



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS

SEPTEMBER 25

2025



MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: September 19, 2025

Subject: Monthly Activities Report

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

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 July 2025
- Public Housing AMP Budgets as of July 2025
- Financial Condition Indicators as of July 2025
- Management Operations Indicator as of July 2025

II. Housing Choice Voucher (Section 8) Program Activities

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

III. Finance

- Income Statement as of July 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: September 10, 2025

SUBJECT: Asset Management Board Report

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 August, fifty (50) 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)	480
New Requests Submitted to HUD (# of units)	21
Extension Requests Submitted to HUD (# of units)	0

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

Please find an update on the current and previous month's Reporting Rate below.

Current HUD Reporting Rate:

August	91.96%
HUD GOAL	95%

Prior Months:

July	June	May
92.75%	92.94%	93.49%

Public Housing Waiting Lists: In August, Asset Management coordinated the opening of several of SLHA's site-based waiting lists to accept pre-applications for Euclid Plaza, West Pine, King Louis III, Kingsbury Terrace, and Preservation Square Phase I. SLHA publicized the opening by posting notices on SLHA's website and social media; notifying SLHA property management offices and community partners; and advertising in the St. Louis American and St. Louis Post-Dispatch.

During the seven days the waiting lists were open, SLHA received 4,379 online applications and approximately 149 paper applications. Approximately 713 visitors came to the SLHA Main Office.

As of September 3, 2025, there were approximately 28,377 unduplicated people on SLHA's 25 site-based waiting lists. Since applicants can apply for multiple sites, SLHA has a total of approximately 88,660 duplicated applicants on all its site-based waiting lists.

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%	
TOTAL		2,803	467	2,178		454	2,142	92%	430	2,137	91%	410	2,117	88%	420	2,102	88%	425	2,086	88%	467

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			8/1/2025	
	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	69%	Offline	Occupied	Occ. %
MO001000002	108	73%	204	104	70%	202	104	69%	202	103	69%	155	102	52%
MO001000010	121	97%	1	123	98%	1	121	97%	1	119	95%	1	117	94%
MO001000013	98	91%		104	96%		104	96%		103	95%		100	93%
MO001000017	87	88%		95	96%		95	96%		95	96%		92	93%
MO001000019	201	71%	66	202	88%	65	200	87%	70	200	89%	87	199	96%
MO001000028	109	93%	4	112	96%	4	112	96%	4	111	95%	4	110	94%
MO001000034	140	95%		141	95%		140	95%		140	95%		142	96%
MO001000037	55	90%	17	56	92%	17	55	90%	16	55	89%	16	55	89%
MO001000038	94	85%	35	96	89%	35	96	89%	34	96	88%	27	94	81%
MO001000041	62	91%	60	63	93%	60	64	94%	60	63	93%	64	61	95%
MO001000044	58	95%	32	58	95%	32	58	95%	32	56	92%	31	58	94%
MO001000045	42	100%	22	43	102%	21	43	100%	21	44	102%	19	44	98%
MO001000046	53	96%	10	52	95%	9	54	96%	7	56	97%	6	53	90%
MO001000047	36	100%		36	100%		36	100%		36	100%		36	100%
MO001000048	38	95%		37	93%		37	93%		36	90%		37	93%
MO001000049	39	89%		40	91%		41	93%		42	95%		42	95%
MO001000050	54	89%	1	53	87%	1	53	87%		54	87%		54	87%
MO001000052	22	100%	2	22	100%	2	22	100%	2	22	100%	2	22	100%
MO001000054	66	92%	3	64	89%	3	63	88%	3	63	88%	3	64	89%
MO001000055	20	91%		19	86%		19	86%		20	91%		19	86%
MO001000056	77	96%		75	94%		75	94%		76	95%		77	96%
MO001000057	32	97%	3	32	97%	2	33	97%	2	33	97%	1	34	97%
MO001000058	16	94%	29	16	94%	29	17	100%	29	17	100%	29	17	100%
MO001000059	46	98%	3	47	100%	2	46	96%	2	47	98%	2	48	100%
MO001000060	20	83%	20	20	83%	21	21	91%	21	20	87%	21	20	87%
MO001000061	114	95%		117	98%		114	95%		114	95%		112	93%
MO001000062	72	96%		71	95%		70	93%		70	93%		71	95%
MO001000063	67	96%		66	94%		66	94%		67	96%		67	96%
MO001000064	47	87%	5	47	87%	5	47	87%	5	47	87%	5	48	89%
MO001000065	36	90%	6	35	88%	6	35	88%	6	35	88%	6	33	83%
MO001000066	30	88%	1	31	91%	1	31	91%	1	31	91%	1	31	91%
MO001000067	19	100%		19	100%		19	100%		19	100%		19	100%
TOTAL	2,079	89%	524	2,096	92%	518	2,091	92%	518	2,090	91%	480	2,078	89%

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
August 1 -August 31, 2025

	August 2025		October 2024 - August 2025	
Abandonment of Unit	-	-	19	5.2%
Deceased	1	7.7%	39	10.7%
Did Not Like Unit	-	-	1	0.3%
Evicted-Legal Action	4	30.8%	70	19.2%
Incarcerated	-	-	2	0.5%
Moved-In Legal	-	-	2	0.5%
Moved to HCV Prog S8	1	7.7%	22	6.0%
Moved with Notice	3	23.1%	138	37.9%
Moved without Notice	2	15.4%	15	4.1%
One Strike	-	-	7	1.9%
Nursing Home Placement	-	-	5	1.4%
Purchased Home	-	-	-	-
Relocation Transfer	-	-	7	1.9%
Transfer to Diff PH Unit	2	15.4%	37	10.2%
Total	13	100%	364	100%

Demographic Report
August 1 - August 31, 2025

	Disabled	Non-Disabled	Total
Number of Families	665	1,469	2,134
Average Family Size	1.4	2.3	2.0
Average Age of Head of Household	58.9	45.8	49.9
Number of Youth Family Members (<18)	-	-	1,773
Average Age of Youth Family Members	-	-	10.3
Number of Senior (62+) Head of Household	325	335	660
Average Household Income	\$12,864	\$12,002	\$12,271
Number of Head of Households Employed	617	926	1,543
Average Monthly Rent	\$262.95	\$220.85	\$233.97
Average Cost of Utilities Paid by SLHA	\$4.25	\$32.75	\$23.87
Average Length of Occupancy (Years)	9.7	6.0	7.1

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	-	2	2
Any Other Combination	2	16	18
Asian Only	-	3	3
Black/African American Only	15	2,043	2,058
Native Hawaiian/Other Pacific Islander Only	-	-	-
White Only	2	37	39
White/American Indian/Alaskan Native	-	1	1
White, Black/African American	1	12	13
Total	20	2,114	2,134

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 8/31/2025

Columbus Square	LAST	7	DAYS	LAST	28	DAYS	YEAR	TO	DATE	2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	1	0	*	0%	*	-67%
SEXUAL ASSAULT	0	0	*	0	0	*	1	2	-50%	-50%	*	*
ROBBERY	0	0	*	0	0	*	2	3	-33%	-50%	-60%	-50%
AGGRAVATED ASSAULT	0	2	-100%	5	7	-29%	65	36	81%	103%	97%	7%
BURGLARY	0	0	*	1	2	-50%	9	12	-25%	29%	-25%	0%
FELONY THEFT	2	0	*	4	2	100%	19	14	36%	111%	58%	-27%
AUTO THEFT	0	0	*	1	1	0%	3	12	-75%	-84%	-88%	-70%
TOTAL	2	2	0%	11	12	-8%	100	79	27%	35%	15%	-12%

SHOOTING INCIDENTS	0	1	-100%	1	1	0%	10	6	67%	43%	67%	11%
SHOOTING VICTIMS	0	1	-100%	1	1	0%	15	6	150%	88%	150%	25%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	4	1	300%	300%	300%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	6	1	500%	500%	500%	*

MISDEMEANOR THEFT	1	1	0%	5	5	0%	31	17	82%	72%	63%	48%
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GUN ARRESTS	0	1	-100%	0	2	-100%	4	7	-43%	-50%	0%	-64%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	1	-100%	-100%	*	-100%

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 8/31/2025

Covenant Blu Grand Center	LAST	7	DAYS	LAST	28	DAYS	YEAR	TO	DATE	2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	0	1	-100%	-100%	*	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	0	0	*	-100%	*	-100%
ROBBERY	0	1	-100%	1	2	-50%	7	7	0%	-22%	-22%	-30%
AGGRAVATED ASSAULT	2	0	*	2	1	100%	24	16	50%	-8%	50%	4%
BURGLARY	1	1	0%	3	4	-25%	12	18	-33%	-37%	-43%	20%
FELONY THEFT	0	2	-100%	0	6	-100%	25	31	-19%	-36%	-57%	-46%
AUTO THEFT	0	0	*	1	2	-50%	15	33	-55%	-75%	-64%	-6%
TOTAL	3	4	-25%	7	15	-53%	83	106	-22%	-47%	-43%	-22%
SHOOTING INCIDENTS	0	0	*	0	1	-100%	1	3	-67%	-80%	-75%	-80%
SHOOTING VICTIMS	0	0	*	0	1	-100%	1	3	-67%	-80%	-75%	-83%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	-100%	-100%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	-100%	-100%
MISDEMEANOR THEFT	0	1	-100%	3	6	-50%	35	61	-43%	-41%	-24%	-44%
GUN ARRESTS	0	0	*	3	0	*	8	7	14%	-38%	-27%	-20%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	*

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 8/31/2025

	LAST	7	DAYS	LAST	28	DAYS	YEAR	TO	DATE	2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
Lasalle Park												
MURDER	0	0	*	1	0	*	2	2	0%	*	100%	100%
SEXUAL ASSAULT	0	0	*	0	0	*	1	2	-50%	*	0%	*
ROBBERY	0	0	*	0	0	*	6	4	50%	100%	0%	50%
AGGRAVATED ASSAULT	0	0	*	2	2	0%	19	9	111%	12%	46%	6%
BURGLARY	0	0	*	0	0	*	3	7	-57%	-25%	-57%	-25%
FELONY THEFT	1	0	*	2	1	100%	30	20	50%	-6%	3%	67%
AUTO THEFT	0	1	-100%	0	2	-100%	4	14	-71%	-64%	-84%	-56%
TOTAL	1	1	0%	5	5	0%	65	58	12%	-3%	-21%	20%
SHOOTING INCIDENTS	0	0	*	1	0	*	2	5	-60%	0%	100%	-33%
SHOOTING VICTIMS	0	0	*	1	0	*	2	6	-67%	0%	100%	-33%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	1	-100%	-100%	*	-100%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	1	-100%	-100%	*	-100%
MISDEMEANOR THEFT	0	1	-100%	2	11	-82%	43	82	-48%	23%	95%	126%
GUN ARRESTS	0	0	*	0	0	*	8	1	700%	100%	100%	60%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	3	0	*	*	*	200%

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 8/31/2025

	LAST	7	DAYS	LAST	28	DAYS	YEAR	TO	DATE	2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
Peabody Darst Webbe												
MURDER	0	0	*	0	0	*	0	0	*	*	*	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	0	1	-100%	-100%	*	*
ROBBERY	0	0	*	0	1	-100%	1	2	-50%	-67%	-67%	-90%
AGGRAVATED ASSAULT	0	0	*	0	0	*	21	20	5%	0%	-22%	-64%
BURGLARY	0	0	*	0	0	*	8	8	0%	-27%	-47%	-53%
FELONY THEFT	0	1	-100%	1	1	0%	8	12	-33%	-50%	-60%	-78%
AUTO THEFT	0	1	-100%	0	2	-100%	5	12	-58%	-58%	-81%	-74%
TOTAL	0	2	-100%	1	4	-75%	43	55	-22%	-33%	-53%	-70%
SHOOTING INCIDENTS	0	0	*	0	0	*	3	3	0%	50%	-40%	-50%
SHOOTING VICTIMS	0	0	*	0	0	*	4	3	33%	33%	-20%	-33%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	2	0	*	*	-33%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	2	0	*	*	-33%	*
MISDEMEANOR THEFT	0	0	*	5	2	150%	43	33	30%	72%	126%	5%
GUN ARRESTS	0	0	*	0	0	*	2	3	-33%	-50%	-80%	-83%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	0	*	*	-100%	-100%

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: September 10, 2025

SUBJECT: Property Management Board Report

Property Management Department:

Occupancy & Leasing

Overall occupancy remained strong, with most developments maintaining rates above HUD's 93% threshold. Several sites, including James House, Parkview, Northside Scattered Sites, Badenhause/Badenfest and Lasalle Park and King Louis III 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, though limited staff and budget cuts continued to impact response times.

Operations

The department continued rolling out targeted training for property managers by hosting a waiting list refresh course. Managers were instructed on best practices for maintaining and managing each site-based waiting list.

Occupancy and HUD Compliance

- Property Management completed 27 move-ins in August 2025. For move-outs, 25.00% of residents were evicted and 43.75% moved with notice. Two public housing families transferred from the public housing program to another public housing development or to the HCV program.
- Trend Consistency: The occupancy rate at the end of August 2025 was 92.54%, showing percentage point increase.

July 2025	July 2025	August 2025
91.91%	91.21%	92.54%

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)

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.

Development(s):	Issue/Trend Identified:	Action:
Parkview Elderly	Outstanding work orders	Work orders created for make-ready units
Lasalle Park	Outstanding work orders	Review open work orders for resolution

Recertifications

The Property Management team successfully concluded the month of August 2025 with 23 past-due recertifications, achieving a reporting rate of 98.67%. This reporting rate shows an improvement over last month's rate.

June 2025	July 2025	August 2025
53	28	23

Work Order Period Activity

Period Date From: 08/01/2025 - Period Date To: 08/31/2025

Property	Opening Balance	Created	Closed	Closing Balance
Badenfest Elderly	7	5	5	7
Badenhaus Elderly	3	15	15	3
California Gardens	1	0	0	1
Clinton-Peabody	14	107	93	28
Cochran Plaza	7	9	16	0
Cupples	1	0	1	0
Euclid Plaza Elderly	7	26	24	9
Folsom	1	1	0	2
James House	54	27	4	77
King Louis III	21	3	5	19
Kingsbury Terrace	4	14	18	0
Lafayette Apartments	10	2	0	12
Lafayette Townhomes	15	5	0	20
LaSalle Park	47	37	16	68
Lookaway	7	1	6	2
Marie Fanger	0	1	0	1
McMillian Manor II	1	1	2	0
McMillian Manor	3	5	6	2
Parkview Elderly	139	72	43	168
South Broadway	6	0	0	6
Tiffany Turnkey	3	6	1	8
Towne XV	2	1	2	1
Walnut Park	0	7	7	0
West Pine	39	26	47	18
Total	392	371	311	452

PUBLIC HOUSING CASH ACTIVITY AS OF 07/01/2025

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	7/1/25 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	7/1/25 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$17,049,006.35	FEDERAL FARM CREDIT BANK	Various	\$1,238,809.60
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)	\$552,733.87	ENTERPRISE BANK & TRUST	11/20/2025	\$250,000.00
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$662,698.56	FEDERAL HOME LOAN BANK	10/22/2025	\$241,196.34
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$311,042.46	UASLLIANCE FEC CR UNION CD	1/28/2026	\$242,428.84
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$108,549.82	FLUSHING BANK CD	8/18/2025	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,803.61	FIRST BANK OF THE LAKE	11/24/2025	\$250,000.00
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,724.23	FIRST FED BANK	4/29/2025	\$250,000.00
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$232,052.24	INVESTAR BANK	1/20/2026	\$244,938.30
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$17,842.46	FREDDIE MAC	2/12/2026	\$245,244.91
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$173,177.83	FED HOME LOAN MORTGAGE	9/2/2025	\$1,070,411.72
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$317,586.65	FARMER MAC	10/29/2025	\$491,009.31
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$709,420.01			
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$850,116.38			
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$173,637.50			
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$21,200,147.05	TOTAL INVESTMENTS		\$5,024,039.02

