.66	90,031.00
TOTAL PROTECTIVE SERVICES	7,485.13	17,478.00	9,992.87	23,304.00
TOTAL INSURANCE PREMIUMS	12,148.74	13,320.00	1,171.26	17,752.00
TOTAL GENERAL EXPENSES	76.95	5,985.00	5,908.05	7,979.00
TOTAL OPERATING EXPENSES	102,011.95	179,177.22	77,165.35	240,832.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	8,376.87	17,478.00	-9,101.13	23,304.00
Operating Transfers IN	0.00	31,820.22	-31,820.22	42,427.00
TOTAL OTHER FINANCING SOURCES	8,376.87	49,298.22	-40,921.35	65,731.00
NET INCOME	32,258.84	0.00	32,258.92	0.00

## Mixed Finance Properties

### Income Statement

Period = Oct 2024-Jun 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	384,255.00	378,414.72	5,840.28	504,553.00
Investment Inc -Restricted Non-Allocated	240.77	0.00	240.77	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>384,495.77</b>	<b>378,414.72</b>	<b>6,081.05</b>	<b>504,553.00</b>
<b>TOTAL INCOME</b>	<b>384,495.77</b>	<b>378,414.72</b>	<b>6,081.05</b>	<b>504,553.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	46,163.66	57,012.75	10,849.09	76,017.00
TOTAL UTILITY EXPENSES	110,147.22	121,102.47	10,955.25	161,470.00
TOTAL INSURANCE PREMIUMS	6,135.03	5,209.47	-925.56	6,946.00
TOTAL GENERAL EXPENSES	263,646.00	260,585.28	-3,060.72	347,447.00
<b>TOTAL OPERATING EXPENSES</b>	<b>426,091.91</b>	<b>443,909.97</b>	<b>17,818.06</b>	<b>591,880.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	65,495.25	-65,495.25	87,327.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>65,495.25</b>	<b>-65,495.25</b>	<b>87,327.00</b>
<b>NET INCOME</b>	<b>-41,596.14</b>	<b>0.00</b>	<b>-41,596.14</b>	<b>0.00</b>

#### Murphy Park II (45)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	263,755.00	260,783.28	2,971.72	347,711.00
Investment Inc -Restricted Non-Allocated	11,545.55	0.00	11,545.55	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>275,300.55</b>	<b>260,783.28</b>	<b>14,517.27</b>	<b>347,711.00</b>
<b>TOTAL INCOME</b>	<b>275,300.55</b>	<b>260,783.28</b>	<b>14,517.27</b>	<b>347,711.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	30,894.78	38,285.28	7,390.50	51,047.00
TOTAL UTILITY EXPENSES	75,095.28	87,972.03	12,876.75	117,296.00
TOTAL INSURANCE PREMIUMS	4,203.72	5,173.47	969.75	6,898.00
TOTAL GENERAL EXPENSES	342,433.28	172,028.25	-170,405.03	229,371.00
<b>TOTAL OPERATING EXPENSES</b>	<b>452,627.06</b>	<b>303,459.03</b>	<b>-149,168.03</b>	<b>404,612.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	42,675.75	-42,675.75	56,901.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>42,675.75</b>	<b>-42,675.75</b>	<b>56,901.00</b>
<b>NET INCOME</b>	<b>-177,326.51</b>	<b>0.00</b>	<b>-177,326.51</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2024-Jun 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	308,725.00	265,716.00	43,009.00	354,288.00
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>308,725.00</b>	<b>265,716.00</b>	<b>43,009.00</b>	<b>354,288.00</b>
<b>TOTAL INCOME</b>	<b>308,725.00</b>	<b>265,716.00</b>	<b>43,009.00</b>	<b>354,288.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	33,407.63	41,369.94	7,962.31	55,160.00
TOTAL UTILITY EXPENSES	77,758.47	92,025.00	14,266.53	122,700.00
TOTAL INSURANCE PREMIUMS	4,231.53	5,209.47	977.94	6,946.00
TOTAL GENERAL EXPENSES	174,790.53	127,111.50	-47,679.03	169,482.00
<b>TOTAL OPERATING EXPENSES</b>	<b>290,188.16</b>	<b>265,716.00</b>	<b>-24,472.16</b>	<b>354,288.00</b>
<b>NET INCOME</b>	<b>18,536.84</b>	<b>0.00</b>	<b>18,536.84</b>	<b>0.00</b>

### 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	89,631.00	105,481.53	-15,850.53	140,642.00
Investment Inc -Restricted Non-Allocated	23.37	0.00	23.37	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>89,654.37</b>	<b>105,481.53</b>	<b>-15,827.16</b>	<b>140,642.00</b>
<b>TOTAL INCOME</b>	<b>89,654.37</b>	<b>105,481.53</b>	<b>-15,827.16</b>	<b>140,642.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	13,312.47	17,081.19	3,768.72	22,775.00
TOTAL UTILITY EXPENSES	10,199.97	11,137.50	937.53	14,850.00
TOTAL PROTECTIVE SERVICES	11,209.99	26,217.00	15,007.01	34,956.00
TOTAL INSURANCE PREMIUMS	2,468.97	3,036.78	567.81	4,049.00
TOTAL GENERAL EXPENSES	45,892.53	74,225.70	28,333.17	98,967.60
<b>TOTAL OPERATING EXPENSES</b>	<b>83,083.93</b>	<b>131,698.53</b>	<b>48,614.60</b>	<b>175,598.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	12,545.49	26,217.00	-13,671.51	34,956.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>12,545.49</b>	<b>26,217.00</b>	<b>-13,671.51</b>	<b>34,956.00</b>
<b>NET INCOME</b>	<b>19,115.93</b>	<b>0.00</b>	<b>19,115.93</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2024-Jun 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	95,995.00	116,216.28	-20,221.28	154,955.00
TOTAL GRANT AND OTHER INCOME	95,995.00	116,216.28	-20,221.28	154,955.00
TOTAL INCOME	95,995.00	116,216.28	-20,221.28	154,955.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	9,927.95	12,045.06	2,117.11	16,060.00
TOTAL TENANT SERVICES EXPENSES	0.00	450.00	450.00	600.00
TOTAL UTILITY EXPENSES	41,890.50	43,147.53	1,257.03	57,530.00
TOTAL PROTECTIVE SERVICES	12,451.62	29,130.03	16,678.41	38,840.00
TOTAL INSURANCE PREMIUMS	2,196.72	2,656.53	459.81	3,542.00
TOTAL GENERAL EXPENSES	44,538.03	57,917.25	13,379.22	77,223.00
TOTAL OPERATING EXPENSES	111,004.82	145,346.31	34,341.49	193,795.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	13,935.04	29,130.03	-15,194.99	38,840.00
TOTAL OTHER FINANCING SOURCES	13,935.04	29,130.03	-15,194.99	38,840.00
NET INCOME	-1,074.78	0.00	-1,074.78	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	128,101.00	133,949.97	-5,848.97	178,600.00
Investment Inc -Restricted Non-Allocated	14.49	0.00	14.49	0.00
TOTAL GRANT AND OTHER INCOME	128,115.49	133,949.97	-5,834.48	178,600.00
TOTAL INCOME	128,115.49	133,949.97	-5,834.48	178,600.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	16,822.10	21,383.28	4,561.18	28,511.00
TOTAL UTILITY EXPENSES	19,125.00	15,806.97	-3,318.03	21,075.96
TOTAL PROTECTIVE SERVICES	13,728.71	32,042.97	18,314.26	42,724.00
TOTAL INSURANCE PREMIUMS	2,947.50	3,626.28	678.78	4,835.00
TOTAL GENERAL EXPENSES	66,539.97	93,133.53	26,593.56	124,178.04
TOTAL OPERATING EXPENSES	119,163.28	165,992.94	46,829.66	221,324.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	15,364.27	32,042.97	-16,678.70	42,724.00
TOTAL OTHER FINANCING SOURCES	15,364.27	32,042.97	-16,678.70	42,724.00
NET INCOME	24,316.48	0.00	24,316.48	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Jun 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	220,080.00	207,115.47	12,964.53	276,154.00
TOTAL GRANT AND OTHER INCOME	220,080.00	207,115.47	12,964.53	276,154.00
TOTAL INCOME	220,080.00	207,115.47	12,964.53	276,154.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	29,225.87	36,208.44	6,982.57	48,278.00
TOTAL TENANT SERVICES EXPENSES	120.00	1,665.00	1,545.00	2,220.00
TOTAL UTILITY EXPENSES	56,187.72	55,416.96	-770.76	73,889.25
TOTAL PROTECTIVE SERVICES	19,333.73	45,152.28	25,818.55	60,203.00
TOTAL INSURANCE PREMIUMS	4,110.75	5,058.72	947.97	6,745.00
TOTAL GENERAL EXPENSES	91,522.53	108,766.71	17,244.18	145,022.31
TOTAL OPERATING EXPENSES	200,500.60	252,267.75	51,767.15	336,357.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	21,637.04	45,152.28	-23,515.24	60,203.00
TOTAL OTHER FINANCING SOURCES	21,637.04	45,152.28	-23,515.24	60,203.00
NET INCOME	41,216.44	0.00	41,216.44	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	232,826.00	257,157.72	-24,331.72	342,877.00
Investment Inc -Restricted Non-Allocated	20,274.79	0.00	20,274.79	0.00
TOTAL GRANT AND OTHER INCOME	253,100.79	257,157.72	-4,056.93	342,877.00
TOTAL INCOME	253,100.79	257,157.72	-4,056.93	342,877.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	15,040.96	18,914.94	3,873.98	25,220.00
TOTAL TENANT SERVICES EXPENSES	1,065.00	855.00	-210.00	1,140.00
TOTAL UTILITY EXPENSES	79,080.75	102,357.00	23,276.25	136,476.00
TOTAL PROTECTIVE SERVICES	23,377.86	54,618.75	31,240.89	72,825.00
TOTAL INSURANCE PREMIUMS	4,135.50	4,945.50	810.00	6,594.00
TOTAL GENERAL EXPENSES	332,552.16	130,085.28	-202,466.88	173,447.00
TOTAL OPERATING EXPENSES	455,252.23	311,776.47	-143,475.76	415,702.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	26,162.97	54,618.75	-28,455.78	72,825.00
TOTAL OTHER FINANCING SOURCES	26,162.97	54,618.75	-28,455.78	72,825.00
NET INCOME	-175,988.47	0.00	-175,988.47	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Jun 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	92,460.00	82,000.53	10,459.47	109,334.00
Investment Inc -Restricted Non-Allocated	2,672.21	0.00	2,672.21	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>95,132.21</b>	<b>82,000.53</b>	<b>13,131.68</b>	<b>109,334.00</b>
<b>TOTAL INCOME</b>	<b>95,132.21</b>	<b>82,000.53</b>	<b>13,131.68</b>	<b>109,334.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	4,458.04	5,678.28	1,220.24	7,571.00
TOTAL TENANT SERVICES EXPENSES	0.00	247.50	247.50	330.00
TOTAL UTILITY EXPENSES	29,733.03	31,423.50	1,690.47	41,898.00
TOTAL PROTECTIVE SERVICES	6,846.60	16,022.25	9,175.65	21,363.00
TOTAL INSURANCE PREMIUMS	1,691.28	1,879.47	188.19	2,506.00
TOTAL GENERAL EXPENSES	88,243.00	42,771.78	-45,471.22	57,029.00
<b>TOTAL OPERATING EXPENSES</b>	<b>130,971.95</b>	<b>98,022.78</b>	<b>-32,949.17</b>	<b>130,697.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	7,662.27	16,022.25	-8,359.98	21,363.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>7,662.27</b>	<b>16,022.25</b>	<b>-8,359.98</b>	<b>21,363.00</b>
<b>NET INCOME</b>	<b>-28,177.47</b>	<b>0.00</b>	<b>-28,177.47</b>	<b>0.00</b>

### Vaughn Elderly -Cahill House (56)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	225,658.00	230,673.78	-5,015.78	307,565.10
Investment Inc -Restricted Non-Allocated	19,080.38	0.00	19,080.38	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>244,738.38</b>	<b>230,673.78</b>	<b>14,064.60</b>	<b>307,565.10</b>
<b>TOTAL INCOME</b>	<b>244,738.38</b>	<b>230,673.78</b>	<b>14,064.60</b>	<b>307,565.10</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	16,770.58	19,377.72	2,607.14	25,837.00
TOTAL TENANT SERVICES EXPENSES	951.43	900.00	-51.43	1,200.00
TOTAL UTILITY EXPENSES	100,248.75	105,933.78	5,685.03	141,244.98
TOTAL INSURANCE PREMIUMS	5,756.22	6,360.03	603.81	8,480.00
TOTAL GENERAL EXPENSES	94,500.72	98,102.34	3,601.62	130,803.12
<b>TOTAL OPERATING EXPENSES</b>	<b>218,227.70</b>	<b>230,673.78</b>	<b>12,446.08</b>	<b>307,565.10</b>
<b>NET INCOME</b>	<b>26,510.68</b>	<b>0.00</b>	<b>26,510.68</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2024-Jun 2025