Clinton Peabody

Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	120,961.00	108,330.00	12,631.00	130,000.00
Utility Reimb.-LIPH	-68,773.00	-70,000.00	1,227.00	-84,000.00
Total Rental Income	52,188.00	38,330.00	13,858.00	46,000.00
Other Tenant Income				
Cleaning Fee	125.00	0.00	125.00	0.00
Damages/Maintenance	0.00	1,250.00	-1,250.00	1,500.00
Late Charges	3,899.00	16,670.00	-12,771.00	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	3,091.00	17,920.00	-14,829.00	21,500.00
NET TENANT INCOME	55,279.00	56,250.00	-971.00	67,500.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	1,862,471.50	1,806,010.80	56,460.70	2,167,213.00
Allocated Interest Income	0.00	120.00	-120.00	140.00
Fraud Recovery PH	-1,886.50	0.00	-1,886.50	0.00
Non-Dwelling Rent	0.00	1,000.00	-1,000.00	1,200.00
Other Miscellaneous Income	2,894.88	0.00	2,894.88	0.00
Allocated Other Income	22,663.91	42,580.00	-19,916.09	51,095.00
TOTAL GRANT AND OTHER INCOME	1,886,143.79	1,849,710.80	36,432.99	2,219,648.00
TOTAL INCOME	1,941,422.79	1,905,960.80	35,461.99	2,287,148.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	316,789.64	553,133.40	236,343.76	663,744.00
TOTAL TENANT SERVICES EXPENSES	25,105.07	31,520.00	6,414.93	37,830.00
TOTAL UTILITY EXPENSES	371,735.45	456,650.00	84,914.55	547,985.00
Total Maint Salaries				
	170,898.73	268,580.00	97,681.27	322,303.00
Total Materials				
	32,010.64	52,930.00	20,919.36	63,500.00
Total Contract Costs				
	286,092.80	299,006.70	12,913.90	358,803.37
TOTAL MAINTENACE EXPENSES	489,002.17	620,516.70	131,514.53	744,606.37
TOTAL PROTECTIVE SERVICES	113,551.73	289,680.80	176,129.07	347,617.00
TOTAL INSURANCE PREMIUMS	164,903.30	228,710.00	63,806.70	274,444.63
TOTAL GENERAL EXPENSES	12,778.83	15,450.00	2,671.17	18,538.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,493,866.19	2,195,640.80	701,774.61	2,634,765.00
OTHER FINANCING SOURCES				
Excess Cash Transfer OUT	146,251.40	0.00	-146,251.40	0.00
Operating Transfers IN	124,899.57	289,680.00	-164,780.43	347,617.00
TOTAL OTHER FINANCING SOURCES	-21,351.83	289,680.00	-311,031.83	347,617.00
Prior Period Adjustments Affecting RR				
	3,401.32	0.00	-3,401.32	0.00
TOTAL NON-OPERATING ITEMS	3,401.32	0.00	-3,401.32	0.00
NET INCOME	422,803.45	0.00	422,803.45	0.00

James House
Income Statement
Period = Oct 2024-Jul 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	217,327.55	218,090.00	-762.45	261,704.00
Total Rental Income	217,327.55	218,090.00	-762.45	261,704.00
Other Tenant Income				
Damages/Maintenance	0.00	170.00	-170.00	200.00
Late Charges	14,753.00	16,670.00	-1,917.00	20,000.00
Legal Fees - Tenant	-344.00	1,670.00	-2,014.00	2,000.00
Misc. Tenant Income	160.00	0.00	160.00	0.00
Total Other Tenant Income	14,569.00	18,510.00	-3,941.00	22,200.00
NET TENANT INCOME	231,896.55	236,600.00	-4,703.45	283,904.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	432,014.50	417,800.00	14,214.50	501,361.00
Allocated Interest Income	0.00	10.00	-10.00	21.00
Fraud Recovery PH	-5,571.00	0.00	-5,571.00	0.00
Other Miscellaneous Income-PMC	0.00	500.00	-500.00	600.00
Allocated Other Income	3,395.56	6,380.00	-2,984.44	7,655.00
TOTAL GRANT AND OTHER INCOME	429,839.06	424,690.00	5,149.06	509,637.00
TOTAL INCOME	661,735.61	661,290.00	445.61	793,541.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	183,249.04	217,090.00	33,840.96	260,524.00
TOTAL TENANT SERVICES EXPENSES	25,828.00	10,970.00	-14,858.00	13,157.00
TOTAL UTILITY EXPENSES	193,548.18	182,910.00	-10,638.18	219,500.00
Total Maint Salaries	99,382.87	128,915.00	29,532.13	154,689.00
Total Materials	15,257.08	43,340.00	28,082.92	52,000.00
Total Contract Costs	299,674.26	155,293.30	-144,380.96	186,357.71
TOTAL MAINTENACE EXPENSES	414,314.21	327,548.30	-86,765.91	393,046.71
TOTAL PROTECTIVE SERVICES	147,854.27	170,070.00	22,215.73	204,084.00
TOTAL INSURANCE PREMIUMS	75,630.66	83,970.00	8,339.34	100,765.29
TOTAL GENERAL EXPENSES	2,222.04	4,660.00	2,437.96	5,595.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,042,646.40	997,230.00	-45,416.40	1,196,672.00
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	146,251.40	0.00	146,251.40	0.00
Operating Transfers IN	207,421.68	335,940.00	-128,518.32	403,131.00
TOTAL OTHER FINANCING SOURCES	353,673.08	335,940.00	17,733.08	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	-49,192.97	0.00	-49,192.97	0.00

Euclid Plaza Elderly
Income Statement
Period = Oct 2024-Jul 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	202,050.61	228,990.00	-26,939.39	274,788.00
Total Rental Income	202,050.61	228,990.00	-26,939.39	274,788.00
Other Tenant Income				
Damages/Maintenance	0.00	120.00	-120.00	150.00
Late Charges	14,775.50	8,330.00	6,445.50	10,000.00
Legal Fees - Tenant	0.00	3,750.00	-3,750.00	4,500.00
Vacate Charges	-539.00	3,330.00	-3,869.00	4,000.00
Total Other Tenant Income	14,236.50	15,530.00	-1,293.50	18,650.00
NET TENANT INCOME	216,287.11	244,520.00	-28,232.89	293,438.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	411,299.50	398,220.00	13,079.50	477,858.00
Allocated Interest Income	0.00	10.00	-10.00	18.00
Fraud Recovery PH	8,889.89	0.00	8,889.89	0.00
Other Miscellaneous Income-PMC	0.00	580.00	-580.00	700.00
Allocated Other Income	3,018.27	5,670.00	-2,651.73	6,805.00
TOTAL GRANT AND OTHER INCOME	423,207.66	404,480.00	18,727.66	485,381.00
TOTAL INCOME	639,494.77	649,000.00	-9,505.23	778,819.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	180,310.26	214,030.00	33,719.74	256,851.00
TOTAL TENANT SERVICES EXPENSES	8,152.58	10,360.00	2,207.42	12,435.00
TOTAL UTILITY EXPENSES	180,024.18	214,040.00	34,015.82	256,850.00
Total Maint Salaries	101,969.30	162,228.30	60,259.00	194,677.00
Total Materials	14,129.22	34,330.00	20,200.78	41,200.00
Total Contract Costs	93,668.01	96,760.00	3,091.99	116,100.00
TOTAL MAINTENACE EXPENSES	209,766.53	293,318.30	83,551.77	351,977.00
TOTAL PROTECTIVE SERVICES	56,934.41	59,930.00	2,995.59	71,915.00
TOTAL INSURANCE PREMIUMS	62,671.20	63,120.00	448.80	75,747.10
TOTAL GENERAL EXPENSE	2,127.94	4,170.00	2,042.06	5,000.00
TOTAL OPERATING EXPENSES	699,987.10	858,960.00	158,972.90	1,030,775.10
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	39,630.00	-39,630.00	47,555.10
Operating Transfers IN	90,382.58	170,330.00	-79,947.42	204,401.00
TOTAL OTHER FINANCING SOURCES	90,382.58	209,960.00	-119,577.42	251,956.10
NET INCOME	29,890.25	0.00	29,890.25	0.00

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

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	219,347.50	220,580.00	-1,232.50	264,700.00
Utility Reimbursement Refund	132.00	0.00	132.00	0.00
Total Rental Income	219,479.50	220,580.00	-1,100.50	264,700.00
Other Tenant Income				
Damages/Maintenance	30.00	80.00	-50.00	100.00
Late Charges	8,131.00	6,670.00	1,461.00	8,000.00
Legal Fees - Tenant	484.50	0.00	484.50	0.00
Vacate Charges	-78.66	830.00	-908.66	1,000.00
Total Other Tenant Income	8,566.84	7,580.00	986.84	9,100.00
NET TENANT INCOME	228,046.34	228,160.00	-113.66	273,800.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	324,597.00	313,760.00	10,837.00	376,508.00
Allocated Interest Income	0.00	10.00	-10.00	21.00
Fraud Recovery PH	-2,108.00	0.00	-2,108.00	0.00
Other Miscellaneous Income-PMC	0.00	2,080.00	-2,080.00	2,500.00
Allocated Other Income	2,802.69	5,270.00	-2,467.31	6,319.00
TOTAL GRANT AND OTHER INCOME	325,291.69	321,120.00	4,171.69	385,348.00
TOTAL INCOME	553,338.03	549,280.00	4,058.03	659,148.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	151,207.87	201,570.00	50,362.13	241,894.00
TOTAL TENANT SERVICES EXPENSES	5,063.12	8,040.00	2,976.88	9,642.00
TOTAL UTILITY EXPENSES	191,473.60	177,430.00	-14,043.60	212,900.00
Total Maint Salaries	95,639.80	157,361.70	61,721.90	188,836.00
Total Materials	33,421.31	35,420.00	1,998.69	42,500.00
Total Contract Costs	210,965.82	147,710.00	-63,255.82	177,260.00
TOTAL MAINTENACE EXPENSES	340,026.93	340,491.70	464.77	408,596.00
TOTAL PROTECTIVE SERVICES	88,490.57	86,680.00	-1,810.57	104,019.00
TOTAL INSURANCE PREMIUMS	58,556.65	68,950.00	10,393.35	82,733.95
TOTAL GENERAL EXPENSES	1,982.25	5,890.00	3,907.75	7,073.00
TOTAL OPERATING EXPENSES	836,800.99	889,038.30	52,237.31	1,066,857.95
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	60,831.60	-60,831.60	72,997.95
Operating Transfers IN	213,948.74	278,926.70	-64,977.96	334,712.00
TOTAL OTHER FINANCING SOURCES	213,948.74	339,758.30	-125,809.56	407,709.95
NET INCOME	-69,514.22	0.00	-69,514.22	0.00

Parkview Elderly

Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	563,064.97	541,670.00	21,394.97	650,000.00
Utility Reimbursement Refund	2.00	0.00	2.00	0.00
Total Rental Income	563,066.97	541,670.00	21,396.97	650,000.00
Other Tenant Income				
Cleaning Fee	121.00	0.00	121.00	0.00
Late Charges	16,622.00	33,330.00	-16,708.00	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	-345.00	3,330.00	-3,675.00	4,000.00
Total Other Tenant Income	18,590.00	36,660.00	-18,070.00	44,000.00
NET TENANT INCOME	581,656.97	578,330.00	3,326.97	694,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	901,548.50	829,000.00	72,548.50	994,800.00
Allocated Interest Income	0.00	40.00	-40.00	48.00
Fraud Recovery PH	1,242.35	0.00	1,242.35	0.00
Non-Dwelling Rent	12,947.00	11,000.00	1,947.00	13,200.00
Other Miscellaneous Income-PMC	0.00	830.00	-830.00	1,000.00
Allocated Other Income	7,949.90	14,940.00	-6,990.10	17,923.00
TOTAL GRANT AND OTHER INCOME	923,687.75	855,810.00	67,877.75	1,026,971.00
TOTAL INCOME	1,505,344.72	1,434,140.00	71,204.72	1,720,971.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	354,562.07	396,280.00	41,717.93	475,528.00
TOTAL TENANT SERVICES EXPENSES	16,397.17	15,630.00	-767.17	18,747.00
TOTAL UTILITY EXPENSES	292,475.00	316,675.10	24,200.10	380,006.00
Total Maint Salaries				
Total Maint Salaries	237,538.09	353,635.80	116,097.71	424,368.00
Total Materials				
Total Materials	32,826.51	67,180.00	34,353.49	80,600.00
Total Contract Costs				
Total Contract Costs	180,878.86	271,100.00	90,221.14	325,310.00
TOTAL MAINTENACE EXPENSES	451,243.46	691,915.80	240,672.34	830,278.00
TOTAL PROTECTIVE SERVICES	268,068.73	372,420.00	104,351.27	446,907.00
TOTAL INSURANCE PREMIUMS	151,118.99	161,172.50	10,053.51	193,412.00
TOTAL GENERAL EXPENSES	4,307.69	16,670.00	12,362.31	20,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,538,173.11	1,970,730.00	432,556.89	2,364,878.00
OTHER FINANCING SOURCES				
Transfer between Program/Projects IN	106,449.86	88,750.00	17,699.86	106,500.00
Operating Transfers IN	7,377.00	0.00	7,377.00	0.00
Operating Transfers IN	307,938.00	447,840.00	-139,902.00	537,407.00
TOTAL OTHER FINANCING SOURCES	421,764.86	536,590.00	-114,825.14	643,907.00
Prior Period Adjustments Affecting RR				
Prior Period Adjustments Affecting RR	22,798.45	0.00	-22,798.45	0.00
Prior Period Adjustments Affecting RR				
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	204,881.47	0.00	204,881.47	0.00

Baden House Elderly/Badenfest

Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	197,882.00	207,500.00	-9,618.00	249,000.00
Utility Reimb.-LIPH	-2,097.00	-1,830.00	-267.00	-2,196.00
Utility Reimbursement Refund	21.00	0.00	21.00	0.00
Total Rental Income	195,806.00	205,670.00	-9,864.00	246,804.00
Other Tenant Income				
Damages/Maintenance	0.00	830.00	-830.00	1,000.00
Late Charges	13,714.00	11,670.00	2,044.00	14,000.00
Misc.Tenant Income	50.00	0.00	50.00	0.00
Vacate Charges	100.00	1,250.00	-1,150.00	1,500.00
Total Other Tenant Income	13,864.00	13,750.00	114.00	16,500.00
NET TENANT INCOME	209,670.00	219,420.00	-9,750.00	263,304.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	394,525.50	383,290.00	11,235.50	459,946.00
Allocated Interest Income	0.00	10.00	-10.00	20.00
Fraud Recovery PH	-380.00	0.00	-380.00	0.00
Other Miscellaneous Income-PMC	0.00	210.00	-210.00	250.00
Allocated Other Income	3,341.64	6,280.00	-2,938.36	7,534.00
TOTAL GRANT AND OTHER INCOME	397,487.14	389,790.00	7,697.14	467,750.00
TOTAL INCOME	607,157.14	609,210.00	-2,052.86	731,054.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	158,511.15	209,340.00	50,828.85	251,204.00
TOTAL TENANT SERVICES EXPENSES	3,180.91	8,850.00	5,669.09	10,617.00
TOTAL UTILITY EXPENSES	177,545.07	180,810.00	3,264.93	216,960.00
Total Maint Salaries	121,058.65	161,156.70	40,098.05	193,383.00
Total Materials	16,872.60	29,070.00	12,197.40	34,900.00
Total Contract Costs	92,402.56	103,180.00	10,777.44	123,828.00
TOTAL MAINTENANCE EXPENSES	230,333.81	293,406.70	63,072.89	352,111.00
TOTAL PROTECTIVE SERVICES	66,343.13	68,220.00	1,876.87	81,867.00
TOTAL INSURANCE PREMIUMS	44,403.80	53,710.00	9,306.20	64,453.96
TOTAL GENERAL EXPENSES	2,160.55	2,660.00	499.45	3,193.00
TOTAL OPERATING EXPENSES	682,478.42	817,003.30	134,524.88	980,405.96
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	17,336.60	-17,336.60	20,803.96
Operating Transfers IN	112,168.32	190,456.70	-78,288.38	228,548.00
TOTAL OTHER FINANCING SOURCES	112,168.32	207,793.30	-95,624.98	249,351.96
NET INCOME	36,847.04	0.00	36,847.04	0.00

LaSalle Park
Income Statement
Period = Oct 2024-Jul 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	243,162.00	169,700.00	73,462.00	203,640.00
Tenant Accounts - True Up	-1,475.00	0.00	-1,475.00	0.00
Utility Reimb.-LIPH	-101,436.00	-62,500.00	-38,936.00	-75,000.00
Utility Reimbursement Refund	2,683.00	0.00	2,683.00	0.00
Total Rental Income	142,934.00	107,200.00	35,734.00	128,640.00
Other Tenant Income				
Damages/Maintenance	220.00	130.00	90.00	160.00
Late Charges	6,885.00	11,670.00	-4,785.00	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	3,170.00	118.00	3,800.00
Total Other Tenant Income	12,543.00	14,970.00	-2,427.00	17,960.00
NET TENANT INCOME	155,477.00	122,170.00	33,307.00	146,600.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	799,644.50	843,140.00	-43,495.50	1,011,770.00
Allocated Interest Income	0.00	60.00	-60.00	74.00
Allocated Other Income	12,207.82	22,940.00	-10,732.18	27,522.00
TOTAL GRANT AND OTHER INCOME	811,852.32	866,140.00	-54,287.68	1,039,366.00
TOTAL INCOME	967,329.32	988,310.00	-20,980.68	1,185,966.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	269,587.58	299,000.00	29,412.42	358,811.74
TOTAL TENANT SERVICES EXPENSES	11,766.04	18,035.00	6,268.96	21,642.00
TOTAL UTILITY EXPENSES	220,814.38	229,500.00	8,685.62	275,399.00
Total Maint Salaries	172,601.84	185,491.70	12,889.86	222,581.00
Total Materials	28,175.57	68,340.00	40,164.43	82,000.00
Total Contract Costs	133,017.68	152,660.00	19,642.32	183,200.00
TOTAL MAINTENACE EXPENSES	333,795.09	406,491.70	72,696.61	487,781.00
TOTAL PROTECTIVE SERVICES	46,677.98	119,755.00	73,077.02	143,706.00
TOTAL INSURANCE PREMIUMS	80,624.55	105,180.00	24,555.45	126,220.26
TOTAL GENERAL EXPENSES	390.91	13,430.00	13,039.09	16,112.00
TOTAL OPERATING EXPENSES	963,656.53	1,191,398.30	227,741.77	1,429,672.00
OTHER FINANCING SOURCES				
Operating Transfers IN	51,651.06	119,755.00	-68,103.94	143,706.00
Operating Transfers IN	44,999.99	83,333.30	-38,333.31	100,000.00
TOTAL OTHER FINANCING SOURCES	96,651.05	203,088.30	-106,437.25	243,706.00
NET INCOME	100,323.84	0.00	100,323.84	0.00