Book = Accrual

### Renaissance Place @ Grand II (57)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	212,764.00	194,340.78	18,423.22	259,121.00
Investment Inc -Restricted Non-Allocated	3,647.24	0.00	3,647.24	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>216,411.24</b>	<b>194,340.78</b>	<b>22,070.46</b>	<b>259,121.00</b>
<b>TOTAL INCOME</b>	<b>216,411.24</b>	<b>194,340.78</b>	<b>22,070.46</b>	<b>259,121.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	14,957.18	18,741.78	3,784.60	24,989.00
TOTAL TENANT SERVICES EXPENSES	0.00	405.00	405.00	540.00
TOTAL UTILITY EXPENSES	45,623.97	54,335.97	8,712.00	72,448.00
TOTAL PROTECTIVE SERVICES	11,209.99	26,217.00	15,007.01	34,956.00
TOTAL INSURANCE PREMIUMS	2,396.25	2,949.03	552.78	3,932.00
TOTAL GENERAL EXPENSES	124,652.35	117,909.00	-6,743.35	157,212.00
<b>TOTAL OPERATING EXPENSES</b>	<b>198,839.74</b>	<b>220,557.78</b>	<b>21,718.04</b>	<b>294,077.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	12,545.49	26,217.00	-13,671.51	34,956.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>12,545.49</b>	<b>26,217.00</b>	<b>-13,671.51</b>	<b>34,956.00</b>
<b>NET INCOME</b>	<b>30,116.99</b>	<b>0.00</b>	<b>30,116.99</b>	<b>0.00</b>

### Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	156,035.00	191,667.78	-35,632.78	255,557.00
Investment Inc -Restricted Non-Allocated	8,955.44	0.00	8,955.44	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>164,990.44</b>	<b>191,667.78</b>	<b>-26,677.34</b>	<b>255,557.00</b>
<b>TOTAL INCOME</b>	<b>164,990.44</b>	<b>191,667.78</b>	<b>-26,677.34</b>	<b>255,557.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	19,583.77	24,413.22	4,829.45	32,551.00
TOTAL TENANT SERVICES EXPENSES	0.00	1,057.50	1,057.50	1,410.00
TOTAL UTILITY EXPENSES	58,207.50	58,206.78	-0.72	77,609.00
TOTAL PROTECTIVE SERVICES	14,331.79	33,500.25	19,168.46	44,667.00
TOTAL INSURANCE PREMIUMS	3,078.00	3,876.03	798.03	5,168.00
TOTAL GENERAL EXPENSES	104,114.34	104,114.25	-0.09	138,819.00
<b>TOTAL OPERATING EXPENSES</b>	<b>199,315.40</b>	<b>225,168.03</b>	<b>25,852.63</b>	<b>300,224.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	16,039.20	33,500.25	-17,461.05	44,667.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>16,039.20</b>	<b>33,500.25</b>	<b>-17,461.05</b>	<b>44,667.00</b>
<b>NET INCOME</b>	<b>-18,285.76</b>	<b>0.00</b>	<b>-18,285.76</b>	<b>0.00</b>

## Mixed Finance Properties Income Statement

Period = Oct 2024-Jun 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	261,265.00	248,418.00	12,847.00	331,224.00
Investment Inc -Restricted Non-Allocated	5,587.83	0.00	5,587.83	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>266,852.83</b>	<b>248,418.00</b>	<b>18,434.83</b>	<b>331,224.00</b>
<b>TOTAL INCOME</b>	<b>266,852.83</b>	<b>248,418.00</b>	<b>18,434.83</b>	<b>331,224.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	25,417.82	31,565.97	6,148.15	42,088.00
TOTAL TENANT SERVICES EXPENSES	0.00	562.50	562.50	750.00
TOTAL UTILITY EXPENSES	61,632.72	63,051.75	1,419.03	84,069.00
TOTAL PROTECTIVE SERVICES	15,573.40	36,413.28	20,839.88	48,551.00
TOTAL INSURANCE PREMIUMS	3,263.22	4,018.50	755.28	5,358.00
TOTAL GENERAL EXPENSES	212,321.75	149,219.28	-63,102.47	198,959.00
<b>TOTAL OPERATING EXPENSES</b>	<b>318,208.91</b>	<b>284,831.28</b>	<b>-33,377.63</b>	<b>379,775.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	17,428.73	36,413.28	-18,984.55	48,551.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>17,428.73</b>	<b>36,413.28</b>	<b>-18,984.55</b>	<b>48,551.00</b>
<b>NET INCOME</b>	<b>-33,927.35</b>	<b>0.00</b>	<b>-33,927.35</b>	<b>0.00</b>

### Cambridge Heights II (60)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	172,435.00	146,113.47	26,321.53	194,818.00
Investment Inc -Restricted Non-Allocated	3,125.33	0.00	3,125.33	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>175,560.33</b>	<b>146,113.47</b>	<b>29,446.86</b>	<b>194,818.00</b>
<b>TOTAL INCOME</b>	<b>175,560.33</b>	<b>146,113.47</b>	<b>29,446.86</b>	<b>194,818.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	23,331.17	28,862.28	5,531.11	38,483.00
TOTAL UTILITY EXPENSES	55,194.03	55,185.93	-8.10	73,581.25
TOTAL PROTECTIVE SERVICES	13,729.47	32,040.00	18,310.53	42,724.00
TOTAL INSURANCE PREMIUMS	2,911.50	3,672.72	761.22	4,897.00
TOTAL GENERAL EXPENSES	90,579.24	90,435.87	-143.37	120,581.13
<b>TOTAL OPERATING EXPENSES</b>	<b>185,745.41</b>	<b>210,199.41</b>	<b>24,454.00</b>	<b>280,266.00</b>
<b>OTHER FINANCING SOURCES</b>				
Excess Cash Transfer IN	0.00	32,042.97	-32,042.97	42,724.00
Operating Transfers IN	15,365.08	32,042.97	-16,677.89	42,724.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>15,365.08</b>	<b>64,085.94</b>	<b>-48,720.86</b>	<b>85,448.00</b>
<b>NET INCOME</b>	<b>5,180.00</b>	<b>0.00</b>	<b>5,180.00</b>	<b>0.00</b>

## Mixed Finance Properties

### Income Statement

Period = Oct 2024-Jun 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	302,704.00	65,196.00	237,508.00	86,934.00
Investment Inc -Restricted Non-Allocated	20,425.47	0.00	20,425.47	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>323,129.47</b>	<b>65,196.00</b>	<b>257,933.47</b>	<b>86,934.00</b>
<b>TOTAL INCOME</b>	<b>323,129.47</b>	<b>65,196.00</b>	<b>257,933.47</b>	<b>86,934.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	23,213.12	28,467.00	5,253.88	37,961.00
TOTAL UTILITY EXPENSES	174,375.00	0.00	-174,375.00	0.00
TOTAL INSURANCE PREMIUMS	0.00	36,729.00	36,729.00	48,973.00
TOTAL GENERAL EXPENSES	253,773.22	0.00	-253,773.22	0.00
<b>TOTAL OPERATING EXPENSES</b>	<b>451,361.34</b>	<b>65,196.00</b>	<b>-386,165.34</b>	<b>86,934.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	256,800.00	0.00	256,800.00	0.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>256,800.00</b>	<b>0.00</b>	<b>256,800.00</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>128,568.13</b>	<b>0.00</b>	<b>128,568.13</b>	<b>0.00</b>

#### 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	154,458.00	138,600.72	15,857.28	184,801.00
Investment Inc -Restricted Non-Allocated	195.87	0.00	195.87	0.00
<b>TOTAL GRANT AND OTHER INCOME</b>	<b>154,653.87</b>	<b>138,600.72</b>	<b>16,053.15</b>	<b>184,801.00</b>
<b>TOTAL INCOME</b>	<b>154,653.87</b>	<b>138,600.72</b>	<b>16,053.15</b>	<b>184,801.00</b>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	14,977.81	18,582.66	3,604.85	24,777.00
TOTAL UTILITY EXPENSES	90,409.50	85,468.68	-4,940.82	113,958.24
TOTAL PROTECTIVE SERVICES	23,377.86	54,618.75	31,240.89	72,825.00
TOTAL INSURANCE PREMIUMS	4,050.72	4,900.50	849.78	6,534.00
TOTAL GENERAL EXPENSES	30,866.22	29,648.70	-1,217.52	39,531.60
<b>TOTAL OPERATING EXPENSES</b>	<b>163,682.11</b>	<b>193,219.47</b>	<b>29,537.36</b>	<b>257,626.00</b>
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	26,162.97	54,618.75	-28,455.78	72,825.00
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>26,162.97</b>	<b>54,618.75</b>	<b>-28,455.78</b>	<b>72,825.00</b>
<b>NET INCOME</b>	<b>17,134.73</b>	<b>0.00</b>	<b>17,134.73</b>	<b>0.00</b>

## Mixed Finance Properties

### Income Statement

Period = Oct 2024-Jun 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	329,002.00	341,829.00	-12,827.00	455,772.00
Investment Inc -Restricted Non-Allocated	193.56	0.00	193.56	0.00
TOTAL GRANT AND OTHER INCOME	329,195.56	341,829.00	-12,633.44	455,772.00
TOTAL INCOME	329,195.56	341,829.00	-12,633.44	455,772.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	29,755.61	37,197.72	7,442.11	49,597.00
TOTAL UTILITY EXPENSES	111,219.75	116,363.25	5,143.50	155,151.00
TOTAL INSURANCE PREMIUMS	4,519.53	5,563.53	1,044.00	7,418.00
TOTAL GENERAL EXPENSES	169,479.72	182,704.50	13,224.78	243,606.00
TOTAL OPERATING EXPENSES	314,974.61	341,829.00	26,854.39	455,772.00
NET INCOME	14,220.95	0.00	14,220.95	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	229,634.00	240,034.50	-10,400.50	320,046.00
Investment Inc -Restricted Non-Allocated	513.56	0.00	513.56	0.00
TOTAL GRANT AND OTHER INCOME	230,147.56	240,034.50	-9,886.94	320,046.00
TOTAL INCOME	230,147.56	240,034.50	-9,886.94	320,046.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	26,229.57	32,375.25	6,145.68	43,167.00
TOTAL TENANT SERVICES EXPENSES	960.00	1,575.00	615.00	2,100.00
TOTAL UTILITY EXPENSES	50,010.03	69,474.78	19,464.75	92,633.00
TOTAL INSURANCE PREMIUMS	3,881.97	4,777.47	895.50	6,370.00
TOTAL GENERAL EXPENSES	143,847.00	131,832.00	-12,015.00	175,776.00
TOTAL OPERATING EXPENSES	224,928.57	240,034.50	15,105.93	320,046.00
NET INCOME	5,218.99	0.00	5,218.99	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2024-Jun 2025

Book = Accrual

<b>North Sarah II (65)</b>				
	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	174,556.00	188,596.53	-14,040.53	251,462.00
Investment Inc -Restricted Non-Allocated	4,986.21	0.00	4,986.21	0.00
TOTAL GRANT AND OTHER INCOME	179,542.21	188,596.53	-9,054.32	251,462.00
TOTAL INCOME	179,542.21	188,596.53	-9,054.32	251,462.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	17,740.14	21,961.44	4,221.30	29,282.00
TOTAL UTILITY EXPENSES	32,699.97	31,983.75	-716.22	42,645.00
TOTAL INSURANCE PREMIUMS	3,042.00	3,726.72	684.72	4,969.00
TOTAL GENERAL EXPENSES	109,287.90	130,924.53	21,636.63	174,566.00
TOTAL OPERATING EXPENSES	162,770.01	188,596.53	25,826.52	251,462.00
NET INCOME	16,772.20	0.00	16,772.20	0.00