Cochran Plaza
Income Statement
Period = Oct 2024-Jul 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	72,251.00	84,710.00	-12,459.00	101,655.00
Utility Reimb.-LIPH	-44,404.00	-44,170.00	-234.00	-53,000.00
Total Rental Income	27,847.00	40,540.00	-12,693.00	48,655.00
Other Tenant Income				
Damages/Maintenance	35.00	333.30	-298.30	400.00
Late Charges	3,909.00	5,000.00	-1,091.00	6,000.00
Legal Fees - Tenant	0.00	10,000.00	-10,000.00	12,000.00
Misc. Tenant Income	252.00	0.00	252.00	0.00
Vacate Charges	0.00	1,670.00	-1,670.00	2,000.00
Total Other Tenant Income	4,196.00	17,003.30	-12,807.30	20,400.00
NET TENANT INCOME	32,043.00	57,543.30	-25,500.30	69,055.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	513,661.50	496,870.00	16,791.50	596,241.54
Allocated Interest Income	0.00	30.00	-30.00	43.00
Fraud Recovery PH	594.00	0.00	594.00	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	7,087.55	13,320.00	-6,232.45	15,979.00
TOTAL GRANT AND OTHER INCOME	598,641.47	510,220.00	88,421.47	612,263.54
TOTAL INCOME	630,684.47	567,763.30	62,921.17	681,318.54
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	149,557.75	197,435.80	47,878.05	236,917.00
TOTAL TENANT SERVICES EXPENSES	6,746.60	7,080.00	333.40	8,489.00
TOTAL UTILITY EXPENSES	132,618.39	203,830.00	71,211.61	244,600.00
Total Maint Salaries	90,367.63	164,548.30	74,180.67	197,457.00
Total Materials	5,075.97	19,000.00	13,924.03	22,800.00
Total Contract Costs	166,719.23	115,940.00	-50,779.23	139,130.00
TOTAL MAINTENANCE EXPENSES	262,162.83	299,488.30	37,325.47	359,387.00
TOTAL PROTECTIVE SERVICES	24,825.49	63,115.80	38,290.31	75,739.00
TOTAL INSURANCE PREMIUMS	47,123.00	51,070.00	3,947.00	61,272.54
TOTAL GENERAL EXPENSES	2,902.74	4,550.40	1,647.66	5,461.54
TOTAL OPERATING EXPENSES	625,936.80	826,549.10	200,612.30	991,866.08
OTHER FINANCING SOURCES				
Operating Transfers IN	27,195.19	63,115.80	-35,920.61	75,739.00
Operating Transfers IN	58,701.99	195,670.00	-136,968.01	234,808.54
TOTAL OTHER FINANCING SOURCES	85,897.18	258,785.80	-172,888.62	310,547.54
NET INCOME	90,644.85	0.00	90,644.85	0.00

Northside Scattered Sites

Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	82,712.00	108,920.00	-26,208.00	130,700.00
Utility Reimb.-LIPH	-50,170.00	-48,330.00	-1,840.00	-58,000.00
Utility Reimbursement Refund	-128.00	0.00	-128.00	0.00
Total Rental Income	32,414.00	60,590.00	-28,176.00	72,700.00
Other Tenant Income				
Late Charges	4,980.00	4,170.00	810.00	5,000.00
Legal Fees - Tenant	0.00	1,670.00	-1,670.00	2,000.00
Tenant Owed Utilities	0.01	0.00	0.01	0.00
Vacate Charges	-66.00	7,920.00	-7,986.00	9,500.00
Total Other Tenant Income	4,914.01	13,760.00	-8,845.99	16,500.00
NET TENANT INCOME	37,328.01	74,350.00	-37,021.99	89,200.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	848,181.50	859,870.00	-11,688.50	1,031,847.00
Allocated Interest Income	0.00	60.00	-60.00	73.00
Fraud Recovery PH	-1,837.00	0.00	-1,837.00	0.00
Allocated Other Income	11,965.27	22,480.00	-10,514.73	26,975.00
TOTAL GRANT AND OTHER INCOME	858,309.77	882,410.00	-24,100.23	1,058,895.00
TOTAL INCOME	895,637.78	956,760.00	-61,122.22	1,148,095.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	204,693.47	247,303.30	42,609.83	296,768.00
TOTAL TENANT SERVICES EXPENSES	11,389.68	11,940.00	550.32	14,332.00
TOTAL UTILITY EXPENSES	176,704.35	200,500.00	23,795.65	240,600.00
Total Maint Salaries	72,438.63	158,133.30	85,694.67	189,759.00
Total Materials	37,068.72	72,290.00	35,221.28	86,740.00
Total Contract Costs	244,798.46	281,856.70	37,058.24	338,229.00
TOTAL MAINTENANCE EXPENSES	354,305.81	512,280.00	157,974.19	614,728.00
TOTAL PROTECTIVE SERVICES	641.70	2,080.00	1,438.30	2,500.00
TOTAL INSURANCE PREMIUMS	88,855.37	62,840.00	-26,015.37	75,410.00
TOTAL GENERAL EXPENSES	1,874.59	16,790.00	14,915.41	20,144.00
TOTAL OPERATING EXPENSES	838,464.97	1,053,749.20	215,284.23	1,264,482.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	96,989.20	-96,989.20	116,387.00
TOTAL OTHER FINANCING SOURCES	0.00	96,989.20	-96,989.20	116,387.00
NET INCOME	57,172.81	0.00	57,172.81	0.00

Southside Scattered Sites

Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	104,724.19	179,090.00	-74,365.81	214,908.00
Tenant Accounts - True Up	-400.00	0.00	-400.00	0.00
Utility Reimb.-LIPH	-42,652.00	-24,830.00	-17,822.00	-29,800.00
Utility Reimbursement Refund	5,317.43	0.00	5,317.43	0.00
Total Rental Income	66,989.62	154,260.00	-87,270.38	185,108.00
Other Tenant Income				
Damages/Maintenance	186.72	0.00	186.72	0.00
Late Charges	-6,981.00	12,920.00	-19,901.00	15,500.00
Legal Fees - Tenant	1,465.50	0.00	1,465.50	
Tenant Owed Utilities	-799.80	0.00	-799.80	0.00
Misc.Tenant Income	-124.00	0.00	-124.00	0.00
Vacate Charges	7,382.61	2,500.00	4,882.61	3,000.00
Total Other Tenant Income	1,130.03	15,420.00	-14,289.97	18,500.00
NET TENANT INCOME	68,119.65	169,680.00	-101,560.35	203,608.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	587,552.50	594,640.00	-7,087.50	713,566.00
Allocated Interest Income	0.00	30.00	-30.00	37.00
Fraud Recovery PH	-1,964.00	0.00	-1,964.00	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	6,117.39	11,490.00	-5,372.61	13,791.00
TOTAL GRANT AND OTHER INCOME	591,976.60	606,160.00	-14,183.40	727,404.00
TOTAL INCOME	660,096.25	775,840.00	-115,743.75	931,012.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	154,427.43	236,750.00	82,322.57	284,106.00
TOTAL TENANT SERVICES EXPENSES	5,823.08	6,110.00	286.92	7,327.00
TOTAL UTILITY EXPENSES	176,248.78	184,170.00	7,921.22	221,000.00
Total Maint Salaries				
	183,354.34	261,881.70	78,527.36	314,265.00
Total Materials				
	43,089.21	58,750.00	15,660.79	70,500.00
Total Contract Costs				
	175,596.36	172,750.00	-2,846.36	207,260.00
TOTAL MAINTENANCE EXPENSES	402,039.91	493,381.70	91,341.79	592,025.00
TOTAL PROTECTIVE SERVICES	1,014.29	0.00	-1,014.29	0.00
TOTAL INSURANCE PREMIUMS	135,427.87	82,982.50	-52,445.37	99,575.68
TOTAL GENERAL EXPENSES	3,531.67	8,330.00	4,798.33	10,000.00
TOTAL OPERATING EXPENSES	878,513.03	1,011,691.40	133,178.37	1,214,033.68
OTHER FINANCING SOURCES				
Operating Transfers IN	233,490.00	235,851.40	-2,361.40	283,021.68
TOTAL OTHER FINANCING SOURCES	233,490.00	235,851.40	-2,361.40	283,021.68
Prior Period Adjustments Affecting RR				
	13,782.00	0.00	-13,782.00	0.00
TOTAL NON-OPERATING ITEMS	13,782.00	0.00	-13,782.00	0.00
NET INCOME	1,291.22	0.00	1,291.22	0.00

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

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	43,419.00	41,890.00	1,529.00	50,268.00
Utility Reimb.-LIPH	-13,377.00	-6,530.00	-6,847.00	-7,836.00
Total Rental Income	30,042.00	35,360.00	-5,318.00	42,432.00
Other Tenant Income				
Late Charges	513.00	2,080.00	-1,567.00	2,500.00
Total Other Tenant Income	513.00	2,080.00	-1,567.00	2,500.00
NET TENANT INCOME	30,555.00	37,440.00	-6,885.00	44,932.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	107,796.50	104,030.00	3,766.50	124,841.00
Allocated Interest Income	0.00	0.00	0.00	9.00
Fraud Recovery PH	167.00	0.00	167.00	0.00
Allocated Other Income	1,509.15	2,840.00	-1,330.85	3,402.00
TOTAL GRANT AND OTHER INCOME	109,472.65	106,870.00	2,602.65	128,252.00
TOTAL INCOME	140,027.65	144,310.00	-4,282.35	173,184.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	26,177.72	40,550.00	14,372.28	48,658.00
TOTAL TENANT SERVICES EXPENSES	1,436.54	1,510.00	73.46	1,808.00
TOTAL UTILITY EXPENSES	22,165.47	42,750.00	20,584.53	51,300.00
Total General Maint Expense	12,029.28	17,890.00	5,860.72	21,471.00
Total Materials	2,119.27	9,790.00	7,670.73	11,740.00
Total Contract Costs	28,938.48	47,350.00	18,411.52	56,820.00
TOTAL MAINTENACE EXPENSES	43,087.03	75,030.00	31,942.97	90,031.00
TOTAL PROTECTIVE SERVICES	7,485.13	19,420.00	11,934.87	23,304.00
TOTAL INSURANCE PREMIUMS	13,498.60	14,800.00	1,301.40	17,752.00
TOTAL GENERAL EXPENSES	220.06	6,650.00	6,429.94	7,979.00
TOTAL OPERATING EXPENSES	114,070.55	199,085.80	85,015.25	240,832.00
OTHER FINANCING SOURCES				
Operating Transfers IN	8,376.87	19,420.00	-11,043.13	23,304.00
Operating Transfers IN	0.00	35,355.80	-35,355.80	42,427.00
TOTAL OTHER FINANCING SOURCES	8,376.87	54,775.80	-46,398.93	65,731.00
NET INCOME	34,333.97	0.00	34,333.97	0.00

Mixed Finance Properties**Income Statement**

Period = Oct 2024-Jul 2025

Book = Accrual

Murphy Park I (44)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	432,923.00	420,460.80	12,462.20	504,553.00
Investment Inc -Restricted Non-Allocated	265.97	0.00	265.97	0.00
TOTAL GRANT AND OTHER INCOME	433,188.97	420,460.80	12,728.17	504,553.00
TOTAL INCOME	433,188.97	420,460.80	12,728.17	504,553.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	53,014.69	63,347.50	10,332.81	76,017.00
TOTAL UTILITY EXPENSES	122,385.80	134,558.30	12,172.50	161,470.00
TOTAL INSURANCE PREMIUMS	6,816.70	5,788.30	-1,028.40	6,946.00
TOTAL GENERAL EXPENSES	292,940.00	289,539.20	-3,400.80	347,447.00
TOTAL OPERATING EXPENSES	475,157.19	493,233.30	18,076.11	591,880.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	72,772.50	-72,772.50	87,327.00
TOTAL OTHER FINANCING SOURCES	0.00	72,772.50	-72,772.50	87,327.00
NET INCOME	-41,968.22	0.00	-41,968.22	0.00

Murphy Park II (45)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	298,435.50	289,759.20	8,676.30	347,711.00
Investment Inc -Restricted Non-Allocated	12,278.29	0.00	12,278.29	0.00
TOTAL GRANT AND OTHER INCOME	310,713.79	289,759.20	20,954.59	347,711.00
TOTAL INCOME	310,713.79	289,759.20	20,954.59	347,711.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	35,479.29	42,539.20	7,059.91	51,047.00
TOTAL UTILITY EXPENSES	83,439.20	97,746.70	14,307.50	117,296.00
TOTAL INSURANCE PREMIUMS	4,670.80	5,748.30	1,077.50	6,898.00
TOTAL GENERAL EXPENSES	358,140.20	191,142.50	-166,997.70	229,371.00
TOTAL OPERATING EXPENSES	481,729.49	337,176.70	-144,552.79	404,612.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	47,417.50	-47,417.50	56,901.00
TOTAL OTHER FINANCING SOURCES	0.00	47,417.50	-47,417.50	56,901.00
NET INCOME	-171,015.70	0.00	-171,015.70	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

Murphy Park III (46)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	320,535.50	295,240.00	25,295.50	354,288.00
Investment Inc -Restricted Non-Allocated	0.28	0.00	0.28	0.00
TOTAL GRANT AND OTHER INCOME	320,535.78	295,240.00	25,295.78	354,288.00
TOTAL INCOME	320,535.78	295,240.00	25,295.78	354,288.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	38,363.85	45,966.60	7,602.75	55,160.00
TOTAL UTILITY EXPENSES	86,398.30	102,250.00	15,851.70	122,700.00
TOTAL INSURANCE PREMIUMS	4,701.70	5,788.30	1,086.60	6,946.00
TOTAL GENERAL EXPENSES	194,211.70	141,235.00	-52,976.70	169,482.00
TOTAL OPERATING EXPENSES	323,675.55	295,240.00	-28,435.55	354,288.00
NET INCOME	-3,139.77	0.00	-3,139.77	0.00

King Louis Square (47)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	100,422.50	117,201.70	-16,779.20	140,642.00
Investment Inc -Restricted Non-Allocated	26.03	0.00	26.03	0.00
TOTAL GRANT AND OTHER INCOME	100,448.53	117,201.70	-16,753.17	140,642.00
TOTAL INCOME	100,448.53	117,201.70	-16,753.17	140,642.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	15,516.76	18,979.10	3,462.34	22,775.00
TOTAL UTILITY EXPENSES	11,333.30	12,375.00	1,041.70	14,850.00
TOTAL PROTECTIVE SERVICES	11,209.99	29,130.00	17,920.01	34,956.00
TOTAL INSURANCE PREMIUMS	2,743.30	3,374.20	630.90	4,049.00
TOTAL GENERAL EXPENSES	50,991.70	82,473.00	31,481.30	98,967.60
TOTAL OPERATING EXPENSES	91,795.05	146,331.70	54,536.65	175,598.00
OTHER FINANCING SOURCES				
Operating Transfers IN	12,545.49	29,130.00	-16,584.51	34,956.00
TOTAL OTHER FINANCING SOURCES	12,545.49	29,130.00	-16,584.51	34,956.00
NET INCOME	21,198.97	0.00	21,198.97	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

Les Chateaux (48)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	107,538.50	129,129.20	-21,590.70	154,955.00
TOTAL GRANT AND OTHER INCOME	107,538.50	129,129.20	-21,590.70	154,955.00
TOTAL INCOME	107,538.50	129,129.20	-21,590.70	154,955.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	12,018.26	13,383.40	1,365.14	16,060.00
TOTAL TENANT SERVICES EXPENSES	0.00	500.00	500.00	600.00
TOTAL UTILITY EXPENSES	46,545.00	47,941.70	1,396.70	57,530.00
TOTAL PROTECTIVE SERVICES	12,451.62	32,366.70	19,915.08	38,840.00
TOTAL INSURANCE PREMIUMS	2,440.80	2,951.70	510.90	3,542.00
TOTAL GENERAL EXPENSES	49,486.70	64,352.50	14,865.80	77,223.00
TOTAL OPERATING EXPENSES	122,942.38	161,495.90	38,553.52	193,795.00
OTHER FINANCING SOURCES				
Operating Transfers IN	13,935.04	32,366.70	-18,431.66	38,840.00
TOTAL OTHER FINANCING SOURCES	13,935.04	32,366.70	-18,431.66	38,840.00
NET INCOME	-1,468.84	0.00	-1,468.84	0.00