<b>North Sarah III (66)</b>				
	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	115,227.00	131,126.22	-15,899.22	174,835.00
Investment Inc -Restricted Non-Allocated	9,143.91	0.00	9,143.91	0.00
TOTAL GRANT AND OTHER INCOME	124,370.91	131,126.22	-6,755.31	174,835.00
TOTAL INCOME	124,370.91	131,126.22	-6,755.31	174,835.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	14,127.52	17,530.47	3,402.95	23,374.00
TOTAL UTILITY EXPENSES	24,360.03	24,413.22	53.19	32,551.00
TOTAL INSURANCE PREMIUMS	2,331.00	3,704.22	1,373.22	4,939.00
TOTAL GENERAL EXPENSES	63,297.72	85,478.22	22,180.50	113,971.00
TOTAL OPERATING EXPENSES	104,116.27	131,126.22	27,009.95	174,835.00
NET INCOME	20,254.64	0.00	20,254.64	0.00

**Mixed Finance Properties  
Income Statement**

Period = Oct 2024-Jun 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	65,037.00	89,752.50	-24,715.50	119,670.00
Investment Inc -Restricted Non-Allocated	13.65	0.00	13.65	0.00
TOTAL GRANT AND OTHER INCOME	<u>65,050.65</u>	<u>89,752.50</u>	<u>-24,701.85</u>	<u>119,670.00</u>
TOTAL INCOME	<u>65,050.65</u>	<u>89,752.50</u>	<u>-24,701.85</u>	<u>119,670.00</u>
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	3,392.74	12,125.97	8,733.23	16,168.00
TOTAL UTILITY EXPENSES	12,206.25	13,106.25	900.00	17,474.97
TOTAL INSURANCE PREMIUMS	1,226.25	1,348.47	122.22	1,798.00
TOTAL GENERAL EXPENSES	<u>50,220.00</u>	<u>63,171.81</u>	<u>12,951.81</u>	<u>84,229.03</u>
TOTAL OPERATING EXPENSES	<u>67,045.24</u>	<u>89,752.50</u>	<u>22,707.26</u>	<u>119,670.00</u>
NET INCOME	-1,994.59	0.00	-1,994.59	0.00

**St. Louis Housing Authority**  
**Financial Condition Indicators-AMPs**  
As of June 30, 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 - Quick Ratio (QR)</b>							
<b>FDS #</b>							
111 Cash -unrestricted		\$ 2,977,377.55	\$ 335,568.72	\$ 228,332.97	\$ 197,175.41	\$ 717,725.26	\$ 297,074.40
114 Cash - tenant security deposits		\$ 21,072.43	23,277.85	\$ 35,348.27	\$ 29,143.09	\$ 50,271.33	\$ 22,387.70
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables		\$ 46,927.14	\$ 112,772.45	\$ 48,182.94	\$ 23,569.82	\$ 178,430.02	\$ 21,964.11
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets		\$ 413,816.36	\$ 98,934.23	\$ 76,090.49	\$ 70,691.75	\$ 193,058.49	\$ 78,204.27
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>		<b>\$ 3,459,193.48</b>	<b>\$ 570,553.25</b>	<b>\$ 387,954.67</b>	<b>\$ 320,580.07</b>	<b>\$ 1,139,485.10</b>	<b>\$ 419,630.48</b>
310 Total Current Liabilities		\$ 62,807.33	\$ 207,023.84	\$ 29,761.08	\$ 36,837.73	\$ 89,977.31	\$ 30,194.37
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds		\$ -		\$ 31,768.44	\$ -	\$ -	\$ -
<b>QR Denominator Total:</b>		<b>\$ 62,807.33</b>	<b>\$ 207,023.84</b>	<b>\$ 61,529.52</b>	<b>\$ 36,837.73</b>	<b>\$ 89,977.31</b>	<b>\$ 30,194.37</b>
<b>Quick Ratio:</b>		<b>55.08</b>	<b>2.76</b>	<b>6.31</b>	<b>8.70</b>	<b>12.66</b>	<b>13.90</b>
<b>Quick Ratio Score (max points 12):</b>		<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
<b>Indicator #2 - Months Expendable Net Assets Ratio (MENAR)</b>							
<b>FDS #</b>							
111 Cash -unrestricted		\$ 2,977,377.55	\$ 335,568.72	\$ 228,332.97	\$ 197,175.41	\$ 717,725.26	\$ 297,074.40
114 Cash - tenant security deposits		\$ 21,072.43	\$ 23,277.85	\$ 35,348.27	\$ 29,143.09	\$ 50,271.33	\$ 22,387.70
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables		\$ 46,927.14	\$ 112,772.45	\$ 48,182.94	\$ 23,569.82	\$ 178,430.02	\$ 21,964.11
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets		\$ 413,816.36	\$ 98,934.23	\$ 76,090.49	\$ 70,691.75	\$ 193,058.49	\$ 78,204.27
310 (-) Total Current Liabilities		\$ 62,807.33	\$ 207,023.84	\$ 29,761.08	\$ 36,837.73	\$ 89,977.31	\$ 30,194.37
<b>MENAR Numerator Total:</b>		<b>\$ 3,396,386.15</b>	<b>\$ 363,529.41</b>	<b>\$ 358,193.59</b>	<b>\$ 283,742.34</b>	<b>\$ 1,049,507.79</b>	<b>\$ 389,436.11</b>
<b>Average Monthly Operating Expenses:</b>							
96900 Total Operating Expenses		\$ 1,351,449.25	\$ 815,456.29	\$ 602,300.32	\$ 735,841.25	\$ 1,388,487.54	\$ 600,330.58
97100 Extraordinary Maintenance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>		<b>\$ 150,161.03</b>	<b>\$ 90,606.25</b>	<b>\$ 66,922.26</b>	<b>\$ 81,760.14</b>	<b>\$ 154,276.39</b>	<b>\$ 66,703.40</b>
<b>MENAR:</b>		<b>22.62</b>	<b>4.01</b>	<b>5.35</b>	<b>3.47</b>	<b>6.80</b>	<b>5.84</b>
<b>MENAR Score (max points 11):</b>		<b>11</b>	<b>11</b>	<b>11</b>	<b>10.21</b>	<b>11</b>	<b>11</b>

**St. Louis Housing Authority**  
**Financial Condition Indicators-AMPs**  
As of June 30, 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		\$ 490,797.02	\$ (58,172.19)	\$ 41,729.66	\$ (46,643.34)	\$ 211,677.02	\$ 41,584.84
96700	Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:			\$ 490,797.02	\$ (58,172.19)	\$ 41,729.66	\$ (46,643.34)	\$ 211,677.02	\$ 41,584.84
Annual Debt Service excluding CFFP debt*								
96710	Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720	Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020	Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:			0	0	0	0	0	0
DSCR Score (max points 2):			2	2	2	2	2	2

<b>Overall AMP Score</b>								
Indicator #1 - Quick Ratio (QR)			12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)			11	11	11	10.21	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)			2	2	2	2	2	2
Project FASS score			25	25	25	24.21	25	25
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)		32371.79	3350	3150	2700	2396.79	6650	2925
Total number of units in PHA's portfolio		1298	134	126	108	99	266	117
Overall AMPs Financial Condition Indicator Score		24.94	25.00	25.00	25.00	24.21	25.00	25.00

\*The denominator of FDS lines items is derived from the Operations Column of the FDS

**St. Louis Housing Authority**  
**Financial Condition Indicators-AMPs**  
As of June 30, 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	\$ 1,080,539.75	\$ 996,026.22	\$ 721,970.33	\$ 908,755.38	\$ 335,727.81
114 Cash - tenant security deposits	\$ 37,630.00	\$ 16,760.00	\$ 30,318.50	\$ 30,193.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 32,036.08	\$ 20,660.10	\$ 102,831.73	\$ 23,117.71	\$ 5,423.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 193,178.05	\$ 125,833.16	\$ 132,125.74	\$ 232,337.62	\$ 22,434.48
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,343,383.88</b>	<b>\$ 1,159,279.48</b>	<b>\$ 987,246.30</b>	<b>\$ 1,194,403.92</b>	<b>\$ 368,891.60</b>
310 Total Current Liabilities	\$ 105,023.56	\$ 594,431.58	\$ 73,239.53	\$ 68,878.87	\$ 9,063.79
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -	\$ -	\$ -
<b>QR Denominator Total:</b>	<b>\$ 105,023.56</b>	<b>\$ 14,431.58</b>	<b>\$ 73,239.53</b>	<b>\$ 68,878.87</b>	<b>\$ 9,063.79</b>
<b>Quick Ratio:</b>	<b>12.79</b>	<b>80.33</b>	<b>13.48</b>	<b>17.34</b>	<b>40.70</b>
<b>Quick Ratio Score (max points 12):</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
<b>Indicator #2 - Months Expendable Net Assets Ratio (MENAR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 1,080,539.75	\$ 996,026.22	\$ 721,970.33	\$ 908,755.38	\$ 335,727.81
114 Cash - tenant security deposits	\$ 37,630.00	\$ 16,760.00	\$ 30,318.50	\$ 30,193.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 32,036.08	\$ 20,660.10	\$ 102,831.73	\$ 23,117.71	\$ 5,423.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 193,178.05	\$ 125,833.16	\$ 132,125.74	\$ 232,337.62	\$ 22,434.48
310 (-) Total Current Liabilities	\$ 105,023.56	\$ 14,431.58	\$ 73,239.53	\$ 68,878.87	\$ 9,063.79
<b>MENAR Numerator Total:</b>	<b>\$ 1,238,360.32</b>	<b>\$ 1,144,847.90</b>	<b>\$ 914,006.77</b>	<b>\$ 1,125,525.05</b>	<b>\$ 359,827.81</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 889,219.47	\$ 568,173.73	\$ 778,906.45	\$ 713,872.35	\$ 102,011.95
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 98,802.16</b>	<b>\$ 63,130.41</b>	<b>\$ 86,545.16</b>	<b>\$ 79,319.15</b>	<b>\$ 11,334.66</b>
<b>MENAR:</b>	<b>12.53</b>	<b>18.14</b>	<b>10.56</b>	<b>14.19</b>	<b>31.75</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 June 30, 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	\$ 53,730.15	\$ 70,738.33	\$ (2,733.67)	\$ 85,265.21	\$ 32,258.84
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 53,730.15	\$ 70,738.33	\$ (2,733.67)	\$ 85,265.21	\$ 32,258.84
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><i>*The denominator of FDS lines items is derived from the Operations Column of the FDS</i></p>					

**St. Louis Housing Authority**  
**Management Operations Indicators-AMPs**  
**As of June 30, 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		996	1,108	926	828	1,941	988
OR Numerator Total:		996	1,108	926	828	1,941	988
11190 Unit Months Available		1,322	1,127	972	891	2,380	1,051
OR Denominator Total:		1,322	1,127	972	891	2,380	1,051
Occupancy Rate:		0.75340	0.98314	0.95267	0.92929	0.81555	0.94006
Occupancy Rate Score (max points 16):		0	16	8	4	0	8
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 55,027.27	\$ 122,093.95	\$ 41,429.57	\$ 25,488.49	\$ 199,471.00	\$ 21,479.84
TAR Numerator Total:		\$ 55,027.27	\$ 122,093.95	\$ 41,429.57	\$ 25,488.49	\$ 199,471.00	\$ 21,479.84
70500 Total Tenant Revenue		\$ 67,554.67	\$ 278,680.07	\$ 255,699.48	\$ 276,431.12	\$ 706,640.21	\$ 250,828.00
TAR Denominator Total:		\$ 67,554.67	\$ 278,680.07	\$ 255,699.48	\$ 276,431.12	\$ 706,640.21	\$ 250,828.00
TAR:		81.0%	44.0%	16.0%	9.0%	28.0%	9.0%
TAR Score (max points 5):		0	0	5	5	2	5
<b>Indicator #3 - Accounts Payable (AP)</b>							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 27,424.51	\$ 24,893.48	\$ 9,302.60	\$ 16,674.00	\$ 37,321.05	\$ 6,906.28
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 27,424.51	\$ 24,893.48	\$ 9,302.60	\$ 16,674.00	\$ 37,321.05	\$ 6,906.28
96900 Total Operating Expenses /12		\$ 150,161.03	\$ 90,606.25	\$ 66,922.26	\$ 81,760.14	\$ 154,276.39	\$ 66,703.40
AP Denominator Total:		\$ 150,161.03	\$ 90,606.25	\$ 66,922.26	\$ 81,760.14	\$ 154,276.39	\$ 66,703.40
AP:		0.18	0.27	0.14	0.2	0.24	0.1
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	8
Indicator #2 - Tenant Accounts Receivable (TAR)		0	0	5	5	2	5
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		6	21	19	14	7	18
Number of units in Project	1292	148	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	15057	888	2646	2052	1386	1862	2106
Total number of units in PHA's portfolio	1292	148	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:		11.65	6.00	21.00	19.00	14.00	7.00
							18.00