King Louis Square II (49)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	144,463.50	148,833.30	-4,369.80	178,600.00
Investment Inc -Restricted Non-Allocated	16.13	0.00	16.13	0.00
TOTAL GRANT AND OTHER INCOME	144,479.63	148,833.30	-4,353.67	178,600.00
TOTAL INCOME	144,479.63	148,833.30	-4,353.67	178,600.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	19,610.34	23,759.20	4,148.86	28,511.00
TOTAL UTILITY EXPENSES	21,250.00	17,563.30	-3,686.70	21,075.96
TOTAL PROTECTIVE SERVICES	13,728.71	35,603.30	21,874.59	42,724.00
TOTAL INSURANCE PREMIUMS	3,275.00	4,029.20	754.20	4,835.00
TOTAL GENERAL EXPENSES	73,933.30	103,481.70	29,548.40	124,178.04
TOTAL OPERATING EXPENSES	131,797.35	184,436.60	52,639.25	221,324.00
OTHER FINANCING SOURCES				
Operating Transfers IN	15,364.27	35,603.30	-20,239.03	42,724.00
TOTAL OTHER FINANCING SOURCES	15,364.27	35,603.30	-20,239.03	42,724.00
NET INCOME	28,046.55	0.00	28,046.55	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

Reaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	228,308.50	230,128.30	-1,819.80	276,154.00
Investment Inc -Restricted Non-Allocated	2,034.33	0.00	2,034.33	
TOTAL GRANT AND OTHER INCOME	230,342.83	230,128.30	214.53	276,154.00
TOTAL INCOME	230,342.83	230,128.30	214.53	276,154.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	33,625.12	40,231.60	6,606.48	48,278.00
TOTAL TENANT SERVICES EXPENSES	120.00	1,850.00	1,730.00	2,220.00
TOTAL UTILITY EXPENSES	62,430.80	61,574.40	-856.40	73,889.25
TOTAL PROTECTIVE SERVICES	19,333.73	50,169.20	30,835.47	60,203.00
TOTAL INSURANCE PREMIUMS	4,567.50	5,620.80	1,053.30	6,745.00
TOTAL GENERAL EXPENSES	280,273.70	120,851.90	-159,421.80	145,022.31
TOTAL OPERATING EXPENSES	400,350.85	280,297.50	-120,053.35	336,357.00
OTHER FINANCING SOURCES				
Operating Transfers IN	21,637.04	50,169.20	-28,532.16	60,203.00
TOTAL OTHER FINANCING SOURCES	21,637.04	50,169.20	-28,532.16	60,203.00
NET INCOME	-148,370.98	0.00	-148,370.98	0.00

Senior Living @ Renaissance Place (54)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	262,832.50	285,730.80	-22,898.30	342,877.00
Investment Inc -Restricted Non-Allocated	21,790.73	0.00	21,790.73	0.00
TOTAL GRANT AND OTHER INCOME	284,623.23	285,730.80	-1,107.57	342,877.00
TOTAL INCOME	284,623.23	285,730.80	-1,107.57	342,877.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	17,522.33	21,016.60	3,494.27	25,220.00
TOTAL TENANT SERVICES EXPENSES	1,065.00	950.00	-115.00	1,140.00
TOTAL UTILITY EXPENSES	87,867.50	113,730.00	25,862.50	136,476.00
TOTAL PROTECTIVE SERVICES	23,377.86	60,687.50	37,309.64	72,825.00
TOTAL INSURANCE PREMIUMS	4,595.00	5,495.00	900.00	6,594.00
TOTAL GENERAL EXPENSES	345,632.99	144,539.20	-201,093.79	173,447.00
TOTAL OPERATING EXPENSES	480,060.68	346,418.30	-133,642.38	415,702.00
OTHER FINANCING SOURCES				
Operating Transfers IN	26,162.97	60,687.50	-34,524.53	72,825.00
TOTAL OTHER FINANCING SOURCES	26,162.97	60,687.50	-34,524.53	72,825.00
NET INCOME	-169,274.48	0.00	-169,274.48	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

Gardens @ Reaissance Place (55)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	104,606.00	91,111.70	13,494.30	109,334.00
Investment Inc -Restricted Non-Allocated	2,820.93	0.00	2,820.93	0.00
TOTAL GRANT AND OTHER INCOME	107,426.93	91,111.70	16,315.23	109,334.00
TOTAL INCOME	107,426.93	91,111.70	16,315.23	109,334.00

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	5,306.43	6,309.20	1,002.77	7,571.00
TOTAL TENANT SERVICES EXPENSES	0.00	275.00	275.00	330.00
TOTAL UTILITY EXPENSES	33,036.70	34,915.00	1,878.30	41,898.00
TOTAL PROTECTIVE SERVICES	6,846.60	17,802.50	10,955.90	21,363.00
TOTAL INSURANCE PREMIUMS	1,879.20	2,088.30	209.10	2,506.00
TOTAL GENERAL EXPENSES	92,887.00	47,524.20	-45,362.80	57,029.00
TOTAL OPERATING EXPENSES	139,955.93	108,914.20	-31,041.73	130,697.00

OTHER FINANCING SOURCES

Operating Transfers IN	7,662.27	17,802.50	-10,140.23	21,363.00
TOTAL OTHER FINANCING SOURCES	7,662.27	17,802.50	-10,140.23	21,363.00
NET INCOME	-24,866.73	0.00	-24,866.73	0.00

Vaughn Elderly -Cahill House (56)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	254,161.00	256,304.20	-2,143.20	307,565.10
Investment Inc -Restricted Non-Allocated	21,076.24	0.00	21,076.24	0.00
TOTAL GRANT AND OTHER INCOME	275,237.24	256,304.20	18,933.04	307,565.10
TOTAL INCOME	275,237.24	256,304.20	18,933.04	307,565.10

EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	19,432.55	21,530.80	2,098.25	25,837.00
TOTAL TENANT SERVICES EXPENSES	951.43	1,000.00	48.57	1,200.00
TOTAL UTILITY EXPENSES	111,387.50	117,704.20	6,316.70	141,244.98
TOTAL INSURANCE PREMIUMS	6,395.80	7,066.70	670.90	8,480.00
TOTAL GENERAL EXPENSES	105,000.80	109,002.60	4,001.80	130,803.12
TOTAL OPERATING EXPENSES	243,168.08	256,304.20	13,136.12	307,565.10
NET INCOME	32,069.16	0.00	32,069.16	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

Reaissance Place @ Grand II (57)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	216,510.50	215,934.20	576.30	259,121.00
Investment Inc -Restricted Non-Allocated	3,982.51	0.00	3,982.51	0.00
TOTAL GRANT AND OTHER INCOME	220,493.01	215,934.20	4,558.81	259,121.00
TOTAL INCOME	220,493.01	215,934.20	4,558.81	259,121.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	17,208.43	20,824.20	3,615.77	24,989.00
TOTAL TENANT SERVICES EXPENSES	0.00	450.00	450.00	540.00
TOTAL UTILITY EXPENSES	50,693.30	60,373.30	9,680.00	72,448.00
TOTAL PROTECTIVE SERVICES	11,209.99	29,130.00	17,920.01	34,956.00
TOTAL INSURANCE PREMIUMS	2,662.50	3,276.70	614.20	3,932.00
TOTAL GENERAL EXPENSES	136,676.85	131,010.00	-5,666.85	157,212.00
TOTAL OPERATING EXPENSES	218,451.07	245,064.20	26,613.13	294,077.00
OTHER FINANCING SOURCES				
Operating Transfers IN	12,545.49	29,130.00	-16,584.51	34,956.00
TOTAL OTHER FINANCING SOURCES	12,545.49	29,130.00	-16,584.51	34,956.00
NET INCOME	14,587.43	0.00	14,587.43	0.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	174,031.00	212,964.20	-38,933.20	255,557.00
Investment Inc -Restricted Non-Allocated	9,892.17	0.00	9,892.17	0.00
TOTAL GRANT AND OTHER INCOME	183,923.17	212,964.20	-29,041.03	255,557.00
TOTAL INCOME	183,923.17	212,964.20	-29,041.03	255,557.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	22,610.19	27,125.80	4,515.61	32,551.00
TOTAL TENANT SERVICES EXPENSES	0.00	1,175.00	1,175.00	1,410.00
TOTAL UTILITY EXPENSES	64,675.00	64,674.20	-0.80	77,609.00
TOTAL PROTECTIVE SERVICES	14,331.79	37,222.50	22,890.71	44,667.00
TOTAL INSURANCE PREMIUMS	3,420.00	4,306.70	886.70	5,168.00
TOTAL GENERAL EXPENSES	115,682.60	115,682.50	-0.10	138,819.00
TOTAL OPERATING EXPENSES	220,719.58	250,186.70	29,467.12	300,224.00
OTHER FINANCING SOURCES				
Operating Transfers IN	16,039.20	37,222.50	-21,183.30	44,667.00
TOTAL OTHER FINANCING SOURCES	16,039.20	37,222.50	-21,183.30	44,667.00
NET INCOME	-20,757.21	0.00	-20,757.21	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

Reaissance Place @ Grand III (59)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	276,699.50	276,020.00	679.50	331,224.00
Investment Inc -Restricted Non-Allocated	5,951.41	0.00	5,951.41	0.00
TOTAL GRANT AND OTHER INCOME	282,650.91	276,020.00	6,630.91	331,224.00
TOTAL INCOME	282,650.91	276,020.00	6,630.91	331,224.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	29,249.10	35,073.30	5,824.20	42,088.00
TOTAL TENANT SERVICES EXPENSES	0.00	625.00	625.00	750.00
TOTAL UTILITY EXPENSES	68,480.80	70,057.50	1,576.70	84,069.00
TOTAL PROTECTIVE SERVICES	15,573.40	40,459.20	24,885.80	48,551.00
TOTAL INSURANCE PREMIUMS	3,625.80	4,465.00	839.20	5,358.00
TOTAL GENERAL EXPENSES	227,197.50	165,799.20	-61,398.30	198,959.00
TOTAL OPERATING EXPENSES	344,126.60	316,479.20	-27,647.40	379,775.00
OTHER FINANCING SOURCES				
Operating Transfers IN	17,428.73	40,459.20	-23,030.47	48,551.00
TOTAL OTHER FINANCING SOURCES	17,428.73	40,459.20	-23,030.47	48,551.00
NET INCOME	-44,046.96	0.00	-44,046.96	0.00

Cambridge Heights II (60)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	193,309.50	162,348.30	30,961.20	194,818.00
Investment Inc -Restricted Non-Allocated	3,452.23	0.00	3,452.23	0.00
TOTAL GRANT AND OTHER INCOME	196,761.73	162,348.30	34,413.43	194,818.00
TOTAL INCOME	196,761.73	162,348.30	34,413.43	194,818.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	26,915.34	32,069.20	5,153.86	38,483.00
TOTAL UTILITY EXPENSES	61,325.78	61,317.70	-8.08	73,581.25
TOTAL PROTECTIVE SERVICES	13,729.47	35,600.00	21,870.53	42,724.00
TOTAL INSURANCE PREMIUMS	3,235.00	4,080.80	845.80	4,897.00
TOTAL GENERAL EXPENSES	100,643.60	100,484.30	-159.30	120,581.13
TOTAL OPERATING EXPENSES	205,849.19	233,554.90	27,705.71	280,266.00
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	35,603.30	-35,603.30	42,724.00
Operating Transfers IN	15,365.08	35,603.30	-20,238.22	42,724.00
TOTAL OTHER FINANCING SOURCES	15,365.08	71,206.60	-55,841.52	85,448.00
NET INCOME	6,277.62	0.00	6,277.62	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

Kingsbury Terrace (61)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	325,920.00	72,440.00	253,480.00	86,934.00
Investment Inc -Restricted Non-Allocated	22,562.05	0.00	22,562.05	0.00
TOTAL GRANT AND OTHER INCOME	348,482.05	72,440.00	276,042.05	86,934.00
TOTAL INCOME	348,482.05	72,440.00	276,042.05	86,934.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	26,568.13	31,630.00	5,061.87	37,961.00
TOTAL UTILITY EXPENSES	193,750.00	0.00	-193,750.00	0.00
TOTAL INSURANCE PREMIUMS	0.00	40,810.00	40,810.00	48,973.00
TOTAL GENERAL EXPENSES	265,325.80	0.00	-265,325.80	0.00
TOTAL OPERATING EXPENSES	485,643.93	72,440.00	-413,203.93	86,934.00
OTHER FINANCING SOURCES				
Operating Transfers IN	256,800.00	0.00	256,800.00	0.00
TOTAL OTHER FINANCING SOURCES	256,800.00	0.00	256,800.00	0.00
NET INCOME	119,638.12	0.00	119,638.12	0.00

Sr. Living @ Cambridge Heights (62)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	173,681.00	154,000.80	19,680.20	184,801.00
Investment Inc -Restricted Non-Allocated	216.32	0.00	216.32	0.00
TOTAL GRANT AND OTHER INCOME	173,897.32	154,000.80	19,896.52	184,801.00
TOTAL INCOME	173,897.32	154,000.80	19,896.52	184,801.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	17,510.76	20,647.40	3,136.64	24,777.00
TOTAL UTILITY EXPENSES	100,455.00	94,965.20	-5,489.80	113,958.24
TOTAL PROTECTIVE SERVICES	23,377.86	60,687.50	37,309.64	72,825.00
TOTAL INSURANCE PREMIUMS	4,500.80	5,445.00	944.20	6,534.00
TOTAL GENERAL EXPENSES	34,295.80	32,943.00	-1,352.80	39,531.60
TOTAL OPERATING EXPENSES	180,140.22	214,688.30	34,548.08	257,626.00
OTHER FINANCING SOURCES				
Operating Transfers IN	26,162.97	60,687.50	-34,524.53	72,825.00
TOTAL OTHER FINANCING SOURCES	26,162.97	60,687.50	-34,524.53	72,825.00
NET INCOME	19,920.07	0.00	19,920.07	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

Arlington Grove (63)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	370,909.50	379,810.00	-8,900.50	455,772.00
Investment Inc -Restricted Non-Allocated	213.77	0.00	213.77	0.00
TOTAL GRANT AND OTHER INCOME	371,123.27	379,810.00	-8,686.73	455,772.00
TOTAL INCOME	371,123.27	379,810.00	-8,686.73	455,772.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	34,482.21	41,330.80	6,848.59	49,597.00
TOTAL UTILITY EXPENSES	123,577.50	129,292.50	5,715.00	155,151.00
TOTAL INSURANCE PREMIUMS	5,021.70	6,181.70	1,160.00	7,418.00
TOTAL GENERAL EXPENSES	188,310.80	203,005.00	14,694.20	243,606.00
TOTAL OPERATING EXPENSES	351,392.21	379,810.00	28,417.79	455,772.00
NET INCOME	19,731.06	0.00	19,731.06	0.00

North Sarah (64)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	258,974.00	266,705.00	-7,731.00	320,046.00
Investment Inc -Restricted Non-Allocated	567.32	0.00	567.32	0.00
TOTAL GRANT AND OTHER INCOME	259,541.32	266,705.00	-7,163.68	320,046.00
TOTAL INCOME	259,541.32	266,705.00	-7,163.68	320,046.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	30,156.15	35,972.50	5,816.35	43,167.00
TOTAL TENANT SERVICES EXPENSES	960.00	1,750.00	790.00	2,100.00
TOTAL UTILITY EXPENSES	55,566.70	77,194.20	21,627.50	92,633.00
TOTAL INSURANCE PREMIUMS	4,313.30	5,308.30	995.00	6,370.00
TOTAL GENERAL EXPENSES	159,830.00	146,480.00	-13,350.00	175,776.00
TOTAL OPERATING EXPENSES	250,826.15	266,705.00	15,878.85	320,046.00
NET INCOME	8,715.17	0.00	8,715.17	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

North Sarah II (65)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	197,944.00	209,551.70	-11,607.70	251,462.00
Investment Inc -Restricted Non-Allocated	5,507.79	0.00	5,507.79	0.00
TOTAL GRANT AND OTHER INCOME	203,451.79	209,551.70	-6,099.91	251,462.00
TOTAL INCOME	203,451.79	209,551.70	-6,099.91	251,462.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	20,376.18	24,401.60	4,025.42	29,282.00
TOTAL UTILITY EXPENSES	36,333.30	35,537.50	-795.80	42,645.00
TOTAL INSURANCE PREMIUMS	3,380.00	4,140.80	760.80	4,969.00
TOTAL GENERAL EXPENSES	121,431.00	145,471.70	24,040.70	174,566.00
TOTAL OPERATING EXPENSES	181,520.48	209,551.70	28,031.22	251,462.00
NET INCOME	21,931.31	0.00	21,931.31	0.00