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
As of June 30, 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>						
<b>FDS #</b>						
11210 Unit Months Leased		1,251	506	839	573	196
	<b>OR Numerator Total:</b>	<b>1,251</b>	<b>506</b>	<b>839</b>	<b>573</b>	<b>196</b>
11190 Unit Months Available		1,332	549	1,022	665	199
	<b>OR Denominator Total:</b>	<b>1,332</b>	<b>549</b>	<b>1,022</b>	<b>665</b>	<b>199</b>
	<b>Occupancy Rate:</b>	<b>0.93919</b>	<b>0.92168</b>	<b>0.82094</b>	<b>0.86165</b>	<b>0.98492</b>
	<b>Occupancy Rate Score (max points 16):</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>16</b>
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>						
<b>FDS #</b>	<b>(Maximum points 5)</b>					
126 Accounts Receivable - Tenants		\$ 35,238.42	\$ 21,941.00	\$ 116,628.87	\$ 25,237.77	\$ 5,692.00
	<b>TAR Numerator Total:</b>	<b>\$ 35,238.42</b>	<b>\$ 21,941.00</b>	<b>\$ 116,628.87</b>	<b>\$ 25,237.77</b>	<b>\$ 5,692.00</b>
70500 Total Tenant Revenue		\$ 181,641.33	\$ 44,849.33	\$ 71,868.87	\$ 48,453.35	\$ 37,725.33
	<b>TAR Denominator Total:</b>	<b>\$ 181,641.33</b>	<b>\$ 44,849.33</b>	<b>\$ 71,868.87</b>	<b>\$ 48,453.35</b>	<b>\$ 37,725.33</b>
	<b>TAR:</b>	<b>19.0%</b>	<b>49.0%</b>	<b>162.0%</b>	<b>52.0%</b>	<b>15.0%</b>
	<b>TAR Score (max points 5):</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>
<b>Indicator #3 - Accounts Payable (AP)</b>						
<b>FDS #</b>	<b>(Maximum points 4)</b>					
312 Accounts Payable - Current		\$ 32,569.66	\$ 27,246.83	\$ 19,525.12	\$ 24,728.02	\$ 3,388.51
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -
	<b>AP Numerator Total:</b>	<b>\$ 32,569.66</b>	<b>\$ 27,246.83</b>	<b>\$ 19,525.12</b>	<b>\$ 24,728.02</b>	<b>\$ 3,388.51</b>
96900 Total Operating Expenses /12		\$ 98,802.16	\$ 63,130.41	\$ 86,545.16	\$ 79,319.15	\$ 11,334.66
	<b>AP Denominator Total:</b>	<b>\$ 98,802.16</b>	<b>\$ 63,130.41</b>	<b>\$ 86,545.16</b>	<b>\$ 79,319.15</b>	<b>\$ 11,334.66</b>
	<b>AP:</b>	<b>0.33</b>	<b>0.43</b>	<b>0.23</b>	<b>0.31</b>	<b>0.3</b>
	<b>AP Score (max points 4):</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
<b>Overall AMP Score</b>						
Indicator #1 - Occupancy Rate (OR)		4	4	0	0	16
Indicator #2 - Tenant Accounts Receivable (TAR)		5	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
<b>Project MASS score (Maximum points 25)</b>		<b>15</b>	<b>10</b>	<b>5</b>	<b>6</b>	<b>25</b>
Number of units in Project		148	69	116	92	3
Weighted Value (Project MASS score times number of units)		2220	690	580	552	75
Total number of units in PHA's portfolio		148	69	116	92	3
<b>Overall AMPs Management Operations Indicator Score:</b>		<b>15.00</b>	<b>10.00</b>	<b>5.00</b>	<b>6.00</b>	<b>25.00</b>

# **HOUSING CHOICE VOUCHER PROGRAM**

**SECTION 8 CASH ACTIVITY AS OF 06/30/2025**

**CHECKING ACCOUNTS**

VOUCHER PROGRAM

<b>BANK AND TYPE OF ACCOUNT</b>	<b>BALANCE</b>
BMO Harris Bank - CHECKING HAP	\$ 5,409,716.39

**INVESTMENTS**

VOUCHER PROGRAM

<b>BANK AND TYPE OF INVESTMENT</b>	<b>MATURITY DATE</b>	<b>INTEREST RATE</b>	<b>VALUE AT ISSUE DATE</b>
BMO Harris Bank - F.S.S. ESCROW			\$ 238,480.99
	<b>TOTAL INVESTED</b>		<b>\$ 238,480.99</b>

## SLHA - Housing Choice Voucher Income Statement

Period = Oct 2024-Jun 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
<b>REVENUE</b>				
<b>GRANT INCOME</b>				
Section 8 HAP Earned	45,690,293.00	41,946,750.00	3,743,543.00	55,928,996.00
Section 8 Admin. Fee Income	3,735,370.00	3,734,406.00	964.00	4,979,202.00
Port-In Admin Fees Earned	1,535.79	0.00	1,535.79	0.00
Section 8 HAP Service Fees	0.00	406,143.00	-406,143.00	541,530.00
Section 8 -Placement/Issuance Fees	400.00	0.00	400.00	0.00
<b>TOTAL GRANT INCOME</b>	<b>49,427,598.79</b>	<b>46,087,299.00</b>	<b>3,340,299.79</b>	<b>61,449,728.00</b>
<b>OTHER INCOME</b>				
Fraud Recovery Restricted	4,644.00	0.00	4,644.00	0.00
Operating Shortfall Revenue	0.00	376,719.03	-376,719.03	502,292.00
Other Miscellaneous Income	3,985.74	0.00	3,985.74	0.00
<b>TOTAL OTHER INCOME</b>	<b>8,629.74</b>	<b>376,719.03</b>	<b>-368,089.29</b>	<b>502,292.00</b>
<b>TOTAL INCOME</b>	<b>49,436,228.53</b>	<b>46,464,018.03</b>	<b>2,972,210.50</b>	<b>61,952,020.00</b>
<b>EXPENSES</b>				
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>2,838,798.68</b>	<b>3,857,659.74</b>	<b>1,018,861.06</b>	<b>5,143,548.23</b>
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>66,517.18</b>	<b>175,137.03</b>	<b>108,619.85</b>	<b>233,517.00</b>
<b>TOTAL UTILITY EXPENSES</b>	<b>32,580.24</b>	<b>31,392.00</b>	<b>-1,188.24</b>	<b>41,856.00</b>
Total Materials	2,445.32	2,025.00	-420.32	2,700.00
Total Contract Costs	41,172.00	59,973.12	18,801.12	79,964.00
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>43,617.32</b>	<b>61,998.12</b>	<b>18,380.80</b>	<b>82,664.00</b>
<b>TOTAL PROTECTIVE SERVICES</b>	<b>29,037.79</b>	<b>30,480.03</b>	<b>1,442.24</b>	<b>40,640.00</b>
<b>TOTAL INSURANCE PREMIUMS</b>	<b>170,811.23</b>	<b>102,214.26</b>	<b>-68,596.97</b>	<b>136,285.77</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>30,111.71</b>	<b>23,625.00</b>	<b>-6,486.71</b>	<b>31,500.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>3,211,474.15</b>	<b>4,282,512.12</b>	<b>1,071,037.97</b>	<b>5,710,011.00</b>
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>45,378,046.19</b>	<b>42,181,505.91</b>	<b>-3,196,540.28</b>	<b>56,242,009.00</b>
<b>TOTAL EXPENSES</b>	<b>48,589,520.34</b>	<b>46,464,018.03</b>	<b>-2,125,502.31</b>	<b>61,952,020.00</b>
<b>NET INCOME</b>	<b>846,708.19</b>	<b>0.00</b>	<b>846,708.19</b>	<b>0.00</b>



## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: August 13, 2025

Subject: Housing Choice Voucher Board Report

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 5,849 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 222 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.

May 2025	June 2025	July 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 to improve leasing ability. Landlord briefings are typically held on the first Tuesday of each month.

A briefing was held on July 5, 2025. The HCV team is exploring new and innovative ways to house clients, work with community partners and boost efforts to increase landlord participation. HCV will continue to track and monitor the effectiveness of current utilization strategies and implement new strategies as needed. As additional trends and barriers emerge, HCV will adopt additional utilization strategies authorized per PIH Notice 2022-18.

## **2) Project-Based Vouchers**

Project-based vouchers (PBVs) are a component of SLHA's Housing Choice Voucher (HCV) program. Per HUD guidance, SLHA can use up to 20 percent of its authorized voucher units to dedicate affordable housing units within a residential development. There are 230 active participants. Eight (8) referrals were received during the month of July.

## **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. One (1) family is 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 230 active participants in the HUD-VASH program. During this reporting period, eight (8) referrals were received and 17 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 17 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 48 active families under lease and eight (8) 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 174 active participants in the TPV program. Two 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 eight (408) 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, 191 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 550 inspections: 148 biennial inspections, 208 reinspection, 121 initial inspections, 18 quality control, one 24-hour emergency and 54 special inspections. This represents a constant tread in the number of inspections over the past three months.

	May 2025	June 2025	July 2025
Biennial Inspections	158	178	148
Reinspection	197	199	208
Initial Inspections	132	84	121
Quality Control	17	9	18
Special Inspections	12	36	54
24-hour emergency	0	0	1
Total	516	506	550

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>May 2025</b>	<b>June 2025</b>	<b>July 2025</b>
HCV Participants	3239	3555	4747
Landlords	1916	1962	1961
<b>Total</b>	<b>5155</b>	<b>5117</b>	<b>6708</b>

### 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, 68 participants are enrolled and approximately 28 participants have escrow accounts.

### New Business/Upcoming Events

HCV staff has been focused on the Section Eight Management Assessment Program (SEMAP). The HUD-measured indicators are currently being reviewed. The Housing Choice Voucher program rating for fiscal year 2024 was standard; however, for fiscal year 2025 the projection is to achieve high performer.

# St. Louis Housing Authority

## S8 Waitlist Breakdown Summary

### By Bedroom Size

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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
	<b>65</b>	<b>3121</b>	<b>1328</b>	<b>472</b>	<b>151</b>	<b>31</b>	<b>8</b>	<b>3</b>	<b>5179</b>

# St. Louis Housing Authority

## July 2025 Housing Choice Voucher Inspections Activity Report

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	54	54	0	9	1	40	3	0	0	1	100%
Biennials	148	148	0	72	0	52	18	0	0	6	100%
Initials	121	121	0	86	1	11	18	0	0	5	100%
Reinspections	211	208	3	114	0	61	26	0	0	6	99%
24 Hour	1	1	0	1	0	0	0	0	0	0	100%
Quality Control	18	18	0	12	0	3	0	0	0	3	100%
<b>Total</b>	<b>553</b>	<b>550</b>	<b>3</b>	<b>294</b>	<b>2</b>	<b>167</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>100%</b>

### Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 07/01/2025 - 07/31/2025

Primary Status: FAIL

	<b>Total Observations</b>
Absent or insecure railings	1
All burners not working (all burners have to be operable)	1
Badly cracked outlet	1
Broken/missing steps or boards	4
Ceiling material is bulging and/or buckling and must be repaired	4
Ceiling surface is wet and has mold-like substances	3
Clogged	2
Cracked pane	2
Damaged floor boards	5
Deteriorated surfaces exceed two square feet	1
Entry of significant ground water into unit (flooding of basement)	8
Evidence of sewer back-up	2
Exhaust fumes	1
Falling material	20
Falling surface materials (other than wall paper or paint)	4
Gutters not securely attached	3
Handrail missing (4 or more steps)	1
Holes or cracks	29
Holes or cracks - air penetration	1
Inadequate lighting	1
Internal water damage	5
Large cracks or holes	1
Large piles of garbage	1
Large sections of crumbling brick, stone or concrete	1
Leaking	9
Leaks	3
Lock(s) striker plate not operable or fasten securely to frame (jamb)	1
Loose sections of plaster which are in danger of falling	3
Major leak at main water drain and feed pipes	1
Missing cover plate	1
Missing handrail	1
No adequate air circulation	5
No smoke detector	14
No water service (Annual only 24 hr)	1
Not working	1
Other air pollution	1
Other hazards-tripping	2
Overloaded circuits evidenced by frequently "blown/tripped" fuses	1
Permanent floor covering or floor boards which present serious tripping hazards	3
Poor condition	2
Presence of large holes	5
Presence of sewer gas	1