North Sarah III (66)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	130,933.00	145,695.80	-14,762.80	174,835.00
Investment Inc -Restricted Non-Allocated	10,100.43	0.00	10,100.43	0.00
TOTAL GRANT AND OTHER INCOME	141,033.43	145,695.80	-4,662.37	174,835.00
TOTAL INCOME	141,033.43	145,695.80	-4,662.37	174,835.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	16,214.31	19,478.30	3,263.99	23,374.00
TOTAL UTILITY EXPENSES	27,066.70	27,125.80	59.10	32,551.00
TOTAL INSURANCE PREMIUMS	2,590.00	4,115.80	1,525.80	4,939.00
TOTAL GENERAL EXPENSES	70,330.80	94,975.80	24,645.00	113,971.00
TOTAL OPERATING EXPENSES	116,201.81	145,695.80	29,493.99	174,835.00
NET INCOME	24,831.62	0.00	24,831.62	0.00

Mixed Finance Properties
Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

Preservation Square (67)				
	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	73,058.50	99,725.00	-26,666.50	119,670.00
Investment Inc -Restricted Non-Allocated	15.15	0.00	15.15	0.00
TOTAL GRANT AND OTHER INCOME	73,073.65	99,725.00	-26,651.35	119,670.00
TOTAL INCOME	73,073.65	99,725.00	-26,651.35	119,670.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,883.09	13,473.30	9,590.21	16,168.00
TOTAL UTILITY EXPENSES	13,562.50	14,562.50	1,000.00	17,474.97
TOTAL INSURANCE PREMIUMS	1,362.50	1,498.30	135.80	1,798.00
TOTAL GENERAL EXPENSES	55,800.00	70,190.90	14,390.90	84,229.03
TOTAL OPERATING EXPENSES	74,608.09	99,725.00	25,116.91	119,670.00
NET INCOME	-1,534.44	0.00	-1,534.44	0.00

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of July 31, 2025

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Quick Ratio (QR)								
FDS #								
111 Cash -unrestricted		\$ 2,925,369.54	\$ 336,464.32	\$ 216,307.29	\$ 180,220.77	\$ 718,589.49	\$ 299,218.02	
114 Cash - tenant security deposits		\$ 21,072.43	23,277.85	\$ 35,348.27	\$ 29,387.09	\$ 50,271.33	\$ 22,387.70	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 47,772.14	\$ 113,978.95	\$ 55,620.94	\$ 26,484.82	\$ 180,409.34	\$ 23,187.11	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 397,601.07	\$ 91,479.59	\$ 69,823.37	\$ 64,907.57	\$ 178,934.33	\$ 73,763.89	
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QR Numerator Total:		\$ 3,391,815.18	\$ 565,200.71	\$ 377,099.87	\$ 301,000.25	\$ 1,128,204.49	\$ 418,556.72	
310 Total Current Liabilities		\$ 62,434.60	\$ 192,692.08	\$ 30,745.69	\$ 40,128.79	\$ 85,861.25	\$ 33,858.41	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds		\$ -		\$ 31,768.44	\$ -	\$ -	\$ -	
QR Denominator Total:		\$ 62,434.60	\$ 192,692.08	\$ 62,514.13	\$ 40,128.79	\$ 85,861.25	\$ 33,858.41	
Quick Ratio:		54.33	2.93	6.03	7.50	13.14	12.36	
Quick Ratio Score (max points 12):		12	12	12	12	12	12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)								
FDS #								
111 Cash -unrestricted		\$ 2,925,369.54	\$ 336,464.32	\$ 216,307.29	\$ 180,220.77	\$ 718,589.49	\$ 299,218.02	
114 Cash - tenant security deposits		\$ 21,072.43	\$ 23,277.85	\$ 35,348.27	\$ 29,387.09	\$ 50,271.33	\$ 22,387.70	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 47,772.14	\$ 113,978.95	\$ 55,620.94	\$ 26,484.82	\$ 180,409.34	\$ 23,187.11	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 397,601.07	\$ 91,479.59	\$ 69,823.37	\$ 64,907.57	\$ 178,934.33	\$ 73,763.89	
310 (-) Total Current Liabilities		\$ 62,434.60	\$ 192,692.08	\$ 30,745.69	\$ 40,128.79	\$ 85,861.25	\$ 33,858.41	
MENAR Numerator Total:		\$ 3,329,380.58	\$ 372,508.63	\$ 346,354.18	\$ 260,871.46	\$ 1,042,343.24	\$ 384,698.31	
Average Monthly Operating Expenses:								
96900 Total Operating Expenses		\$ 1,493,866.19	\$ 1,042,646.40	\$ 699,987.10	\$ 836,800.99	\$ 1,538,173.11	\$ 682,478.42	
97100 Extraordinary Maintenance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MENAR Denominator Total:		\$ 149,386.62	\$ 104,264.64	\$ 69,998.71	\$ 83,680.10	\$ 153,817.31	\$ 68,247.84	
MENAR:		22.29	3.57	4.95	3.12	6.78	5.64	
MENAR Score (max points 11):		11	10.36	11	9.69	11	11	

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of July 31, 2025

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #3 - Debt Service Coverage Ratio (DSCR)								
FDS #	Adjusted Operating Income:							
97000	Excess Operating Revenue over Operating Expenses		\$ 422,803.45	\$ (49,192.97)	\$ 29,890.25	\$ (69,514.22)	\$ 204,881.47	\$ 36,847.04
96700	Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:			\$ 422,803.45	\$ (49,192.97)	\$ 29,890.25	\$ (69,514.22)	\$ 204,881.47	\$ 36,847.04
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
Overall AMP Score								
Indicator #1 - Quick Ratio (QR)			12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)			11	10.36	11	9.69	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)			2	2	2	2	2	2
Project FASS score			25	24.36	25	23.69	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)		32239.67	3350	3069.36	2700	2345.31	6650	2925
Total number of units in PHA's portfolio		1298	134	126	108	99	266	117
Overall AMPs Financial Condition Indicator Score		24.84	25.00	24.36	25.00	23.69	25.00	25.00
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>								

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of July 31, 2025

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)					
FDS #					
111 Cash -unrestricted	\$ 1,099,795.96	\$ 1,016,413.21	\$ 722,773.94	\$ 914,655.80	\$ 337,909.60
114 Cash - tenant security deposits	\$ 37,955.00	\$ 16,810.00	\$ 30,318.50	\$ 30,193.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 44,906.00	\$ 18,995.10	\$ 109,313.73	\$ 21,263.71	\$ 4,914.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 185,227.37	\$ 121,120.86	\$ 123,416.88	\$ 223,560.91	\$ 21,084.62
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
QR Numerator Total:	\$ 1,367,884.33	\$ 1,173,339.17	\$ 985,823.05	\$ 1,189,673.63	\$ 369,214.53
310 Total Current Liabilities	\$ 82,379.32	\$ 591,083.67	\$ 73,239.53	\$ 92,240.98	\$ 7,311.59
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -		\$ -
QR Denominator Total:	\$ 82,379.32	\$ 11,083.67	\$ 73,239.53	\$ 92,240.98	\$ 7,311.59
Quick Ratio:	16.60	105.86	13.46	12.90	50.50
Quick Ratio Score (max points 12):	12	12	12	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)					
FDS #					
111 Cash -unrestricted	\$ 1,099,795.96	\$ 1,016,413.21	\$ 722,773.94	\$ 914,655.80	\$ 337,909.60
114 Cash - tenant security deposits	\$ 37,955.00	\$ 16,810.00	\$ 30,318.50	\$ 30,193.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 44,906.00	\$ 18,995.10	\$ 109,313.73	\$ 21,263.71	\$ 4,914.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 185,227.37	\$ 121,120.86	\$ 123,416.88	\$ 223,560.91	\$ 21,084.62
310 (-) Total Current Liabilities	\$ 82,379.32	\$ 11,083.67	\$ 73,239.53	\$ 92,240.98	\$ 7,311.59
MENAR Numerator Total:	\$ 1,285,505.01	\$ 1,162,255.50	\$ 912,583.52	\$ 1,097,432.65	\$ 361,902.94
Average Monthly Operating Expenses:					
96900 Total Operating Expenses	\$ 963,656.53	\$ 625,936.80	\$ 878,513.03	\$ 838,464.97	\$ 114,070.55
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
MENAR Denominator Total:	\$ 96,365.65	\$ 62,593.68	\$ 87,851.30	\$ 83,846.50	\$ 11,407.06
MENAR:	13.34	18.57	10.39	13.09	31.73
MENAR Score (max points 11):	11	11	11	11	11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of July 31, 2025

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #3 - Debt Service Coverage Ratio (DSCR)					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 100,323.84	\$ 90,644.85	\$ 1,291.22	\$ 57,172.81	\$ 34,333.97
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 100,323.84	\$ 90,644.85	\$ 1,291.22	\$ 57,172.81	\$ 34,333.97
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
Overall AMP Score					
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	148	69	116	92	23
Weighted Value (Project FASS score times number of units)	3700	1725	2900	2300	575
Total number of units in PHA's portfolio	148	69	116	92	23
Overall AMPs Financial Condition Indicator Score	25.00	25.00	25.00	25.00	25.00
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>					

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of July 31, 2025

	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Occupancy Rate (OR)							
FDS #							
11210 Unit Months Leased		1,099	1,227	1,029	923	2,141	1,099
OR Numerator Total:		1,099	1,227	1,029	923	2,141	1,099
11190 Unit Months Available		1,472	1,252	1,080	990	2,605	1,168
OR Denominator Total:		1,472	1,252	1,080	990	2,605	1,168
Occupancy Rate:		0.74660	0.98003	0.95278	0.93232	0.82188	0.94092
Occupancy Rate Score (max points 16):		0	16	8	4	0	8
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS # (Maximum points 5)							
126 Accounts Receivable - Tenants		\$ 48,108.34	\$ 28,403.49	\$ 23,383.77	\$ 125,225.45	\$ 56,128.27	\$ 50,297.07
TAR Numerator Total:		\$ 48,108.34	\$ 28,403.49	\$ 23,383.77	\$ 125,225.45	\$ 56,128.27	\$ 50,297.07
70500 Total Tenant Revenue		\$ 2,208,874.36	\$ 66,394.80	\$ 278,335.86	\$ 259,604.53	\$ 273,715.61	\$ 698,048.36
TAR Denominator Total:		\$ 66,394.80	\$ 278,335.86	\$ 259,604.53	\$ 273,715.61	\$ 698,048.36	\$ 251,664.00
TAR:		72.0%	10.0%	9.0%	46.0%	8.0%	20.0%
TAR Score (max points 5):		0	5	5	0	5	5
Indicator #3 - Accounts Payable (AP)							
FDS # (Maximum points 4)							
312 Accounts Payable - Current		\$ 213,785.15	\$ 27,005.78	\$ 11,266.72	\$ 11,769.21	\$ 18,203.06	\$ 35,685.99
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 27,005.78	\$ 11,266.72	\$ 11,769.21	\$ 18,203.06	\$ 35,685.99	\$ 10,669.32
96900 Total Operating Expenses /12		\$ 149,386.62	\$ 104,264.64	\$ 69,998.71	\$ 83,680.10	\$ 153,817.31	\$ 68,247.84
AP Denominator Total:		\$ 149,386.62	\$ 104,264.64	\$ 69,998.71	\$ 83,680.10	\$ 153,817.31	\$ 68,247.84
AP:		0.18	0.11	0.17	0.22	0.23	0.16
AP Score (max points 4):		4	4	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		0	16	8	4	0	8
Indicator #2 - Tenant Accounts Receivable (TAR)		0	5	5	0	5	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	25	19	9	10	18
Number of units in Project		1292	148	126	99	266	117
Weighted Value (Project MASS score times number of units)		15149	888	3150	891	2660	2106
Total number of units in PHA's portfolio		1292	148	126	99	266	117
Overall AMPs Management Operations Indicator Score:		11.73	6.00	25.00	9.00	10.00	18.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of July 31, 2025

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Occupancy Rate (OR)					
FDS #					
11210 Unit Months Leased	1,391	561	935	636	218
OR Numerator Total:	1,391	561	935	636	218
11190 Unit Months Available	1,480	611	1,131	733	221
OR Denominator Total:	1,480	611	1,131	733	221
Occupancy Rate:	0.93986	0.91817	0.82670	0.86767	0.98643
Occupancy Rate Score (max points 16):	4	1	0	0	16
Indicator #2 - Tenant Accounts Receivable (TAR)					
FDS # (Maximum points 5)					
126 Accounts Receivable - Tenants	\$ 124,380.87	\$ 17,912.00	\$ 22,829.84	\$ 199,714.32	\$ 5,217.00
TAR Numerator Total:	\$ 124,380.87	\$ 17,912.00	\$ 22,829.84	\$ 199,714.32	\$ 5,217.00
70500 Total Tenant Revenue	\$ 186,632.40	\$ 38,451.60	\$ 81,743.58	\$ 44,793.61	\$ 36,666.00
TAR Denominator Total:	\$ 186,632.40	\$ 38,451.60	\$ 81,743.58	\$ 44,793.61	\$ 36,666.00
TAR:	67.0%	47.0%	28.0%	446.0%	14.0%
TAR Score (max points 5):	0	0	2	0	5
Indicator #3 - Accounts Payable (AP)					
FDS # (Maximum points 4)					
312 Accounts Payable - Current	\$ 10,968.92	\$ 20,910.00	\$ 14,823.99	\$ 47,265.13	\$ 5,217.00
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 10,968.92	\$ 20,910.00	\$ 14,823.99	\$ 47,265.13	\$ 5,217.00
96900 Total Operating Expenses /12	\$ 96,365.65	\$ 62,593.68	\$ 87,851.30	\$ 83,846.50	\$ 11,407.06
AP Denominator Total:	\$ 96,365.65	\$ 62,593.68	\$ 87,851.30	\$ 83,846.50	\$ 11,407.06
AP:	0.11	0.33	0.17	0.56	0.46
AP Score (max points 4):	4	4	4	4	4
Overall AMP Score					
Indicator #1 - Occupancy Rate (OR)	4	1	0	0	16
Indicator #2 - Tenant Accounts Receivable (TAR)	0	0	2	0	5
Indicator #3 - Accounts Payable (AP)	4	4	4	4	4
Physical condition adjustment	1	1	1	1	0
Neighborhood environment adjustment	1	1	0	1	1
Project MASS score (Maximum points 25)	10	7	7	6	25
Number of units in Project	148	69	116	92	3
Weighted Value (Project MASS score times number of units)	1480	483	812	552	75
Total number of units in PHA's portfolio	148	69	116	92	3
Overall AMPs Management Operations Indicator Score:	10.00	7.00	7.00	6.00	25.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 07/31/2025

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 5,386,434.37

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 224,055.23
	TOTAL INVESTED		\$ 224,055.23

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2024-Jul 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	50,856,655.00	46,607,500.00	4,249,155.00	55,928,996.00
Section 8 Admin. Fee Income	4,137,997.00	4,149,340.00	-11,343.00	4,979,202.00
Port-In Admin Fees Earned	2,342.58	0.00	2,342.58	0.00
Section 8 HAP Service Fees	1,300.00	451,270.00	-449,970.00	541,530.00
Section 8 -Placement/Issuance Fees	400.00	0.00	400.00	0.00
TOTAL GRANT INCOME	54,998,694.58	51,208,110.00	3,790,584.58	61,449,728.00
OTHER INCOME				
Fraud Recovery Restricted	4,644.00	0.00	4,644.00	0.00
Operating Shortfall Revenue	0.00	418,576.70	-418,576.70	502,292.00
Other Miscellaneous Income	3,985.74	0.00	3,985.74	0.00
TOTAL OTHER INCOME	8,629.74	418,576.70	-409,946.96	502,292.00
TOTAL INCOME	55,007,324.32	51,626,686.70	3,380,637.62	61,952,020.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,401,637.31	4,286,288.60	884,651.29	5,143,548.23
TOTAL TENANT SERVICES EXPENSES	83,351.20	194,596.70	111,245.50	233,517.00
TOTAL UTILITY EXPENSES	32,998.42	34,880.00	1,881.58	41,856.00
Total Materials	3,217.87	2,250.00	-967.87	2,700.00
Total Contract Costs	49,887.14	66,636.80	16,749.66	79,964.00
TOTAL MAINTENANCE EXPENSES	53,105.01	68,886.80	15,781.79	82,664.00
TOTAL PROTECTIVE SERVICES	32,117.35	33,866.70	1,749.35	40,640.00
TOTAL INSURANCE PREMIUMS	182,019.58	113,571.40	-68,448.18	136,285.77
TOTAL GENERAL EXPENSES	40,232.05	26,250.00	-13,982.05	31,500.00
TOTAL OPERATING EXPENSES	3,825,460.92	4,758,346.80	932,885.88	5,710,011.00
TOTAL HOUSING ASSISTANCE PAYMENTS	50,339,918.29	46,868,339.90	-3,471,578.39	56,242,009.00
TOTAL EXPENSES	54,165,379.21	51,626,686.70	-2,538,692.51	61,952,020.00
NET INCOME	841,945.11	0.00	841,945.11	0.00

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: September 10, 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 5,824 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 272 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.