Refrigerator not maintaining a low enough temperature to keep food from spoiling	2
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	1
Roof has serious defects, buckling or sagging, large holes indicating potential of structure collapse	1
Roof in poor condition	4
Roof leaks	10
Severe buckling, bulging or leaning	1
Severe bulging	10
Sewer gas	1
Signs of rats, mice or vermin	2
Smoke detector not working	11
Stove and oven (or range) with top burners not present	1
Stove does not work	1
Toilet does not work	2
Tripping hazard	7
Unit has evidence of roach infestation	6
Unit has mice or rats as evidenced by mice and rat holes and or droppings	1
Water damage to interior ceiling (indicating leaks)	8
<b>Total</b>	<b>226</b>

**FINANCE**

# St. Louis Housing Authority Balance Sheet

Period = Jun 2025

Book = Accrual

	<b>Current Balance</b>
<b>ASSETS</b>	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	5,037,144.48
Cash Non-Fed Gala Fundraiser	739.53
Cash Private Management	532,172.31
Cash SLHA Property Management	1,648,917.45
Petty Cash	500.00
Cash General Disbursing	13,913,697.43
Cash Non-Fed Rent	348,850.56
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	210.21
Cash City Faces	24,679.97
Cash James House TAB	23,829.31
Cash Euclid TAB	43,506.30
Cash West Pine TAB	393.49
Cash Parkview TAB	44,773.88
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	4,002.40
Cash LaSalle Youth Festival	-110.74
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	3,526.92
Cash -Kingsbury	3,816.82
Cash Cambridge Sr TAB	613.92
Cash Payroll	150,166.26
Total Unrestricted Cash	21,812,643.80
Restricted Cash	
Cash Restricted-Security Deposits	715.00
Cash Restricted-FSS Escrow	484,578.49
Cash Restricted-HAP	678,355.38
Cash Restricted-Trust/Escrow Reserves	3,777,901.57
Cash Restricted-SLHA Mgt Security Deposits	301,708.38
Cash Restricted-Endowment/Homeownership	1,462,302.71
Cash Restricted-Cochran Program Income	731,107.16
Cash Restricted-Rev Bonds Debt Service	36,868.04
Total Restricted Cash	7,473,536.73
TOTAL CASH	29,286,180.53

ACCOUNTS AND NOTES RECEIVABLE

## St. Louis Housing Authority Balance Sheet

Period = Jun 2025

Book = Accrual

	<b>Current Balance</b>
A/R-Tenants	2,831,107.89
Allowance for Doubtful Accounts-Tenants	-92,822.37
A/R Repayment Agreement	35,177.60
A/R-HUD	482.44
A/R-Other	277,057.50
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	13,782.34
TOTAL ACCOUNTS AND NOTES RECEIVABLE	4,463,405.96
OTHER CURRENT ASSETS	
Investments-Unrestricted	6,260,489.25
Investments-Restricted	458,400.39
Investments Restricted -WC Self Insurance	373,783.24
Prepaid Insurance Auto	15,916.42
Prepaid Insurance Property	216,841.55
Prepaid Insurance Liability	61,222.59
Prepaid Insurance Fidelity Bond	976.95
Prepaid Insurance Workers Comp	42,593.92
Insurance Surplus Deposits	1,379,352.26
TOTAL OTHER CURRENT ASSETS	8,809,576.57
TOTAL CURRENT ASSETS	42,559,163.06
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	14,094,660.18
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 = Jun 2025

Book = Accrual

	<b>Current Balance</b>
Accum Depreciation-Site Improvements	-4,880,979.56
Operations	16,462,196.24
Capital Funds Operations	2,055,857.00
Administration & Other Costs	7,232,120.11
Project Coordinator	929,577.43
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	510,815.31
CFG-Fee & Cost-Soft	5,466,923.72
Soft Cost Contra	-35,954,676.67
CFG-Hard Cost Contra	-24,064,331.08
CFG-Site Improvement	1,246,446.13
CFG-Site Improvement-Soft	353,302.78
CFG-Dwelling Structure	21,613,288.15
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>77,197,566.85</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	1,428,908.39
Blumeyer HO- Discount Notes/Amortization	-1,428,908.39
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 = Jun 2025

Book = Accrual

	<b>Current Balance</b>
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	151,565,083.39
TOTAL ASSETS	194,124,246.45

**LIABILITIES & EQUITY**

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	-1,334,431.37
A/P Vendors -Non Control	1,383,152.18
A/P Vendors and Contractors	284,579.54
Tenant Security Deposits	183,301.58
Security Deposit Interest	220.97
Security Deposit Clearing Account	-3,723.00
Security Deposit-Pet	247.00
Garnishment Clearing Account	-2,025.13
United Way	1,182.45
Dental Deduction	-5,108.97
Union Dues	-1,382.23
United Negro College Fund	26.00
Arts & Education	77.40
Garnishments	603.24
Deferred Comp PEBSCO	-680.00
Retirement Pension	-55,824.42
Deferred Comp SBG	-4,324.37
Roth 457 Deduction SBG	-1,659.80
Retirement Insurance	3,740.14
Section 125 Childcare Deduction	6,732.03
Section 125 Medical Deduction	-2,206.22
Medical Insurance	31,203.02
Long Term Disability	-4,911.63
Vision Insurance	426.72
Voluntary/Term Life Ins Deduction	1,604.66
Colonial Life Ins Deduction	6,442.02
Landlord Back-up Withholdings	9,305.98
A/P -Other	1,880.00
Current Portion of LT Debt - Bonds	910,000.00
Accrued Interest Payable-Bonds	0.25
Accrued Liabilities-Other	175,000.00

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

Period = Jun 2025

Book = Accrual

	<b>Current Balance</b>
Accrued Compensated Absences-Current	129,450.14
Lease Liability-Short Term	24,893.00
Lease Liability-Short Term	37,058.68
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	51,185.89
Unearned Revenue -EHV	228,517.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>2,057,486.08</b>
 <b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	342,580.79
FSS Escrow	350,984.28
Lease Liability -Long Term	6,731.00
Bonds Payable-Long Term	1,035,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>1,735,296.07</b>
<b>TOTAL LIABILITIES</b>	<b>3,792,782.15</b>
 <b>EQUITY</b>	
<b>RESERVED FUND BALANCE:</b>	
Restricted Net Position	81,610,356.28
Restricted Net Position	57,113.72
<b>TOTAL RESERVED FUND BALANCE</b>	<b>81,667,470.00</b>
 <b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	69,063,135.19
Unrestricted Net Assets-Retained Earnings	36,722,711.46
Unrestricted Net Assets -Retained Earnings	2,878,147.65
<b>TOTAL RETAINED EARNINGS:</b>	<b>108,663,994.30</b>
<b>TOTAL EQUITY</b>	<b>190,331,464.30</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>194,124,246.45</b>

## St. Louis Housing Authority Income Statement

Period = Jun 2025

Book = Accrual

	Period to Date	Year to Date
<b>REVENUE &amp; EXPENSES</b>		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	439,582.30	4,053,435.06
Tenant Accounts - True Up	0.00	-1,875.00
Utility Reimb.-LIPH	-43,947.00	-493,033.00
Utility Reimbursement Refund	2,696.00	8,027.43
Total Rental Income	398,331.30	3,566,554.49
Other Tenant Income		
Cleaning Fee	0.00	246.00
Damages/Maintenance	98.50	385.22
Late Charges	18,052.50	153,551.50
Legal Fees - Tenant	1,465.50	3,158.50
Tenant Owed Utilities	0.00	-883.79
Misc TPA Bal Forward	0.00	-1,317.00
Misc.Tenant Income	18.00	-2,327.94
Vacate Charges	1,302.00	7,635.95
Total Other Tenant Income	20,936.50	160,448.44
NET TENANT INCOME	419,267.80	3,727,002.93
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	1,005,079.48	8,584,806.06
HUD PHA Operating Grants/Subsidy	287,173.00	2,313,260.30
Section 8 HAP Earned	5,594,076.00	45,690,293.00
Section 8 Admin. Fee Income	414,021.00	3,735,770.00
Port-In Admin Fees Earned	1,535.79	1,535.79
Capital Fund Grants	832,252.75	6,150,859.50
Capital Fund Grants-Soft Costs	576,499.20	4,805,633.73
TOTAL GRANT INCOME	8,710,637.22	71,282,158.38
OTHER INCOME		
Investment Income - Unrestricted	9,719.42	119,016.25
Investment Inc -Restricted Non-Allocated	11,137.82	111,688.87
Investment Income - WC Self Insurance	0.00	4,717.94
Fraud Recovery Restricted	0.00	4,644.00
Fraud Recovery PH	-3,764.00	-1,911.76
Non-Dwelling Rent	1,177.00	11,770.00
Vending Income-James House TAB	300.75	2,855.52
Vending Income-Parkview	430.05	3,411.95
Vending Income-Badenhaus TAB	59.14	685.75
Contributions/Donations	0.00	1,700.00
Other Miscellaneous Income	41,218.02	266,600.37
Other Income-Bank Rent	3,216.67	28,666.69
Pension Forfeitures	191.32	5,677.49
Insurance Proceeds	0.00	76,553.00
PH & HAP FSS Forfeitures	0.00	18,479.03
TOTAL OTHER INCOME	63,686.19	654,555.10
TOTAL INCOME	9,193,591.21	75,663,716.41

## St. Louis Housing Authority Income Statement

Period = Jun 2025

Book = Accrual

	Period to Date	Year to Date
<b>EXPENSES</b>		
OPERATING EXPENSES		
ADMINISTRATIVE		
Administrative Salaries		
Administrative Salaries	280,011.79	2,637,516.85
Administrative Salaries	83,708.26	887,453.62
Administrative Salaries-PT	6,624.94	96,464.53
Admin Salaries-Overtime	15.38	2,991.21
FICA	20,920.75	290,840.78
Health Benefits	42,626.12	381,462.09
Retirement Benefits	35,291.49	326,756.76
Unemployment Insurance	56.98	9,466.22
Long Term Disability	312.87	2,978.89
Dental	1,724.95	16,196.18
Cell Phones	1,065.71	9,514.76
Beneflex HSA	4,500.00	19,753.62
WC MO 2nd Injury Fund	1,071.68	1,840.23
WC Self-Insurers Qtrly Taxes	0.00	520.20
FICA	6,060.08	86,727.17
Health Benefits	13,867.02	146,890.60
Retirement Benefits	11,013.52	104,620.42
Unemployment Insurance	0.00	9,754.02
Long Term Disability	71.27	2,211.41
Dental	664.95	13,248.24
Cell Phones	92.42	5,142.86
Total Administrative Salaries	509,700.18	5,052,350.66
Legal Expense		
Legal Services	6,179.69	93,828.53
Legal Services	10,081.00	29,341.50
Total Legal Expense	16,260.69	123,170.03
Other Admin Expenses		
Staff Training	0.00	11,190.23
Travel	0.00	72.10
Auditing Fees	0.00	121,080.00
Port Out Admin Fee Paid	3,547.15	33,312.83
Marketing-LaSalle Youth Festival	0.00	355.90
Total Other Admin Expenses	3,547.15	166,011.06
Miscellaneous Admin Expenses		
Office Supplies	2,957.56	21,620.21
Office Supplies	686.07	5,721.08
Temporary Admin Labor	0.00	73,861.45
Postage	0.00	47,425.10
Postage	0.00	881.65
Advertising	0.00	20,563.45
Fiscal Agent Fees	0.00	2,900.00
Printing & Publications	0.00	1,111.15
Printing & Publications	0.00	1,084.73
Membership Fees	108.00	22,244.37
Telephone	219.42	27,221.33