June 2025	July 2025	August 2025
100%	100%	100%

Recent trends indicate that families are experiencing difficulties locating suitable housing. To prevent households from being penalized during the process, HCV works closely with program participants to extend the voucher terms per 24 CFR 982.303(b)(1). HCV has also enacted regularly scheduled landlord briefings to expand the pool of interested landlord participants and improve leasing ability. Landlord briefings are typically held on the first Tuesday of each month.

A briefing was held on August 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 246 active participants. No referrals were received during the month of August.

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. Two (2) family are 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 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 53 active families under lease and six families are 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, 175 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 531 inspections: 204 biennial inspections, 176 reinspection, 115 initial inspections, nine quality control, two 24-hour emergency and 25 special inspections. This represents a constant tread in the number of inspections over the past three months.

	June 2025	July 2025	August 2025
Biennial Inspections	531	148	204
Reinspection	199	208	176
Initial Inspections	84	121	115
Quality Control	9	18	9
Special Inspections	36	54	25
24-hour emergency	0	1	2
Total	506	550	531

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.

	June 2025	July 2025	August 2025
HCV Participants	3355	4747	4814
Landlords	1962	1961	1972
Total	5517	6708	6786

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, 72 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 status.

St. Louis Housing Authority

S8 Waitlist Breakdown Summary

By Bedroom Size

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

St. Louis Housing Authority

August 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	25	25	0	2	0	19	1	0	0	3	100%
Biennials	204	205	-1	108	0	62	20	0	0	14	100%
Initials	115	115	0	0	0	15	10	0	0	5	100%
Reinspections	176	173	3	83	0	59	0	3	0	9	98%
24 Hour	2	2	0	1	0	1	0	0	0	0	100%
Quality Control	9	9	0	7	0	2	0	0	0	0	100%
Total	531	529	2	201	0	158	31	3	0	31	100%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 08/01/2025 - 08/31/2025

Primary Status: Fail

	Total Observations
Absent or insecure railings	1
Accessible windows cannot be locked	1
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	6
All burners not working (all burners have to be operable)	14
All operating knobs must be present	3
Badly cracked outlet	2
Broken or frayed wire	2
Broken wiring	4
Broken/missing steps or boards	7
Cannot open	4
Ceiling material is bulging and/or buckling and must be repaired	4
Ceiling surface is wet and has mold-like substances	15
Clogged	6
Cracked pane	4
Damaged floor boards	11
Dangerously loose, cracked panes	1
Deteriorated surfaces exceed two square feet	1
Door leading to outside or common public hall does not lock	6
Door lock(s) are not operable	8
Entry of significant ground water into unit (flooding of basement)	16
Evidence of severe leakage of water or the presence of sewer gas	1
Evidence of sewer back-up	6
Excessive paint issues	2
Exhaust fan does not work	4
Exhaust fan is inoperable and must be repaired or replaced (Bathroom)	1
Exhaust fumes	1
Falling material	22
Falling surface materials (other than wall paper or paint)	3
Gutter in poor condition	3
Gutters not securely attached	3
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	1
Handrail missing (4 or more steps)	1

Heating equipment not capable of providing adequate heat	3
Holes or cracks	50
Holes or cracks - air penetration	4
Improper types of wiring, connections or insulation	1
Inadequate lighting	2
Internal water damage	6
Large cracks or holes	1
Large cracks or holes which penetrate both the finish floor and subfloor (allow weather and vermin to enter)	2
Large holes (8 1/2 x 11")	2
Large piles of garbage	1
Large sections of damaged or missing parts (floor boards)	1
Leaking	17
Leaks	6
Light fixture hanging from electrical wires without other firm support of fixture	2
Lock(s) not fasten securely to door	4
Lock(s) striker plate not operable or fasten securely to frame (jamb)	9
Locks exterior door	3
Loose or damaged structural members	7
Loose sections of plaster which are in danger of falling	7
Major deterioration of wood support members resulting from water damage or termites	1
Major leak at main water drain and feed pipes	1
Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of failing (24 hr)	2
Missing cover plate	8
Missing cover plate on switch or outlets	2
Missing handrail	3
Missing height protection	1
Missing outlet	1
Missing pane	1
No adequate air circulation	3
No cold water	1
No fixture or outlet	4
No flush toilet	2
No hot water (24hr)	7
No permanent fixture	3
No preparation space	2
No railing	2

No Refrigerator	2
No sink	1
No smoke detector	15
No storage space	7
No Stove	1
No tub or shower	6
No ventilation system, no window Install exhaust fan (Bathroom)	3
No water service (Annual only 24 hr)	1
Not connected to a system that delivers hot and cold running water	5
Not connected to an acceptable drainage system	1
Not enough equipment	10
Not served by approvable system	1
Not weatherized	9
One outlet	1
Other air pollution	1
Other buildings, on or near the property, pose serious health and safety hazards (dilapidated shed or garage)	2
Other hazards-tripping	2
Oven does not work	2
Overall Poor Condition	1
Overloaded circuits evidenced by frequently "blown/tripped" fuses	5
Permanent floor covering or floor boards which present serious tripping hazards	5
Poor condition	2
Presence of large holes	3
Refrigerator not maintaining a low enough temperature to keep food from spoiling	2
Repair/replace leaking water heater	1
Roof in poor condition	8
Roof leaks	7
Severe buckling or movement under walking stress	2
Severe buckling, bulging or leaning	1
Severe bulging	13
Severe floor damage caused by water from tub or shower	1
Severe leakage of water	1
Signs of rats, mice or vermin	4
Sink connectors have severe leakage of water or escape of sewer gas	1
Sink is not connected to a properly operating drain system	3
Smoke detector not working	15

Stove and oven (or range) with top burners not present	1
Stove does not work	4
Stove is missing oven door handle	2
Temperature too high	1
Toilet does not work	2
Toilet is clogged	1
Tripping hazard	10
TTag by the utility company indicating an unsafe condition	1
Unit has evidence of roach infestation	4
Unit has mice or rats as evidenced by mice and rat holes and or droppings	3
Unit's exterior door(s) to do not provide access to or egress from unit	1
Unsafe hallway	2
Unsafely equipped	1
Unsecured handrail	2
Unsecured height protection	2
Unsupported fixture	9
Un-vented space or room heater	1
Water damage to interior ceiling (indicating leaks)	9
Window does not have a tight seal, allowing serious drafts to enter unit	1
Window(s) accessible from outside does not lock	1
Total	539

FINANCE

St. Louis Housing Authority

Balance Sheet

Period = Jul 2025

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	5,074,391.62
Cash Non-Fed Gala Fundraiser	557.39
Cash Private Management	843,644.31
Cash SLHA Property Management	1,564,108.83
Petty Cash	500.00
Cash General Disbursing	14,605,306.85
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	146,355.87
Total Unrestricted Cash	22,764,171.21
Restricted Cash	
Cash Restricted-Security Deposits	1,416.00
Cash Restricted-FSS Escrow	481,565.98
Cash Restricted-HAP	850,063.93
Cash Restricted-Trust/Escrow Reserves	3,777,901.57
Cash Restricted-SLHA Mgt Security Deposits	302,277.38
Cash Restricted-Endowment/Homeownership	850,042.81
Cash Restricted-Cochran Program Income	730,371.16
Cash Restricted-Rev Bonds Debt Service	36,868.04
Total Restricted Cash	7,030,506.87
TOTAL CASH	29,794,678.08
 ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	2,800,206.85

St. Louis Housing Authority

Balance Sheet

Period = Jul 2025

Book = Accrual

	Current Balance
Allowance for Doubtful Accounts-Tenants	-92,822.37
A/R Repayment Agreement	34,236.10
A/R-HUD	482.44
A/R-Other	277,017.50
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	10,994.02
TOTAL ACCOUNTS AND NOTES RECEIVABLE	4,428,735.10
 OTHER CURRENT ASSETS	
Investments-Unrestricted	5,024,039.03
Investments-Restricted	1,070,660.29
Investments Restricted -WC Self Insurance	373,783.24
Prepaid Insurance Auto	10,610.91
Prepaid Insurance Property	144,561.08
Prepaid Insurance Liability	40,815.10
Prepaid Insurance Fidelity Bond	651.30
Prepaid Insurance Workers Comp	35,494.94
Insurance Surplus Deposits	1,379,352.26
TOTAL OTHER CURRENT ASSETS	8,079,968.15
TOTAL CURRENT ASSETS	42,303,381.33
 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	14,183,930.36
Accum Depreciation-Buildings	-189,394,312.62
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-442,461.82
Accum Depreciation-Vehicles	-348,414.17
Accum Depreciation-Leashold Improvements	-299,190.63
Accum Depreciation-Site Improvements	-4,880,979.56
Operations	16,462,196.24

St. Louis Housing Authority

Balance Sheet

Period = Jul 2025

Book = Accrual

	Current Balance
Capital Funds Operations	2,055,857.00
Administration & Other Costs	7,313,316.20
Project Coordinator	967,150.97
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	5,527,483.60
Soft Cost Contra	-36,134,006.18
CFG-Hard Cost Contra	-24,153,601.26
CFG-Site Improvement	1,246,446.13
CFG-Site Improvement-Soft	353,302.78
CFG-Dwelling Structure	21,702,558.33
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
TOTAL FIXED ASSETS (NET)	77,286,837.03
NOTES, LOANS & MORTGAGES RECEIVABLE	
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
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	74,299,737.71
OTHER ASSETS	
Right of Use Asset -Leases	225,952.06
Right of Use- Accum/Amort-Leases	-158,173.23

St. Louis Housing Authority

Balance Sheet

Period = Jul 2025

Book = Accrual

	Current Balance
TOTAL OTHER ASSETS	67,778.83
TOTAL NONCURRENT ASSETS	151,654,353.57
TOTAL ASSETS	193,957,734.90

LIABILITIES & EQUITY

LIABILITIES:

CURRENT LIABILITIES:

A/P Vendors and Contractors	-1,484,711.50
A/P Vendors -Non Control	1,383,152.18
A/P Vendors and Contractors	263,379.48
Tenant Security Deposits	178,410.58
Security Deposit Interest	220.97
Security Deposit Clearing Account	-1,789.50
Security Deposit-Pet	122.00
Garnishment Clearing Account	-2,025.13
United Way	1,024.30
Dental Deduction	-10,780.90
Union Dues	-1,322.66
United Negro College Fund	26.00
Arts & Education	77.40
Garnishments	303.24
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	4,026.26
Section 125 Childcare Deduction	6,885.87
Section 125 Medical Deduction	-1,764.54
Medical Insurance	-78,233.56
Long Term Disability	-5,375.25
Vision Insurance	-276.51
Voluntary/Term Life Ins Deduction	1,742.88
Colonial Life Ins Deduction	6,422.75
Landlord Back-up Withholdings	10,148.14
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
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

St. Louis Housing Authority **Balance Sheet**

Period = Jul 2025

Book = Accrual

	Current Balance
Tenant Prepaid Rents	38,946.61
Unearned Revenue -EHV	227,217.00
TOTAL CURRENT LIABILITIES	1,754,552.92
 NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	342,580.79
FSS Escrow	339,000.83
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
TOTAL NONCURRENT LIABILITIES	1,723,312.62
TOTAL LIABILITIES	3,477,865.54
 EQUITY	
RESERVED FUND BALANCE:	
Restricted Net Position	81,610,356.28
Restricted Net Position	57,113.72
TOTAL RESERVED FUND BALANCE	81,667,470.00
 RETAINED EARNINGS:	
Invested in Capital Assets-Net of Debt	69,063,135.19
Unrestricted Net Assets-Retained Earnings	36,871,116.52
Unrestricted Net Assets -Retained Earnings	2,878,147.65
TOTAL RETAINED EARNINGS:	108,812,399.36
TOTAL EQUITY	190,479,869.36
TOTAL LIABILITIES AND EQUITY	193,957,734.90

St. Louis Housing Authority

Income Statement

Period = Jul 2025

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	471,441.81	4,524,876.87
Tenant Accounts - True Up	0.00	-1,875.00
Utility Reimb.-LIPH	-49,842.00	-542,875.00
Utility Reimbursement Refund	0.00	8,027.43
Total Rental Income	421,599.81	3,988,154.30
Other Tenant Income		
Cleaning Fee	0.00	246.00
Damages/Maintenance	86.50	471.72
Late Charges	17,663.00	171,214.50
Legal Fees - Tenant	140.50	3,299.00
Tenant Owed Utilities	0.00	-883.79
Misc TPA Bal Forward	0.00	-1,317.00
Misc. Tenant Income	1,167.00	-1,160.94
Vacate Charges	-96.00	7,539.95
Total Other Tenant Income	18,961.00	179,409.44
NET TENANT INCOME	440,560.81	4,167,563.74
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	969,161.72	9,553,967.78
HUD PHA Operating Grants/Subsidy	287,173.00	2,600,433.30
Capital Fund Revenue	-21,400.00	-334,015.67
Capital Fund Revenue-PM	0.00	269,815.67
Section 8 HAP Earned	5,166,362.00	50,856,655.00
Section 8 Admin. Fee Income	402,627.00	4,137,997.00
Port-In Admin Fees Earned	806.79	2,342.58
Section 8 HAP Service Fees	1,300.00	1,300.00
Section 8 -Placement/Issuance Fees	0.00	400.00
Capital Fund Grants	89,270.18	6,282,929.68
Capital Fund Grants-Soft Costs	109,617.21	4,915,250.94
TOTAL GRANT INCOME	7,004,917.90	78,287,076.28
OTHER INCOME		
Investment Income - Unrestricted	34,900.30	153,916.55
Investment Inc -Restricted Non-Allocated	0.00	111,688.87
Investment Income - WC Self Insurance	0.00	4,717.94
Fraud Recovery Restricted	0.00	4,644.00
Fraud Recovery PH	-941.50	-2,853.26
Non-Dwelling Rent	1,177.00	12,947.00
Vending Income-James House TAB	287.90	3,143.42
Vending Income-Parkview	1,819.36	5,231.31
Vending Income-Badenhaus TAB	69.79	755.54
Contributions/Donations	500.00	2,200.00
Other Miscellaneous Income	2,961.53	269,561.90
Other Income-Bank Rent	0.00	28,666.69
Pension Forfeitures	0.00	5,677.49

St. Louis Housing Authority

Income Statement

Period = Jul 2025

Book = Accrual

	Period to Date	Year to Date
Insurance Proceeds	0.00	76,553.00
PH & HAP FSS Forfeitures	14,411.94	32,890.97
TOTAL OTHER INCOME	55,186.32	709,741.42
TOTAL INCOME	7,500,665.03	83,164,381.44

EXPENSES

OPERATING EXPENSES

ADMINISTRATIVE

Administrative Salaries

Administrative Salaries	272,297.25	2,909,814.10
Administrative Salaries	74,401.63	961,855.25
Administrative Salaries-PT	14,989.94	111,454.47
Admin Salaries-Overtime	2,617.80	5,609.01
FICA	22,063.26	312,904.04
Health Benefits	41,916.18	423,378.27
Retirement Benefits	34,783.97	361,540.73
Unemployment Insurance	20.91	9,487.13
Long Term Disability	310.61	3,289.50
Dental	1,677.61	17,873.79
Cell Phones	1,040.14	10,554.90
Beneflex HSA	2,562.63	22,316.25
WC MO 2nd Injury Fund	0.00	1,840.23
WC Self-Insurers Qtrly Taxes	0.00	520.20
FICA	6,308.73	93,035.90
Health Benefits	15,575.23	162,465.83
Retirement Benefits	10,948.85	115,569.27
Unemployment Insurance	0.00	9,754.02
Long Term Disability	75.66	2,287.07
Dental	664.95	13,913.19
Cell Phones	92.42	5,235.28
Total Administrative Salaries	502,347.77	5,554,698.43

Legal Expense

Legal Services	-4,009.80	89,818.73
Legal Services	2,065.00	31,406.50
Total Legal Expense	-1,944.80	121,225.23

Other Admin Expenses

Staff Training	0.00	11,190.23
Staff Training	2,000.00	2,000.00
Travel	0.00	72.10
Auditing Fees	0.00	121,080.00
Port Out Admin Fee Paid	4,137.38	37,450.21
Marketing-LaSalle Youth Festival	0.00	355.90
Total Other Admin Expenses	6,137.38	172,148.44

Miscellaneous Admin Expenses

Office Supplies	966.45	22,586.66
Office Supplies	225.91	5,946.99
Temporary Admin Labor	0.00	65,932.79
Temporary Admin Labor	0.00	7,928.66
Postage	11,029.26	58,454.36