## St. Louis Housing Authority Income Statement

Period = Jun 2025

Book = Accrual

	Period to Date	Year to Date
Telephone	8,598.80	57,104.22
Maint Agreement-Office Equipment	900.36	16,961.58
Maint Agreement-Office Equipment	2,800.00	14,600.00
Professional/Technical Services	89,337.20	1,534,580.56
Consultants-LaSalle Youth Festival	0.00	300.00
Software License Fees	203.16	44,653.19
Software License Fees	0.00	447.98
Internet / Cable	1,857.76	23,744.39
Computer Supplies	40,062.97	70,672.31
Meeting Expense	0.00	350.00
Other Admin Expense	5,813.66	54,082.04
Other Admin-LaSalle Youth Festival	58.67	-63.42
Other Admin Expense	0.00	3,933.20
Bank Fees	1,194.73	15,668.81
Bank Fees -FSS	32.00	64.18
Subscription-News/Magazines	17.95	54.87
D/A Testings/Results	86.40	1,183.55
Copying Expense	0.00	19,948.25
Allocated OH-Administrative Expense	4,582.76	32,785.11
Allocated OH-Legal Expense	0.00	1,258.92
Allocated OH-Tenant Services Expense	0.00	406.40
Allocated OH-Utilities Expense	37.85	7,550.28
Allocated OH-Materials Expense	22.92	689.42
Allocated OH-Maintenance Expense	220.08	7,433.20
Allocated OH-Protective Services Expense	429.27	3,673.50
Allocated OH-Insurance Expense	2,787.57	23,670.01
Allocated OH-General Expense	785.90	843.05
Total Miscellaneous Admin Expenses	163,801.06	2,161,230.12
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>693,309.08</b>	<b>7,502,761.87</b>
 <b>TENANT SERVICES</b>		
Tenant Services Salaries	3,441.98	50,517.73
FICA	2,256.52	6,110.15
Health Benefits	737.48	6,874.35
Retirement Benefits	704.54	6,497.77
Unemployment Insurance	0.00	137.61
Long Term Disability	0.00	24.58
Dental	33.22	304.98
Cell Phones	46.16	424.67
Relocation Costs	755.00	13,560.21
Tenant Srv Rec/Pub/Other	362.35	642.56
Tenant Srv Rec/Pub/Other-Clinton TAB	0.00	100.00
Tenant Srv Rec/Pub/Other-James House TAB	0.00	2,937.41
Tenant Srv Rec/Pub/Other-Euclid TAB	0.00	2,317.68
Tenant Srv Rec/Pub/Other-Parkview	623.91	6,952.02
Tenant Srv Rec/Pub/Other-LaSalle TAB	0.00	282.09
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	-500.00	-1,752.01
Tenant Srv Rec/Pub/Other-North Sarah	0.00	960.00
Tenant Srv Rec/Pub/Other-KingsburyTAB	0.00	1,963.50

## St. Louis Housing Authority Income Statement

Period = Jun 2025

Book = Accrual

	Period to Date	Year to Date
Resident Council	0.00	522.50
Landlord -Excess Damage Reimb	14,901.62	39,525.62
Landlord -Signing Bonus	0.00	500.00
Security Deposit Assistance	0.00	25,248.00
Tenant Services Screening	0.00	1,797.29
Tenant Participation Funds	0.00	5,653.32
Tenant Srv Lobby Monitors	1,920.40	13,024.51
Tenant Services -Other	0.00	2,878.05
Tenant Services Other-Circle of Friends (SLU)	1,270.83	18,589.55
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>26,554.01</b>	<b>206,594.14</b>
 <b>UTILITIES</b>		
Mixed Finance Utilities	146,155.24	1,315,397.16
Water	51,363.68	309,914.51
Electricity	47,971.87	576,639.15
Gas	18,428.30	235,671.96
Sewer	99,654.72	818,226.78
<b>TOTAL UTILITY EXPENSES</b>	<b>363,573.81</b>	<b>3,255,849.56</b>
 <b>MAINTENANCE AND OPERATIONS</b>		
General Maint Expense		
Maintenance Labor-Grounds	75,658.54	611,203.99
Maint Labor -Janitorial Cleaning	21,101.75	202,632.09
Maintenance Labor-Overtime	7,160.83	62,528.48
FICA	7,524.78	73,915.26
Health Benefits	15,439.34	144,129.59
Retirement Benefits	12,047.55	100,664.83
Unemployment Insurance	32.03	4,475.00
Long Term Disability	108.72	2,375.75
Dental	889.95	14,294.24
Cell Phones	84.16	7,327.94
<b>Total General Maint Expense</b>	<b>140,047.65</b>	<b>1,223,547.17</b>
Materials		
Materials-Custodial	129.87	3,464.23
Materials-Custodial	4,488.43	26,638.44
Materials-Electrical	1,221.55	23,571.02
Materials-Plumbing	1,133.70	27,884.18
Materials-Lawn/Grounds/Snow Removal	0.00	6,426.56
Materials-Tools/Equipment	341.45	9,064.01
Materials-Other	884.82	14,542.85
Materials-HVAC	9,580.23	34,206.47
Materials-Gas/Oil Vehicles	0.00	515.44
Materials-Appliances	1,253.11	50,988.53
Materials-Hardware	0.00	1,095.95
Materials-Paint	24.98	3,342.84
Materials-Flooring	0.00	679.76
Materials-Cabinets/Countertops Doors/Windows	1,108.33	22,425.58
<b>Total Materials</b>	<b>20,166.47</b>	<b>224,845.86</b>
Contract Costs		

## St. Louis Housing Authority Income Statement

Period = Jun 2025

Book = Accrual

	Period to Date	Year to Date
Contract-Elevators	16,434.21	141,852.27
Contract-Trash Removal	3,584.46	43,463.35
Contract-Trash Removal	34,087.84	230,758.99
Contract-Custodian	0.00	18,360.00
Contract-Custodian	0.00	75,546.16
Contract-Plumbing	14,402.77	120,228.51
Contract-Uniform Cleaning	0.00	22,021.69
Contract-Snow Removal	0.00	6,532.25
Contract-Snow Removal	0.00	35,644.41
Contract-Grounds/Lawn	1,031.00	10,381.75
Contract-Grounds/Lawn	368.00	96,288.57
Contract-Auto Gas	1,272.27	7,260.90
Contract-Auto Gas	0.00	6,127.19
Contract-HVAC	0.00	5,532.12
Contract-HVAC	50,224.95	174,103.25
Contract-Fire Protection	162.26	1,918.48
Contract-Fire Protection	8,210.65	47,069.71
Contract-Vehicle Repairs	0.00	8,113.18
Contract-Vehicle Repairs	0.00	1,616.13
Contract-Other	0.00	40,699.20
Contract-Other	3,113.22	89,579.32
Contract-Exterior Building Repairs	3,334.90	30,576.69
Contract-Parking Lot Repairs	0.00	5,715.00
Contract-Parking Lot Repairs	0.00	8,040.00
Contract-Electrical	2,369.52	7,755.05
Contract-Pest Control/Extermination	73.10	1,636.35
Contract-Pest Control/Extermination	3,943.32	48,729.19
Contract-Flooring Installation	4,536.96	69,111.62
Contract-Painting/Wall Repairs	2,944.56	137,840.59
Contr-Cabinet/Counters/Door/Windows	2,135.00	2,135.00
Contr-Cabinet/Counters/Door/Windows	2,769.70	72,866.23
Contract-Lease Automobiles	6,212.00	30,274.00
Contract-Occupancy Permits	0.00	7,049.42
Contract-Bed Bug Eradication	0.00	27,455.00
Contracts -Disaster Relief Expenses	12,100.00	12,100.00
Total Contract Costs	<u>173,310.69</u>	<u>1,644,381.57</u>
<b>TOTAL MAINTENACE EXPENSES</b>	<b>333,524.81</b>	<b>3,092,774.60</b>
<b>PROTECTIVE SERVICES</b>		
Security Alarm Service	0.00	13,271.45
Security/Law Enforcement	77,768.94	581,440.28
Security Enforcement-Police	27,939.75	358,408.24
Security Enforcement/Sec Guards	3,863.45	29,157.06
<b>TOTAL PROTECTIVE SERVICES</b>	<u>109,572.14</u>	<u>982,277.03</u>
<b>INSURANCE PREMIUMS</b>		
Workers Comp Claims	31,678.40	173,204.64
Auto Insurance	5,305.51	47,749.59
Property Insurance	72,280.47	650,524.23

## St. Louis Housing Authority Income Statement

Period = Jun 2025

Book = Accrual

	Period to Date	Year to Date
Cyber Security Insurance	0.00	11,921.12
Fidelity Bond Insurance	325.65	2,930.85
Liability Insurance	20,407.49	185,992.41
Excess Workers Comp Insurance	7,098.98	58,144.08
<b>TOTAL INSURANCE PREMIUMS</b>	<b>137,096.50</b>	<b>1,130,466.92</b>
<b>GENERAL EXPENSES</b>		
Severance Expense	10,000.00	10,000.00
Bad Debt-Tenant Rents	0.00	1,990.16
Interest Exp-Mortg Rev Bonds-Kingsbury	0.00	27,160.00
Interest Exp-Mortg Rev Bonds-Cochran	0.00	40,772.50
Other General Expense	243,856.67	2,410,899.33
Other General Exp-Disaster Relief	10,000.00	10,000.00
PH FSS Escrow Expense	2,770.00	9,894.97
ACC Reserve Shortfall Disbursement	201,071.00	557,214.54
<b>TOTAL GENERAL EXPENSES</b>	<b>467,697.67</b>	<b>3,067,931.50</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>2,131,328.02</b>	<b>19,238,655.62</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>		
Housing Assistance Payments	4,742,818.00	42,032,481.99
Tenant Utility Payments-Voucher	236,047.00	2,180,362.00
Portable Out HAP Payments	118,088.00	1,126,145.19
FSS Escrow Payments	1,707.00	39,057.01
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>5,098,660.00</b>	<b>45,378,046.19</b>
<b>OTHER FINANCING SOURCES</b>		
Equity Transfer Capital Assets IN	853,652.75	6,193,659.50
Equity Transfer Capital Assets OUT	853,652.75	-6,193,659.50
Operating Transfers IN	77,939.75	711,148.24
Operating Transfers IN	158,086.91	1,110,964.39
Operating Transfers OUT	236,026.66	-1,822,112.63
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>0.00</b>	<b>0.00</b>
Prior Period Adjustments Affecting RR	0.00	26,199.77
Prior Period Adjustments Affecting RR	0.00	196,993.81
<b>TOTAL NON-OPERATING ITEMS</b>	<b>0.00</b>	<b>223,193.58</b>
<b>UTILITY CONSUMPTION</b>		
Water Consumption	29,361.82	113,350.68
Water Consumption Contra	29,361.82	113,350.68
Electric Consumption	633,885.00	5,650,985.26
Electric Consumption Contra	633,885.00	5,650,985.26
Gas Consumption	13,974.00	172,677.00
Gas Consumption Contra	13,974.00	172,677.00
Sewer Consumption	14,690.00	121,200.00
Sewer Consumption Contra	14,690.00	121,200.00
<b>TOTAL UTILITY CONSUMPTION</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>7,229,988.02</b>	<b>64,839,895.39</b>
<b>NET INCOME</b>	<b>1,963,603.19</b>	<b>10,823,821.02</b>

# DEVELOPMENT

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: August 13, 2025

Subject: Development and Modernization Department Board Report

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

### General

RD22-03 – Clinton-Peabody Apartments Redevelopment – SLHA and POAH conducted the community engagement meeting with the Clinton-Peabody residents on July 17, 2025.

The meeting began with updates and announcements for the residents on the upcoming demolition of buildings. POAH shared that pre-demolition work has begun and that the development team is still working on HUD approval to physically take the buildings down themselves.

Newly elected 8<sup>th</sup> Ward Alderwoman Jami Cox-Antwi attended the meeting and briefly spoke to residents and expressed her support for the redevelopment.

SLHA's Resident Initiatives staff spoke to the residents and gave updates and Resource Partner Announcements. They talked about the Mobile Y that would be at LaSalle Park every Thursday during the summer. In addition, they gave an update on the Ready Readers program and the reactivation of City Faces. Finally, they talked about the Clinton-Peabody summer camp and gave an update on its success.

POAH continued focusing on the "Campaign to a New Home" program that they introduced to the residents in May. They touched on the need to be ready for the new property and ensuring that there is not any outstanding issue that would prevent a tenant from transferring to the new Clinton-Peabody.

The development team also shared upcoming events, like Kid's Game Day at the Al Chappelle Community Center on July 18 and Relax Your Mind Day (adults) on July 25.

The next resident engagement meeting will be held on August 21, 2025.

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

Parkview RAD Conversion – Development and Modernization staff continued working on the documents necessary to submit the low-income housing tax credit application to MHDC. These include the Capital Needs Assessment, Energy Audit, and Market Study. The application is due in September and Development and Modernization staff are expecting a draft in late-August.

King Louis Square (KLS) and King Louis Square II (KLSII) – SLHA and the developer held a concept call with the RAD Resource Desk staff to discuss the financing plan and status of the redevelopment. The Resource Desk staff were satisfied with the documentation presented and invited SLHA to submit the financing plan. This will occur in August.

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**

RD25-14 – 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 (HRH) 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 Samuel Shepard (10 units).

The solicitation also includes seventeen (17) units at the Towne XV development, and the remaining units at Page Manor and Samuel Shepard to receive electrical appliance and service upgrades. This work will include new electric water heaters, ranges, exhaust fans, and upgraded electrical panels. These improvements will be paid for through the HRH grant so that the work can be completed more efficiently and with greater value.

The solicitation was advertised in May. The bids were due on June 12, 2025 and SLHA receive three (3) responses. SLHA awarded the contract to Raineri Construction on July 21, 2025. The contract is expected to be signed in August.

\*\*\*Emergency Repair \*\*\* James House Roof Replacement – On May 16, 2025, the city of St. Louis was struck by an EF3 tornado. James House was in the path of the tornado and as a result, the roof membrane was completely torn off and the HVAC system severely damaged.

The contractor was able to get the roof membrane secured and the roof water tight in July. They will finish the detail work in August. A pressurization unit is expected to arrive in September.

PHA Wide Asphalt Shingle Roof Replacement – Submittal review and subcontractor forms are still being reviewed. The contractor who won this bid has been focused on helping SLHA with significant emergencies related to the May 16 EF3 tornado damage and has paused work on this project. Development and Modernization staff are reviewing documents as they are presented.

RD25-01 – California Gardens Security Cameras (ESSG) 2024 – The service requisition for this project was issued in May and preconstruction review and submittals are being processed through July. Work will begin when the team finishes work on RD24-08, Cochran Security Improvements.

RD25-06 – Parkview Apartments First-Floor Furniture – The installation of the furniture is on hold pending the completion of the first-floor renovation, which has been delayed.

RD25-02 – West Pine Elevator Replacement – Elevator submittals will be returned to the contractor in August and pending approval will allow for material orders. The equipment is expected to arrive this fall.

RD24-11B – Folsom/Norfolk Make Ready (3) Units – This is part of the heavy make-ready turn work that was identified as necessary in February 2024. Work was completed on two (2) of the three (3) units in May and handed over to Property Management. The work on the remaining unit is expected to be completed in August. Development and Modernization expected this work to be completed in July, but a faulty electrical part for the panel was needed and the contractor is waiting for its arrival.

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

RD24-07 – Parkview Apartments First-Floor Renovation – The project has largely been paused to allow for the installation of low voltage lines necessary for the Parkview Access Control System. The low voltage work was transferred from one contractor to another due to issues with licensing with the City. The contractor that has been given the work has started running the lines and this work is expected to be complete in August. The new entry door and reception desk is also expected to be installed in August. The entire work on the lobby should be complete by the end of the year.

RD24-08 – Cochran Plaza Security Upgrades – Work was expected to be complete in June, however, the final pieces of work were reliant on Ameren's participation. Given the EF3 tornado event that occurred on May 16, 2025, Ameren suspended all non-emergency work until that emergency was addressed. Ameren was unavailable for the entire month of July. Development and Modernization is hoping for them to resume work in August.

RD24-04 – Badenhaus Sewer Repair – Development and Modernization issued an order to the contractor to install lighting as part of the contract. This material has been ordered and arrived in late-July. It will be installed in August.

RD23-03A – Parkview Apartments Access Control System – This project is on hold until the entry door at Parkview can be properly repaired. This is expected to occur in August.

RD22-10 – The California Garden Fence Replacement and Security Upgrades – The unforeseen conditions on the site were resolved in July and the work was restarted at the end of July. Development and Modernization staff expect that the work will be complete in August and that the access control system will be operable then.

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 materials arrived and were installed in July. The new shoring has been inspected and approved.

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 developer is currently working on their bank financing. SLHA is reviewing the documents provided.

## **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 has requested additional information, which has been provided. HUD reached out in June to discuss the Section 18 application for Hodiamont. The process will continue into August.

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

RD22-04 – Parkview Elevator Replacement – Punch list (final review of contractor work) was completed in June and the elevators returned to service. Close-out began in July and will continue into August.

RD24-11A – SSSC Lafayette Townhomes (4) Units – This is part of the heavy make-ready turn work that was identified as necessary in February 2024. This project returned four (4) units to occupancy. Close-out activities are ongoing.

RD23-12 West Pine Roof Replacement – The contractor has completed all of the punch list items and work continues on the close-out for the project. Close-out work will continue into August.

## Grant Applications

Community Development Administration (CDA) Neighborhood Transformation Grant – Cochran Plaza – Development and Modernization staff prepared an application to the City of St. Louis CDA for heavy make-ready work at Cochran Plaza. The grant application was submitted on July 14, 2025.

Community Development Administration (CDA) Neighborhood Transformation Grant – Parkview Elderly Apartments – Development and Modernization staff prepared a Neighborhood Transformation Grant application to CDA to support the redevelopment and repositioning of Parkview Elderly Apartments. The grant application was submitted on July 14, 2025.

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

## Solicitations

Al Chappelle Roof Replacement – The solicitation for the roof replacement was released on July 29, 2025. Bids are due on August 26, 2025.

Lookaway Unit Repairs (5 Units) 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. As part of this work, five (5) units at Lookaway will be made ready for occupancy. The work was solicited on July 7, 2025 and bids are due on August 6, 2025.

The successful completion of this project will return five (5) units to occupancy.

## Re-Solicitations

None.

## Pre-Solicitation

None.

## Planning

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. The designs for the project have been delayed. The architects have provided very preliminary plans. More detailed drawings should be available in the fall.

California Gardens PTACS and Unit Repairs – Development and Modernization staff have begun the work to update electrical panels and replace PTAC units at California Gardens. As part of that work, twelve (12) units will be made ready under the heavy make-ready work underway throughout the portfolio.

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

Phase 1: Has been moved to Solicitation. The solicitation received three (3) bids and the apparent low bidder has been notified.

Phase 2: The second phase will be split into two (2) solicitations due to mold remediation efforts needed for McMillan.

Phase 2a – Lookaway (5 units) has been moved to Solicitation.

Phase 2b - McMillan I (5 units) and McMillan II (5 units) require mold remediation. The bids for the work are being requested now. When the work is complete, the units can be scoped and put out for bid. This is expected to occur in the fall.

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 2024 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 JULY 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	5/27/2025	N/A	N/A	65%	99%	
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	8/30/2024	5/27/2025	7/15/2025	TBD	N/A	N/A	100%	93%	
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%	64%	
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	3/31/2025	TBD	N/A	N/A	100%	95%	
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	1/10/2025	7/9/2025	9/11/2025	TBD	N/A	N/A	100%	48%	
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	6/19/2025	12/16/2025	2/12/2025	TBD	N/A	N/A	31%	50%	
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	1/7/2025	5/7/2025	8/8/2025	TBD	N/A	N/A	100%	90%	
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rulger)	1	4	1/20/2025	3/21/2025	5/16/2025	5/14/2025	5/13/2025	5/14/2025	100%	100%	
MO001000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	2/21/2025	4/22/2025	TBD	TBD	TBD	TBD	100%	95%	
MO001000038	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%	
MO001000028 MO001000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	TBD	TBD	N/A	TBD	N/A	N/A	N/A	0%	
MO001000038	California Gardens	N/A	PTAC/Unit repairs	3	28	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000041	Lookaway	N/A	Unit Repairs	17	5	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	

**DEVELOPMENT AND MODERNIZATION JULY MONTHLY ACTIVITY REPORT**

<i>Project Information</i>						<i>Contract Performance Status</i>								
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
MO001000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	

**DEVELOPMENT AND MODERNIZATION JULY MONTHLY ACTIVITY REPORT**

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units	
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	The third and final elevator passed state inspection on May 27, 2025. Punchlist was completed on June 19. Closeout activities are continuing.
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	19	0	Additional Exterior Lighting arrived in late July and will be installed in August.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	The fence and gates have been installed. Electrical work is expected to be complete in August.
N/A	Homeownership, La Saison	II	New Home Construction	5	5	The financial closing date for Phase II was April 9, 2025
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.
MO001000041	Hodiamont - Section 18 Disposition	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 from HUD.
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	The project is on hold pending installation of new front vestibule doors.
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	The mechanical contractor completed their connections to the fire alarm system in June. Final city inspection was scheduled for July 2, 2025. Closeout is ongoing..
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	Construction activities are ongoing.
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	Contract was executed on June 6, 2025. Preconstruction meeting was June 10, 2025. Mobilization occurred on June 20, 2025. Construction is ongoing.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	The project is on hold awaiting Ameren's restoration of power to the Minimal for final camera installation in New Haven Court.
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger)	1	6	Work was completed and keys turned over to Property Management on May 13. Closeout activities are ongoing.
MO001000038	Folsom/Marie Fanger	N/A	Folsom/Marie Fanger Make Ready Units	2	3	Construction on 4377A Norfolk is anticipated in mid-August.
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	Pre-construction meeting was held on June 10, 2025. Submittals are being reviewed. The project will begin construction after the completion of the Cochran Security Upgrades.
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	The contract was awarded to Hanks Construction. The Pre-Construction Meeting was held on 4/17/2025. The elevator subcontractor completed field verification May 19-23. Submittals and other preconstruction activities are ongoing. Mobilization is anticipated in the fall.
MO001000028 MO001000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	0	Contract was executed on June 3, 2025. Preconstruction meeting was held June 12, 2025. Submittal review is ongoing. Mobilization is anticipated in August.
MO001000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26	Awarded to Raineri Construction July 21, 2025. Contract execution is anticipated in August
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	Task order for services including architecture and engineering design, Capital PNA, and Energy Audit of the building was executed on 5/12/25. PNA, Energy Audit, and Architecture consultants conducted site visits in June. Draft reports are anticipated in August.
MO001000019	Parkview Apartments	N/A	RAD Conversion: Garage Demo/Parking Lot construction	1	0	Schematic Design for the new Parking Lot was reviewed in June.
MO001000038	California Gardens	N/A	PTAC/Unit repairs	3	28	On hold
MO001000041	Lookaway	N/A	Unit Repairs	17	5	Bids are due on August 7, 2025.
MO001000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	Design work is on hold pending remediation of water damage.
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	Solicitation is anticipated to go out to bid in the fall.
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	Design Work is ongoing.

# DEVELOPMENT AND MODERNIZATION JULY MONTHLY ACTIVITY REPORT



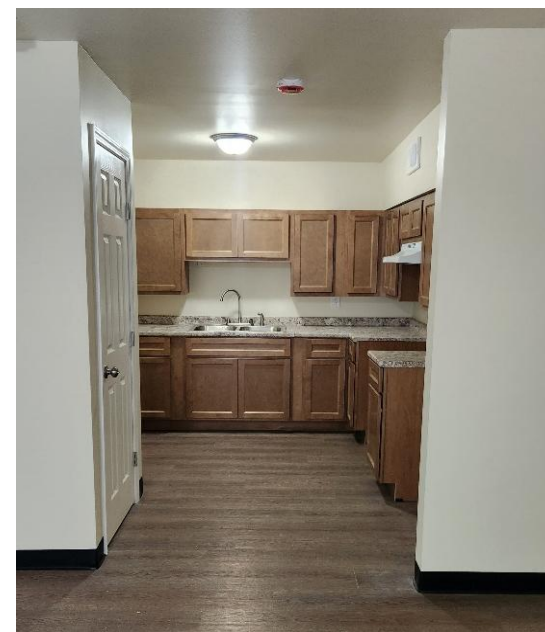
**Parkview First Floor Renovations**



**James House Emergency Roof Replacement**



**California Gardens Security Fence & Stair Repairs**



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

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

AT 7/31/2025

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150117	558	294,831.00	294,831.00	0.00	294,831.00	0.00	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	1,616,044.16	169,830.84	1,183,929.60	601,945.40	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,787,844.00	0.00	8,787,844.00	0.00	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	9,020,933.00	0.00	8,096,122.78	924,810.22	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	7,909,082.19	1,721,695.81	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	6,333,328.48	2,672,250.52	4,881,870.00	4,123,709.00	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	520,300.00	0.00	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	2,666,364.72	6,584,263.28	5-May-2026	5-May-2028
MO36E00150124	572	206,295.00	194,080.67	12,214.33	0.00	206,295.00	19-Jun-2025	19-Jun-2026
<b>Totals</b>		<b>\$57,217,860.00</b>	<b>\$49,398,461.11</b>	<b>\$7,819,398.89</b>	<b>\$42,321,511.75</b>	<b>\$14,896,348.25</b>		
			<b>86.3%</b>			<b>74.0%</b>		

# RESIDENT INITIATIVES

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: August 13, 2025

Subject: Resident Initiatives Board Report

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In July 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
2	139	70%

### Resident Engagement

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

- Financial Education (6)
- Employment (11)
- Rental Assistance (1)
- Education (4)
- Food Assistance (3)
- Health and Wellness (18)
- Legal Services (1)
- Youth related/or Childcare (7)
- 18 Bust Tickets Distributed

### Community Outreach

In July, the ROSS Coordinators attended the following events to build awareness of the ROSS program and to increase enrollment:

### 7/15/25 – SLHA Q3 PCC Meeting

PCC partner, Loyola Academy, hosted this meeting. Twenty-three partners attended, representing 16 organizations across the St. Louis Metro area. The Department of Resident Initiatives provided updates on programming from the May-July months, Val Joyner provided updates on the Home Again: Re-Housing Fair Series and St. Louis Internship Program shared information about their youth workforce development program. us!