St. Louis Housing Authority **Income Statement**

Period = Jul 2025

Book = Accrual

	Period to Date	Year to Date
Postage	0.00	881.65
Advertising	1,580.98	22,144.43
Fiscal Agent Fees	0.00	2,900.00
Printing & Publications	500.00	1,611.15
Printing & Publications	293.78	1,378.51
Membership Fees	-80.10	22,164.27
Telephone	17,445.86	44,667.19
Telephone	43,983.24	101,087.46
Maint Agreement-Office Equipment	0.00	16,961.58
Maint Agreement-Office Equipment	1,400.00	16,000.00
Professional/Technical Services	61,999.15	1,596,579.71
Consultants-LaSalle Youth Festival	0.00	300.00
Software License Fees	281,381.51	326,034.70
Software License Fees	0.00	447.98
Internet / Cable	16,849.08	40,593.47
Computer Supplies	37,019.17	107,691.48
Meeting Expense	0.00	350.00
Other Admin Expense	5,060.49	59,142.53
Other Admin-LaSalle Youth Festival	0.00	-63.42
Other Admin Expense	4,168.55	8,101.75
Bank Fees	-30.00	15,638.81
Bank Fees -FSS	0.00	64.18
Office Equipment Repairs	-17.95	0.00
Subscription-News/Magazines	888.56	925.48
D/A Testings/Results	0.00	1,183.55
Copying Expense	2,104.93	22,053.18
Allocated OH-Administrative Expense	36,143.43	68,928.54
Allocated OH-Legal Expense	37.50	1,296.42
Allocated OH-Tenant Services Expense	0.00	406.40
Allocated OH-Utilities Expense	99.82	7,650.10
Allocated OH-Materials Expense	193.15	894.46
Allocated OH-Maintenance Expense	1,934.07	9,355.38
Allocated OH-Protective Services Expense	410.61	4,084.11
Allocated OH-Insurance Expense	0.00	23,670.01
Allocated OH-General Expense	0.00	843.05
Total Miscellaneous Admin Expenses	525,587.45	2,686,817.57
TOTAL ADMINISTRATIVE EXPENSES	1,032,127.80	8,534,889.67
TENANT SERVICES		
Tenant Services Salaries	5,295.36	55,813.09
FICA	403.14	6,513.29
Health Benefits	737.48	7,611.83
Retirement Benefits	704.54	7,202.31
Unemployment Insurance	0.00	137.61
Long Term Disability	0.00	24.58
Dental	33.22	338.20
Cell Phones	46.16	470.83
Relocation Costs	6,625.31	20,185.52
Tenant Srv Rec/Pub/Other	711.18	1,353.74

St. Louis Housing Authority

Income Statement

Period = Jul 2025

Book = Accrual

	Period to Date	Year to Date
Tenant Srv Rec/Pub/Other-Clinton TAB	25.00	125.00
Tenant Srv Rec/Pub/Other-James House TAB	42.50	2,979.91
Tenant Srv Rec/Pub/Other-Euclid TAB	125.00	2,442.68
Tenant Srv Rec/Pub/Other-Parkview	1,414.55	8,366.57
Tenant Srv Rec/Pub/Other-LaSalle TAB	0.00	282.09
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	435.00	-1,317.01
Tenant Srv Rec/Pub/Other-North Sarah	0.00	960.00
Tenant Srv Rec/Pub/Other-KingsburyTAB	0.00	1,963.50
Resident Council	0.00	522.50
Landlord -Excess Damage Reimb	16,219.47	55,745.09
Landlord -Signing Bonus	0.00	500.00
Security Deposit Assistance	0.00	25,248.00
Tenant Services Screening	1,467.69	3,264.98
Tenant Participation Funds	877.23	6,530.55
Tenant Srv Lobby Monitors	2,397.90	15,422.41
Tenant Services -Other	0.00	2,878.05
Tenant Services Other-Circle of Friends (SLU)	1,274.06	19,863.61
TOTAL TENANT SERVICES EXPENSES	38,834.79	245,428.93
UTILITIES		
Mixed Finance Utilities	146,155.24	1,461,552.40
Water	35,670.22	345,584.73
Electricity	98,233.64	674,852.18
Electricity-Vacant Units	-20.61	0.00
Gas	10,176.40	245,848.36
Sewer	97,623.18	915,849.96
TOTAL UTILITY EXPENSES	387,838.07	3,643,687.63
MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance Labor-Grounds	78,832.04	690,036.03
Maint Labor -Janitorial Cleaning	15,221.66	217,853.75
Maintenance Labor-Overtime	1,868.17	64,396.65
FICA	11,383.76	85,299.02
Health Benefits	14,211.06	158,340.65
Retirement Benefits	11,121.36	111,786.19
Unemployment Insurance	0.00	4,475.00
Long Term Disability	188.96	2,564.71
Dental	820.82	15,115.06
Cell Phones	84.16	7,412.10
Total General Maint Expense	133,731.99	1,357,279.16
Materials		
Materials-Custodial	1,094.45	4,558.68
Materials-Custodial	4,004.30	30,642.74
Materials-Electrical	125.04	125.04
Materials-Electrical	513.98	24,085.00
Materials-Plumbing	342.96	350.95
Materials-Plumbing	3,437.26	31,313.45
Materials-Lawn/Grounds/Snow Removal	53.57	6,480.13

St. Louis Housing Authority **Income Statement**

Period = Jul 2025

Book = Accrual

	Period to Date	Year to Date
Materials-Tools/Equipment	74.71	74.71
Materials-Tools/Equipment	1,472.48	10,536.49
Materials-Boiler	0.00	45.97
Materials-Other	34.99	34.99
Materials-Other	1,315.10	15,811.98
Materials-HVAC	6,917.63	41,124.10
Materials-Gas/Oil Vehicles	39.98	555.42
Materials-Appliances	3,953.24	54,941.77
Materials-Hardware	189.53	1,285.48
Materials-Paint	94.46	3,437.30
Materials-Flooring	181.78	861.54
Materials-Cabinets/Countertops Doors/Windows	1,769.28	24,194.86
Total Materials	25,614.74	250,460.60
Contract Costs		
Contract-Elevators	822.15	230.00
Contract-Elevators	18,452.63	160,897.05
Contract-Trash Removal	3,712.89	47,176.24
Contract-Trash Removal	22,257.99	253,016.98
Contract-Custodian	8,542.50	26,902.50
Contract-Custodian	1,400.00	76,946.16
Contract-Plumbing	0.00	150.00
Contract-Plumbing	15,370.36	135,448.87
Contract-Uniform Cleaning	8,702.45	30,724.14
Contract-Snow Removal	0.00	6,532.25
Contract-Snow Removal	0.00	35,644.41
Contract-Grounds/Lawn	1,218.00	11,599.75
Contract-Grounds/Lawn	63,101.00	159,021.57
Contract-Auto Gas	586.30	7,847.20
Contract-Auto Gas	739.12	6,866.31
Contract-HVAC	0.00	5,532.12
Contract-HVAC	11,084.39	185,187.64
Contract-Fire Protection	275.50	2,193.98
Contract-Fire Protection	4,558.65	51,628.36
Contract-Vehicle Repairs	1,720.03	9,833.21
Contract-Vehicle Repairs	0.00	1,616.13
Contract-Other	0.00	40,699.20
Contract-Other	985.00	90,564.32
Contract-Exterior Building Repairs	1,765.00	32,341.69
Contract-Parking Lot Repairs	0.00	5,715.00
Contract-Parking Lot Repairs	0.00	8,040.00
Contract-Electrical	0.00	395.89
Contract-Electrical	573.85	7,933.01
Contract-Pest Control/Extermination	1,360.85	2,997.20
Contract-Pest Control/Extermination	7,782.31	56,511.50
Contract-Flooring Installation	0.00	69,111.62
Contract-Painting/Wall Repairs	9,666.51	147,507.10
Contr-Cabinet/Counters/Door/Windows	175.00	2,310.00
Contr-Cabinet/Counters/Door/Windows	14,709.34	87,575.57
Contract-Lease Automobiles	3,106.00	33,380.00

St. Louis Housing Authority **Income Statement**

Period = Jul 2025

Book = Accrual

	Period to Date	Year to Date
Contract-Occupancy Permits	0.00	7,049.42
Contract-Bed Bug Eradication	1,430.00	28,885.00
Contracts -Disaster Relief Expenses	160,136.06	172,236.06
Contract-Asset Fees	-368.00	0.00
Total Contract Costs	363,865.88	2,008,247.45
TOTAL MAINTENANCE EXPENSES	523,212.61	3,615,987.21
 PROTECTIVE SERVICES		
Security Alarm Service	0.00	2,352.65
Security Alarm Service	350.85	11,269.65
Security/Law Enforcement	20,132.92	601,573.20
Security Enforcement-Police	0.00	358,408.24
Security Enforcement/Sec Guards	3,695.47	32,852.53
TOTAL PROTECTIVE SERVICES	24,179.24	1,006,456.27
 INSURANCE PREMIUMS		
Workers Comp Claims	2,870.85	176,075.49
Auto Insurance	5,305.51	53,055.10
Property Insurance	72,280.47	722,804.70
Cyber Security Insurance	0.00	11,921.12
Fidelity Bond Insurance	325.65	3,256.50
Liability Insurance	20,407.49	206,399.90
Excess Workers Comp Insurance	7,098.98	65,243.06
TOTAL INSURANCE PREMIUMS	108,288.95	1,238,755.87
 GENERAL EXPENSES		
Misc. Taxes/Liscenses/Insurance	56.00	56.00
Severance Expense	29,304.00	39,304.00
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	244,061.41	2,654,821.79
Other General Expense	0.00	138.95
Other General Exp-Disaster Relief	3,500.00	13,500.00
PH FSS Escrow Expense	3,321.00	13,215.97
ACC Reserve Shortfall Disbursement	0.00	557,214.54
TOTAL GENERAL EXPENSES	280,242.41	3,348,173.91
TOTAL OPERATING EXPENSES	2,394,723.87	21,633,379.49
 HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	4,629,013.10	46,661,495.09
Tenant Utility Payments-Voucher	198,226.00	2,378,588.00
Portable Out HAP Payments	128,177.00	1,254,322.19
FSS Escrow Payments	2,120.00	41,177.01
TOTAL HOUSING ASSISTANCE PAYMENTS	4,957,536.10	50,335,582.29
 OTHER FINANCING SOURCES		
Excess Cash Transfer IN	146,251.40	146,251.40
Excess Cash Transfer OUT	146,251.40	146,251.40

St. Louis Housing Authority
Income Statement

Period = Jul 2025

Book = Accrual

	Period to Date	Year to Date
Equity Transfer Capital Assets IN	89,270.18	6,282,929.68
Equity Transfer Capital Assets OUT	89,270.18	6,282,929.68
Operating Transfers IN	0.00	711,148.24
Operating Transfers IN	0.00	1,110,964.39
Operating Transfers OUT	0.00	1,822,112.63
Transfer between Program/Projects IN	0.00	106,449.86
Transfer between Program/Projects OUT	0.00	106,449.86
Transfer Within AMP IN	0.00	538,464.11
Transfer Within AMP OUT	0.00	538,464.11
TOTAL OTHER FINANCING SOURCES	0.00	0.00
Prior Period Adjustments Affecting RR	0.00	26,199.77
Prior Period Adjustments Affecting RR	0.00	196,993.81
TOTAL NON-OPERATING ITEMS	0.00	223,193.58
UTILITY CONSUMPTION		
Water Consumption	13,858.06	127,208.74
Water Consumption Contra	13,858.06	127,208.74
Electric Consumption	663,573.00	6,314,558.26
Electric Consumption Contra	663,573.00	6,314,558.26
Gas Consumption	9,293.00	181,970.00
Gas Consumption Contra	9,293.00	181,970.00
Sewer Consumption	13,612.00	134,812.00
Sewer Consumption Contra	13,612.00	134,812.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	7,352,259.97	72,192,155.36
NET INCOME	148,405.06	10,972,226.08

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: September 10, 2025

Subject: Development and Modernization Department Board Report

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

General

RD 22-03 – Clinton-Peabody Apartments Redevelopment – SLHA and POAH conducted the community engagement meeting with the Clinton-Peabody residents on August 21, 2025.

The meeting began with updates and announcements for the residents on the upcoming demolition of buildings. Residents heard that HUD had given its approval for the demolition of the buildings and that the work would begin in early-September. The first phase of demolition will include six (6) buildings roughly bounded by Chouteau to the north, St. Ange to the east, Lasalle to the south, and Dillon to the west. Residents were also told about job opportunities with Spirtas Worldwide, the demolition firm contracted for the work and how to apply for work.

As part of the meeting updates, SLHA gave an update on pest prevention work that has been done. In preparation for the demolition of structures, SLHA has been implementing a preventative pest control program to minimize the opportunity for pests to be onsite in the vacant buildings. Both a professional pest control company, Rottler, and SLHA staff efforts have been employed to reduce the number of pests in vacant buildings. Three weeks before demolition was to begin, SLHA provided the demo contractor with pest control products to place in structures in advance of their demolition work.

There was discussion about the Clinton-Peabody site related to landscaping, trash, lighting and public safety. The Property Management team shared updates on what they were working on to address concerns on site. POAH, SLHA and Unicorn Group will also be hosting a community clean-up on site – more details to come.

The Clinton-Peabody TAB shared a "Bright Spot" where they talked about a recent successful back-to-school bash for the residents.

POAH continued talking about the “Campaign to a New Home” program that was 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. This will be a continuing agenda item.

The next resident engagement meeting will be held on September 25, 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 September 17, 2025.

King Louis Square (KLS) and King Louis Square II (KLSII) – Development and Modernization staff submitted the financing plan to the RAD Resource desk in August. They continue to work with the developer to provide all documents necessary for closing and have been in active communication with HUD.

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

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 units at Lookaway will be made ready for occupancy. The work was solicited on July 7, 2025 and bids were due on August 6, 2025. The work was awarded to the lowest responsive bidder LPI Construction. Development and Modernization staff are collecting documentation. This work will continue into September.

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

RD 25-14 – NSSS Electrification and Unit Repairs (Thirty-Four (34) Units) – The contract was signed with the low bidder in August and staff is working on collecting the documentation necessary to authorize beginning work. This will occur in September.

In total, 17 units will receive make-ready work funded through the CDA grant and additional electrical service and appliance upgrades through the Housing-Related Hazards (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.

***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 roof at James House is water tight and the contractor is about 80% finished with the contracted work. Material are still on order for the pressurization unit and engineers are working on upgrading the lightning protection system to meet current code.

RD 24-13 – PHA Wide Asphalt Shingle Roof Replacement – The project has been put on a brief hold while the selected contractor finishes with work they are doing on the properties affected by the tornado. 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.

RD 25-01 – California Gardens Security Cameras (ESSG) 2024 – Installation of the cameras continues and the project is about 50% complete. Development and Modernization staff have been working with SLHA's IT Department to ensure that the internet is robust enough to handle the new system. That work was completed in August.

RD 25-06 – 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.

RD 25-02 – West Pine Elevator Replacement – The contractor is expecting to mobilize in September and begin work on the replacement of the West Pine elevators.

RD 24-11B – Folsom/Norfolk Make Ready (3) Units – This is part of the heavy make-ready turn work that was identified as necessary in February 2024. All work on the three (3) units was completed on August 28. Development and Modernization expects to complete the turn over to Property Management in September.

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

RD 24-07 – Parkview Apartments First-Floor Renovation – The contractor applied for a low voltage permit with the City in August so that work can continue on that part of the lobby. Meanwhile, the new vestibule doors were installed and work on the cabinetry was also completed.

RD 24-08 –Cochran Plaza Security Upgrades – The contractor is still waiting for the City inspection related to the necessary new service to the electrical panel. This is anticipated to occur in September.

RD 24-04 – Badenhaus Sewer Repair – The final part of the work was delayed due to material being damaged in shipping. The contractor has installed the majority of the lighting and will complete the work in September.

RD 23-03A – 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 September.

RD 22-10 – The California Garden Fence Replacement and Security Upgrades – The system was largely completed in August. Fencing panels were welded in place in August, the site was cleaned of construction debris, existing metal guard rails on the interior of the site was painted, and the electronics of the system were installed. The contractor is waiting for the mesh panels to be delivered in September.

Parkview Parking Deck Evaluation – Development and Modernization staff are still monitoring the Parkview parking deck. A new inspection by the structural engineer will occur in September.

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 had several calls with HUD related to the Section 18 application in August. The SAC office has requested an appraisal. The process will continue into September.

Projects Ready for Close-Out

RD 22-04 – Parkview Elevator Replacement – Punch list (final review of contractor's work) was completed in June and the elevators returned to service. Close-out began in July and will continue into September.

RD 24-11A – SSSC Lafayette Townhomes (4) Units– This is part of the heavy make-ready turn work that was identified as necessary in February 2024. This project returned four (4) units to occupancy. This project was closed out in August.

RD 23-12 – 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 September.

Grant Applications

Community Development Administration (CDA) Neighborhood Transformation Grant – Cochran Plaza – Development and Modernization staff is preparing 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 are preparing a Neighborhood Transformation Grant 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 its 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 September 4, 2025.

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). Bid documents for six (6) units are being prepared.