Pictured left: PCC Partner Nicholas McDowell, Jr. presenting on the work of Loyola Academy and ROSS Coordinator Camille Shoals providing the PCC with updates on ROSS University.

### 7/25/2025 – VPC Quarterly Meeting

The Director and ROSS Coordinator attended the VPC meeting where we received recognition for our youth engagement and harm reduction work at LaSalle Park this summer in partnership with VPC and other network providers.

Additionally, the ROSS team, in partnership with the Property Management team, maintained the weekly Summer Hub at LaSalle Park. At the Summer Hub, hosted every Thursday, LaSalle youth enjoyed free books from Ready Readers, programming offered by Lincoln University Cooperative Extension and a fun time on the YMCA's Mobile Gaming Bus. In July, we partnered with the Violence Prevention Commission to host Bingo and Beatz and representatives from BJC's School Outreach and Youth Development team shared resources on Nutrition and heart health. The LaSalle Summer HUB wraps in August.

Pictured right: LaSalle Park youth and parents enjoying Spanish lessons and crafts taught by staff of the Lincoln University Cooperative Extension.





Pictured above: LaSalle Park youth enjoying Bingo and Beatz – an event hosted in partnership with the St. Louis Violence Area Prevention Commission.



Pictured right: LaSalle Park parents enjoying games and prizes at Bingo and Beatz.

### 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 July, the Circle of Friends groups focused on hosting regularly scheduled meetings for their members and attended an outing to the St. Louis Griot Museum of Black History. Additionally, the Coordinator is partnering with Urban League to provide computer classes to the Circle of Friends and TAB participants. This is a 12-week class hosted at the Urban League headquarters.

Pictured right: Members of Circle of Friends enjoying an outing at the Griot Museum of Black History.



### Family Self Sufficiency

As of July 2025, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had sixty-five (65) participants, fourteen (14) with established escrow accounts and four (4) actively receiving a monthly escrow credit. In addition, there were sixty (60) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which thirty-three (33) have established

escrow accounts and fifteen (15) received a monthly escrow credit. There were no new participants enrolled in HCV-FSS and seven (7) new participants enrolled in PH-FSS program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	65	14	0	14/22%	4/29%
PH	60	33	7	33/66%	15/45%

**TABs**

The St. Louis Tenant Affairs Board held their monthly meeting on Wednesday, July 16. The SLHA Executive Director was invited to hear from the local TAB presidents.

**Director’s Activities**

The Director of Resident and Community Engagement is working to strengthen relationships with residents and attended several meetings to forge and maintain partnerships with organizations that can provide services and resources to SLHA families.

7/25/25 – Violence Prevention Commission Quarterly Meeting

The Director attended VPC’s quarterly meeting to obtain updates on the regional response efforts to gun violence and establish connections with potential partners.

In addition to ongoing partner meetings, the Director continues to work closely with the Property Management team to execute St. Louis Housing Authority’s first summer camp in several years at the Al Chapelle Community Center. The camp, sponsored by Lincoln University’s Cooperative Extension, continued to serve SLHA youth ages 7-18 with exciting activities. In July, campers enjoyed three field trips to Poplar Bluff, story time with Ready Readers, crafts with St. Louis Public Library, poetry writing with Behind it All Foundation and portrait making with City Faces. The summer camp wraps in August.



Pictured left: SLHA campers holding baby chickens on their agriculture field trip to Poplar Bluff.

Pictured right: SLHA campers building their hydroponics kits and sharing their progress with members of the Clinton-Peabody redevelopment team.



Pictured left: SLHA campers enjoying crafts with the St. Louis Public Library and cupcake making with Behind it All Foundation.

Pictured right: SLHA campers enjoying story time lead by Clinton-Peabody's Neighborhood Reading Captains and portrait making with City Faces.



### Other Business and Upcoming Events

In August, the Resident Initiatives Department will partner with the TABs and other organizations to support SLHA youth and families in preparing for back to school.

THE WEST PINE  
TENANT ASSOCIATION PRESENTS

# back to School

**AUGUST 4<sup>TH</sup>, 2025**  
**10 AM-2 PM;**  
**COMMUNITY ROOM**

BACKPACK GIVE-A-WAY, FREE  
MUSIC AND FAMILY FUN

Questions? Reach out to the TAB at  
[westpinetenantaffairs3@gmail.com](mailto:westpinetenantaffairs3@gmail.com)

## 2ND ANNUAL BACK to SCHOOL BASH

8TH AUGUST 7:00 - 8PM

BACKPACK GIVEAWAY, FREE FOOD,  
MUSIC, AND FAMILY FUN

Sponsored by  
**CLINTON-PEABODY TENANT AFFAIRS BOARD**

Want more information?  
Contact TAB President Pamela Smith  
[pamela.smith@peabody.com](mailto:pamela.smith@peabody.com)

**Al Chapelle Community Center** 1401 Laclede Ln,  
St. Louis, MO 63104

BEHIND IT ALL FOUNDATION X SLHA X  
THE MAGIC HOUSE PRESENTS

FREE BACK  
to SCHOOL  
SUPPLIES

**AUG 20TH  
6-8PM**

# FAMILY OUT!!! NIGHT

MADE FOR KIDS BY THE MAGIC HOUSE  
5127 DELMAR BLVD, ST. LOUIS

**REGISTRATION IS REQUIRED.**  
STEP IN THE MAKERSPACE & CREATE USING SCREEN-PRINTING,  
LASER CUTTING, STOP MOTION ANIMATION, 3D PRINTING,  
POTTERY & MORE! ALSO, GRAB A FREE BACKPACK W/ SCHOOL  
SUPPLIES, SKINCARE, BODYCARE, MAKEUP SUPPLIES & MORE!

[WWW.WEAREBEHINDITALL.ORG/EVENTS](http://WWW.WEAREBEHINDITALL.ORG/EVENTS)

**LEGAL**

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: August 13, 2025

Subject: Procurement Board Report

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### Capital Fund

#### A. Contracts Awarded

RD 25-14 Invitation for Bids for Northside Scattered Sites Electrification and Unit Repairs. The scope of work for this project will consist of the removal of natural gas furnaces, water heaters ranges and related piping, and installation of new exhaust fans and range hoods with exterior exhausts. Seventeen units will also receive general repairs. The Acquisition and Solicitation Plans were approved on April 25, 2025. The project went out to bid on May 7, 2025 and was advertised in the May 14, 2025 edition of the St. Louis Post-Dispatch. Pre-bid conferences were held on May 20, 2025 and May 29, 2025. Three bids were received and the contract was awarded to Raineri Construction on July 21, 2025.

#### B. Solicitations Pending

RD 25-07 Requests for Quotations for SLHA Fleet Maintenance was sent to contractors on March 14, 2025. Quotations were due on April 17, 2025. One quote was received and is being reviewed. Contract award is anticipated in July.

RD 25-22 Invitation for Bids for Lookaway Unit Repairs/Make Ready. The scope of work for this project will consist of the replacement/repair of all water damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, door and door hardware, and windows. The Acquisition and Solicitation Plans were approved on June 25, 2025. The solicitation was issued July 7, 2025.

RD 25-24 Invitation for Bids for Al Chappelle Community Center. The scope of work for this project will consist of the removal and replacement of existing roofing system, drip edges, flashing and HVAC units, and repairs to existing toilet

rooms at the Al Chappelle Community Center located at 1401 LaSalle Lane, St. Louis, MO 63104, inside the Clinton-Peabody Development. The solicitation was issued July 29, 2025.

**Other Contracting Activity**

A. Contracts Awarded

None.

B. Solicitations Pending

None.

# COMMUNICATIONS



# Communications 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: Val Joyner, Director of Communications

Date: August 13, 2025

Subject: Communications Board Report

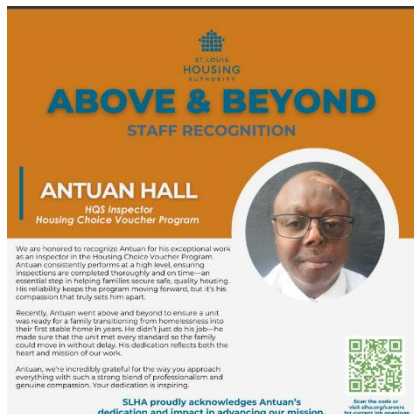
ACTIVITY	TOTAL	DETAILS
<a href="#">News and Announcements</a>	1	Home Again: ReHousing Recovery Fair
Outreach	1	ReHousing Fair – Delmar DivINe
News coverage		
New Social Media Campaign(s)		
Facebook Posts	16	Highest Performing (Facebook) <ul style="list-style-type: none"> <li>• <a href="#">Home Again Fair Highlights</a> 3,063 Reach; 84 Engagements</li> <li>• <a href="#">Home Again: Save the Date</a> 4,541 Reach; 141 Engagements</li> </ul>
Twitter Posts	17	Highest Performing (Twitter) <ul style="list-style-type: none"> <li>• <a href="#">Home Again Fair with SLPS</a> 97 Impressions; 1 Engagement</li> <li>• <a href="#">Clinton-Peabody Art Appreciation</a> 53 Impressions; 3 Engagements</li> </ul>
LinkedIn Posts	17	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <li>• <a href="#">Above &amp; Beyond: Andra Ward</a> 95 Impressions; 2 Engagements</li> <li>• <a href="#">Home Again Fair with SLPS</a> 77 Impressions; 6 Engagements</li> </ul>

Social media analytics:

<b>Facebook</b> <b>Total Followers: 3,357</b>	<b>JULY</b> <b>2025</b>	<b>JUNE</b> <b>2025</b>	<b>MAY</b> <b>2025</b>
Reach	7,820	28,454 (+813%)	3,117
Post Engagement	434	1,492 (+778%)	170
Visits	1,297	2,027 (+137%)	855
New Followers	63	226 (+259%)	63

<b>LinkedIn</b> <b>Total Followers: 520</b>	<b>JULY</b>	<b>JUNE</b> <b>2025</b>	<b>May</b> <b>2025</b>
Impressions	972	28,454 (+3,224%)	856
Page Views	120	71,426 (+132,170%)	54
Unique Visitors	120	226 (+842%)	24
Post Reactions	25	1,492 (+5,426%)	27

Monthly Highlights:



1. [Above & Beyond: Antuan Hall](#)
2. [Clinton-Peabody Art Appreciation](#)
3. [Rehousing Fair at Delmar DivINe](#)

# HUMAN RESOURCES



# Human Resources Department

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

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: August 13, 2025

Subject: Human Resources Board Report

### EMPLOYEE CENSUS AS OF JULY 31, 2025

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
100	0	4	104

### STAFFING CHANGES

#### New Employees Full-Time:

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

#### New Employees Temporary Full-Time:

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

#### New Employees Regular Part-Time:

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

#### New Employees Temporary Part-Time:

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

#### Promotions:

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

#### Status Change Acting Positions:

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

#### Title Change:

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

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

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
Camille Shoals	Resident Coordinator	Service Coordinator

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

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

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

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

**Transfers**

<u>Name</u>	<u>Former Department</u>	<u>Current Location</u>
None this reporting period.		

**Recruitment**

**number of position vacancies published this month: 4**

**number of position vacancies carried over from previous month: 2**

**Applications**

**Received This Month**

**Position Vacancies Published this Month:**

Community Beautification Intern	3
Asset Management Intern	24
Senior Maintenance Technician	4
Service Coordinator – Public Housing Family	44

**Additional Applications Received this Month:**

Assistant Property Manager	90
Property Manager	150

**Position Applied for by Residents:**

None this reporting period.

**EEO COMPLAINTS:**

None this reporting period.

**EMPLOYEE TRAINING – LOCAL:**

<u>Name</u>	<u>Training</u>	<u>Hour</u>
Karen Morris	United Way Campaign Leaders Conference	8.00
Althelia Powell-Thomas	United Way Campaign Leaders Conference	8.00
Lucius Bennett	PHA Procurement Training Levels 1, 2	7.25
Kim Hughes	PHA Procurement Training Levels 1, 2	7.25

**EMPLOYEE TRAINING – LOCAL CONTINUED:**

<b><u>Name</u></b>	<b><u>Training</u></b>	<b><u>Hour</u></b>
Jerome McCurry	PHA Procurement Training Level 1, 2	7.25
John Young	PHA Procurement Training Level 1	6.25

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

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