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 AUGUST MONTHLY ACTIVITY REPORT

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review			
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Upload ed Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/16/2019	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	5/16/2016	100%	100%	100%	100%	100%	N/A	N/A	Part 50	44096
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/1/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	0	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58	
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	N/A	N/A	N/A	N/A	Grice-Trivers Joint Venture	12/20/2024	100%	100%	100%	100%	100%	12/17/2020	(CDA)	Part 58	7/14/25%
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	22	5/1/2021	4/30/2024	5/1/2022	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	0	N/A	N/A	N/A	Webb Engineering	N/A	100%	100%	100%	100%	100%	11/16/2020	6/2/2021	Part 50	N/A
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	0	N/A	N/A	N/A	Hurst-Rosche	5/4/2023	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	0	N/A	N/A	N/A	St. Louis Design Alliance	9/22/2023	100%	100%	100%	100%	100%	11/16/2020	6/2/2021	Part 50	9/23/2024
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	0	N/A	N/A	N/A	Hurst-Rosche	7/3/2025	100%	100%	100%	100%	100%	N/A	N/A	N/A	N/A
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	0	N/A	N/A	N/A	Hurst-Rosche	9/22/2023	100%	100%	100%	100%	100%	4/27/2020	5/11/2020	Part 50	9/21/2020
MO001000038	Lafayette Townhomes	N/A	Lafayette Make Ready Units (Rutger)	1	4	6	(7/30/24)	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	10/2/2020
MO001000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	1	(7/30/24)	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	3/22/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/17/2024	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023
MO001000028 MO001000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/18/2024	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020
MO001000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	10	7/1/2024	6/30/2026	7/1/2024	St. Louis Design Alliance	11/7/2024	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	N/A	N/A	N/A	N/A	St. Louis Design Alliance	5/12/2025	90%	0%	0%	0%	0%	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	0	N/A	N/A	N/A	CDI Inc	4/22/2025	95%	0%	0%	0%	0%	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	PTAC/Unit repairs	3	28	24				St. Louis Design Alliance	5/22/2024	100%	100%	85%	40%	0%	TBD	TBD	TBD	TBD

DEVELOPMENT AND MODERNIZATION AUGUST MONTHLY ACTIVITY REPORT

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review			
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Upload ed Quest CDN	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmental Review Record Submitted to HUD
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	2	3/3/2025	3/3/2027	TBD	St. Louis Design Alliance	3/27/2025	100%	100%	100%	100%	100%	TBD	TBD	Part 50	9/22/2020
MO0010000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/27/2025	100%	100%	100%	60%	0%	N/A	N/A	Part 50	9/22/2020
MO0010000038	California Gardens	N/A	Elevator Replacement	3	0	N/A	3/3/2025	3/3/2027	TBD	Sherman Carter Barnhart	4/26/2024	100%	100%	50%	80%	0%	9/8/2023	9/26/2023	Part 50	9/22/2020
MO0010000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	Hurst-Rosche, Inc.	4/18/2025	15%	0%	0%	0%	0%	TBD	TBD	TBD	TBD
MO0010000019	Parkview Apartments	N/A	Unit Repairs	1	40	40	(9/1/24)	8/31/2026	TBD	St. Louis Design Alliance	8/22/2025	100%	25%	0%	0%	0%	TBD	TBD	TBD	TBD

DEVELOPMENT AND MODERNIZATION AUGUST MONTHLY ACTIVITY REPORT

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DEVELOPMENT AND MODERNIZATION AUGUST MONTHLY ACTIVITY REPORT

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DEVELOPMENT AND MODERNIZATION AUGUST 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	69%	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	9/1/2025	TBD	N/A	N/A	100%	80%	
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	TBD	-	N/A				-		
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	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	47%	65%	
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 (Rutger)	1	4	1/20/2025	3/21/2025	5/16/2025	5/14/2025	5/13/2025	5/14/2025	100%	100%	8/19/2025
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%	
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	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%	

DEVELOPMENT AND MODERNIZATION AUGUST 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
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000038	California Gardens	N/A	Elevator Replacement	3	0	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	
MO0010000019	Parkview Apartments	N/A	Unit Repairs	1	40	TBD	TBD	N/A	TBD	N/A	N/A	N/A	0%	

DEVELOPMENT AND MODERNIZATION AUGUST MONTHLY ACTIVITY REPORT

Project Information						
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units	Monthly Narrative
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	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; installation began in August and is anticipated to be completed in September.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	The fence and gates have been installed. Electrical work was completed in August; system setup and steel structural repairs are anticipated in September
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. Bids are due on September 4, 2025
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 completion of wiring.
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 Minnall for final camera installation in New Haven Court. This is anticipated to occur in September.
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 was completed on August 19.
MO001000038	Folsom/Marie Fanger	N/A	Folsom/Marie Fanger Make Ready Units	2	3	Punchlist was August 27, 2025. Closeout is anticipated in September.
MO0010000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	Pre-construction meeting was held on June 10, 2025. Construction began in August.
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	Mobilization is anticipated mid-September.
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	0	Mobilization is anticipated in September.
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26	Contract execution was executed in August. Mobilization is anticipated in September.
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	Reports and Schematic Design Documents received and reviewed in August.
MO001000019	Parkview Apartments	N/A	RAD Conversion: Garage Demo/Parking Lot construction	1	0	Design Development documents for the new Parking Lot were received and reviewed in August.
MO0010000038	California Gardens	N/A	PTAC/Unit repairs	3	28	On hold
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	Two bids were received August 7, 2025. Award and contract execution are anticipated in September.
MO0010000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	Design work is on hold pending remediation of water damage.
MO0010000038	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.

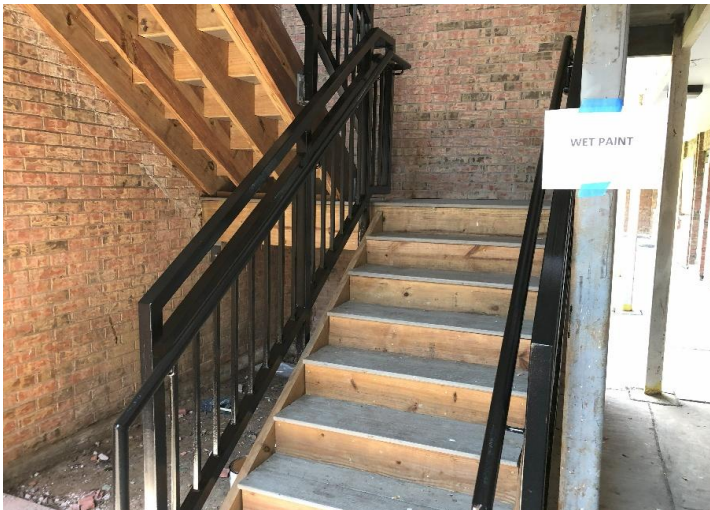
DEVELOPMENT AND MODERNIZATION AUGUST MONTHLY ACTIVITY REPORT



California Gardens Security Upgrades



James House Emergency Roof Replacement



California Gardens Security Fence & Stair Repairs



Badenhaus Sewer Repairs

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

AT 8/31/2025

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	1,785,875.00	0.00	1,785,875.00	0.00	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	8,191,932.23	829,000.77	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	9,629,953.80	824.20	7,976,759.06	1,654,018.94	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	6,353,411.37	2,652,167.63	4,981,877.41	4,023,701.59	16-Feb-2026	16-Feb-2028
MO36E00150123	569	250,000.00	250,000.00	0.00	134,571.10	115,428.90	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	4,375,763.24	4,874,864.76	2,851,017.44	6,399,610.56	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
MO36P00150125	573	9,209,751.00	0.00	9,209,751.00	0.00	9,209,751.00	13-May-2027	13-May-2029
Totals		\$57,217,860.00	\$49,677,789.08	\$7,540,070.92	\$43,469,504.24	\$13,748,355.76		
			86.8%		76.0%			

RESIDENT INITIATIVES

Resident Initiatives Department

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

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: September 10, 2025

Subject: Resident Initiatives Board Report

In August 2025, the Resident Initiatives Department maintained active engagement with residents. A summary of the same is highlighted below:

ROSS Service Coordinator

The ROSS Service Coordinators attended several community events to build awareness of the ROSS program and made several social service referrals to address residents' needs.

New Enrollments	Total Enrollment	Percent of Dept. Goal
3	179	90%

Resident Engagement

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

- Financial Education (4)
- Employment (10)
- Utility Assistance (20)
- Violence Prevention (5)
- Rental Assistance (1)
- Education (5)
- Food Assistance (2)
- Health and Wellness (1)

Community Outreach

In August, the ROSS Coordinators supported the SLHA Tenant Association Boards in executing the following events:

8/4/25 – West Pine Back-to-School Event

The West Pine TAB recently hosted a back-to-school event for the youth in their community. Families received backpacks filled with school supplies, along with additional resources to help

them start the school year strong. During the event, several residents also enrolled in the ROSS program, connecting them to even more support and opportunities.



Pictured above West Pine TAB members preparing for their back-to-school event and ROSS Coordinator, Camille Shoals, sharing SLHA resources and school supplies at the event.

8/8/2025 – Clinton-Peabody Back-to-School Event

The Clinton-Peabody TAB hosted its annual back-to-school event for residents of LaSalle Park, King Louis, and Clinton-Peabody. Families received school supplies, haircuts and resources, and enjoyed a fun, community-centered day. The Department of Resident Initiatives was proud to support by volunteering with set-up and distribution, helping ensure the event was a success.

8/26/2025 – Badenhaus and Badenfest End of Summer Garden Party

The ROSS Coordinators supported the Property Management team with hosting a Wellness Day for the residents to kick back, relax and enjoy self-care activities. Family Care Health Centers and Worknet served as vendors.



Above: Badenhaus/Badenfest residents enjoying food and resources at their garden party.

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. The LaSalle Summer HUB wrapped up in August.

Seniors/Disabled

The Elderly and Disabled Services program continued to provide case management services to elderly and disabled residents across SLHA developments, while also facilitating activities through the Circle of Friends program. In August, Circle of Friends groups focused on hosting their regularly scheduled meetings for members. The Elderly and Disabled Services Coordinator also established a partnership with the Urban League of Metropolitan St. Louis, allowing SLHA seniors to participate in a 12-week computer class, with more than 15 seniors enrolled.

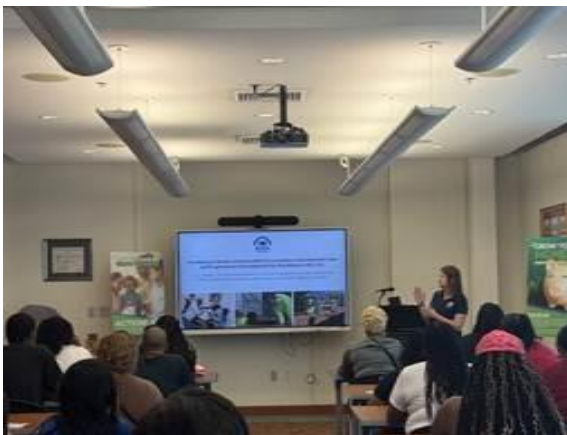
Additionally, beginning in September, SLHA seniors will have the opportunity to take part in Tai Chi classes, further supporting their health and wellness.

Family Self Sufficiency

As of August 2025, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had seventy-one (71) participants, sixteen (16) with established escrow accounts and five (5) actively receiving a monthly escrow credit. In addition, there were sixty-eight (68) participants in the Public Housing Family Self-Sufficiency program (FSS-PH) of which, eight (8) have established escrow accounts and three (3) received a monthly escrow credit. There were six (6) new participants enrolled in HCV-FSS and six (6) new participants enrolled in PH-FSS program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	71	16	6	16/23%	5/31%
PH	68	8	6	8/12%	3/38%

Additionally, the FSS Coordinators held the FSS quarterly check-in meeting on August 5. Current FSS participants enjoyed presentations from Missouri Works Initiative and Kranzberg Arts Foundation.



Pictured above: FSS participants enjoying presentations from Missouri Works Initiative and Kranzberg Arts Foundation.

The FSS Coordinators are currently planning a fall workshop for FSS participants and their families. The workshop will focus on generational knowledge in financial literacy and wealth building, providing participants with tools and strategies to strengthen financial well-being across generations.

TABs

The St. Louis Tenant Affairs Board held their monthly meeting on Wednesday, August 20. The Director of Resident and Community Engagement was invited to answer TAB questions around safety, office supplies and 2025 highlights.

Additionally, the Parkview Tenant Association Board swore in two new members, maintaining an active board.

Pictured right: Parkview TAB Vice-President and President welcoming their new members.



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.

8/14/25 – Meeting with the Department of Social Services (DSS)

The Director attended this meeting scheduled by the FSS Coordinators. During this meeting the Resident Initiatives team learned about the programs supported by DSS that could be of benefit to SLHA families.

In addition to ongoing partner meetings, the Director facilitated two key partnerships that brought valuable resources to SLHA families. Behind it All Foundation partnered with the Resident Initiatives Department to host a back-to-school fair at the Delmar M.A.D.E. During this event, residents received back packs, school supplies, make up and snacks and were able to enjoy the hands-on activities at the MADE Makerspace.



Pictured above: Residents receiving backpacks and resources from the St. Louis Public Library at the Back-to-School Fair hosted in partnership with Behind it All Foundation.



Additionally, Alpha Kappa Alpha Sorority, Inc. Gamma Omega Chapter is conducting an ongoing food drive for residents of Cahill House, with the first donation made in August. They are also planning a Fall Festival in partnership with the Cahill Tenant Association Board, scheduled for October.

These partnerships continue to strengthen community support and provide meaningful opportunities for SLHA residents.

Pictured right: Director of Resident Initiatives and the Cahill Tenant Association Board received food drive donations from members of Alpha Kappa Alpha Sorority, Inc. Gamma Omega Chapter.

Other Business and Upcoming Events

In October, the Resident Initiatives Department will host SLHA's annual National Night Out.

LEGAL

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: September 10, 2025

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

RD 25-14 Invitation for Bids for NSSS 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. The contract was signed August 7, 2025.

RD 25-07 Request 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. A purchase order was awarded to St. Louis Auto on July 3, 2025.

B. Solicitations Pending

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. The contract is anticipated to be awarded in September.

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. Bids are due on September 4, 2025.

Other Contracting Activity

A. Contracts Awarded

None.

B. Solicitations Pending

PM 25-28 Request for Quotations for Southside Scattered Sites HVAC. The scope of work for this project will consist of the replacement of the HVAC systems in six (6) units at 3919 Folsom. Property Management issued a solicitation on July 18, 2025 and bids were due August 26, 2025. Two bids were received and are reviewed. The contract is anticipated to be awarded in September.

COMMUNICATIONS

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: September 10, 2025

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
News and Announcements	2	Public Housing Waiting List Althelia Powell-Thomas United Way Champion
Outreach	1	Home Again ReHousing Fair – SLPS Clinton-Peabody Community Meeting
News coverage		
New Social Media Campaign(s)	2	Public Housing Waiting List Home Again ReHousing Fair Disaster Assistance Updates
Facebook Posts	22	Highest Performing (Facebook) <ul style="list-style-type: none"> Public Housing Waiting List Announcement 39,312 Reach; 688 Engagements Public Housing Waiting List 5,384 Reach; 141 Engagements
Twitter Posts	19	Highest Performing (Twitter) <ul style="list-style-type: none"> Public Housing Waiting List Announcement 130 Impressions; 17 Engagement FEMA Application Deadline 52 Impressions; 8 Engagements
LinkedIn Posts	18	Highest Performing (LinkedIn) <ul style="list-style-type: none"> Above & Beyond: William Henderson 115 Impressions; 5 Engagements United Way honors Community Champion Althelia Powell-Thomas 109 Impressions; 5 Engagements

Social media analytics:

Facebook Total Followers: 3,576	AUGUST 2025	JULY 2025	JUNE 2025
Reach	43,928 (+462%)	7,820	28,454
Post Engagement	1,337 (+208%)	434	1,492
Visits	2,963 (+128%)	1,297	2,027
New Followers	219 (+248%)	63	226

LinkedIn Total Followers: 530	AUGUST 2025	JULY 2025	JUNE 2025
Impressions	968 (-0.41%)	972	28,454
Page Views	105 (-13%)	120	71,426
Unique Visitors	38 (-68%)	120	226
Post Reactions	20 (-20%)	25	1,492

Monthly Highlights:



1. [Home Again at SLPS](#)
2. [Above and Beyond: Kena Johnson](#)
3. [Badenhaus/Badenfest End of Summer Gathering](#)

HUMAN RESOURCES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: September 10, 2025

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF AUGUST 31, 2025

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
103	0	4	107

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Michelle Childs	Property Manager
Corlissa Ellis	Assistant Property Manager
Natasha Jackson	Property Manager
Justin Mosley	ROSS Service Coordinator

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>
Clarence Jones	Maintenance Technician	Senior Maintenance Technician
Ron Neal	Maintenance Technician	Senior Maintenance Technician

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>
None this reporting period.		

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: 3****number of position vacancies carried over from previous month: 5****Applications****Received This Month****Position Vacancies Published this Month:**

HQS Inspector	2
Janitor	9
Senior Maintenance Technician	7

Additional Applications Received this Month:

Assistant Property Manager	22
Community Beautification Intern	6
Property Manager	21
Service Coordinator – Public Housing Family	26
Social Work Intern	19

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>
Michelle Childs	Cyber Awareness Challenge	2.00
Roxanne Whiting	PHA Procurement Training Level 1	7.25

EMPLOYEE TRAINING OUT- OF- STATE:

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