



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS

OCTOBER 23

2025



MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: October 17, 2025

Subject: Monthly Activities Report

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

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

- II. Housing Choice Voucher (Section 8) Program Activities**
 - Section 8 Cash Activity as of August 2025
 - HCV Budget as of August 2025
 - Housing Choice Voucher Memo
 - Waitlist Breakdown Summary
 - Inspection Activity Summary Report

- III. Finance**
 - Income Statement as of August 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: October 8, 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 September, forty-one (41) 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)	475
New Requests Submitted to HUD (# of units)	28
Extension Requests Submitted to HUD (# of units)	7

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	91.36%
HUD GOAL	95%

Prior Months:

August	July	June
91.96%	92.75%	92.94%

Loss Prevention Grant: SLHA was notified in September by HAI Group of a grant award of \$93,500. Asset Management previously applied to HAI Group, who is also SLHA's insurance provider, for the grant that provides funds for projects that help prevent losses in housing operations. The funding will enable SLHA to install auto-out fire suppression canisters in Parkview, Euclid, Kingsbury, James House and West Pine. In the event of a fire, the canisters activate and extinguish small stove-top fires quickly and therefore, reduce the number of fire-related insurance claims. The suppression canisters provide an additional level of protection, which could significantly reduce the number and size of claims arising from fire, smoke and/or water damage.

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

Public Housing Occupancy

AMP #	4/1/2025			5/1/2025			6/1/2025			7/1/2025			8/1/2025			9/1/2025		
	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	69%	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline
MO001000002	108	73%	204	104	70%	202	104	69%	202	103	69%	155	102	52%	156	101	87%	
MO001000010	121	97%	1	123	98%	1	121	97%	1	119	95%	1	117	94%	1	118	94%	
MO001000013	98	91%		104	96%		104	96%		103	95%		100	93%		98	91%	
MO001000017	87	88%		95	96%		95	96%		95	96%		92	93%		92	93%	
MO001000019	201	71%	66	202	88%	65	200	87%	70	200	89%	87	199	96%	87	195	94%	
MO001000028	109	93%	4	112	96%	4	112	96%	4	111	95%	4	110	94%		111	92%	
MO001000034	140	95%		141	95%		140	95%		140	95%		142	96%		143	97%	
MO001000037	55	90%	17	56	92%	17	55	90%	16	55	89%	16	55	89%	15	54	86%	
MO001000038	94	85%	35	96	89%	35	96	89%	34	96	88%	27	94	81%	26	97	83%	
MO001000041	62	91%	60	63	93%	60	64	94%	60	63	93%	64	61	95%	64	62	97%	
MO001000044	58	95%	32	58	95%	32	58	95%	32	56	92%	31	58	94%	32	56	92%	
MO001000045	42	100%	22	43	102%	21	43	100%	21	44	102%	19	44	98%	19	43	96%	
MO001000046	53	96%	10	52	95%	9	54	96%	7	56	97%	6	53	90%	5	53	88%	
MO001000047	36	100%		36	100%		36	100%		36	100%		36	100%		36	100%	
MO001000048	38	95%		37	93%		37	93%		36	90%		37	93%		35	88%	
MO001000049	39	89%		40	91%		41	93%		42	95%		42	95%		43	98%	
MO001000050	54	89%	1	53	87%	1	53	87%		54	87%		54	87%		54	87%	
MO001000052	22	100%	2	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%	2	66	90%	
MO001000055	20	91%		19	86%		19	86%		20	91%		19	86%		19	86%	
MO001000056	77	96%		75	94%		75	94%		76	95%		77	96%		78	98%	
MO001000057	32	97%	3	32	97%	2	33	97%	2	33	97%	1	34	97%	2	34	100%	
MO001000058	16	94%	29	16	94%	29	17	100%	29	17	100%	29	17	100%	29	17	100%	
MO001000059	46	98%	3	47	100%	2	46	96%	2	47	98%	2	48	100%	2	48	100%	
MO001000060	20	83%	20	20	83%	21	21	91%	21	20	87%	21	20	87%	21	20	87%	
MO001000061	114	95%		117	98%		114	95%		114	95%		112	93%		113	94%	
MO001000062	72	96%		71	95%		70	93%		70	93%		71	95%		71	95%	
MO001000063	67	96%		66	94%		66	94%		67	96%		67	96%		67	96%	
MO001000064	47	87%	5	47	87%	5	47	87%	5	47	87%	5	48	89%	5	47	87%	
MO001000065	36	90%	6	35	88%	6	35	88%	6	35	88%	6	33	83%	6	34	85%	
MO001000066	30	88%	1	31	91%	1	31	91%	1	31	91%	1	31	91%	1	31	91%	
MO001000067	19	100%		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%	475	2,077	89%	

Move-Out Analysis
September 1 -September 30, 2025

	September 2025		October 2024 - September 2025	
Abandonment of Unit	2	12.5%	23	5.9%
Deceased	2	12.5%	41	10.5%
Did Not Like Unit	-	-	1	0.3%
Evicted-Legal Action	2	12.5%	75	19.2%
Incarcerated	-	-	2	0.5%
Moved-In Legal	2	12.5%	5	1.3%
Moved to HCV Prog S8	-	-	22	5.6%
Moved with Notice	6	37.5%	149	38.1%
Moved without Notice	1	6.3%	16	4.1%
One Strike	-	-	7	1.8%
Nursing Home Placement	-	-	5	1.3%
Purchased Home	-	-	-	-
Relocation Transfer	-	-	7	1.8%
Transfer to Diff PH Unit	1	6.3%	38	9.7%
Total	16	100%	391	100%

Demographic Report
September 1 -September 30, 2025

	Disabled	Non-Disabled	Total
Number of Families	664	1,474	2,138
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)	-	-	1,762
Average Age of Youth Family Members	-	-	10.2
Number of Senior (62+) Head of Household	323	337	660
Average Household Income	\$12,813	\$12,180	\$12,377
Number of Head of Households Employed	614	935	1,549
Average Monthly Rent	\$259.80	\$218.96	\$231.64
Average Cost of Utilities Paid by SLHA	\$4.95	\$32.46	\$23.92
Average Length of Occupancy (Years)	9.5	5.9	7.0

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	-	2	2
Any Other Combination	3	18	21
Asian Only	-	3	3
Black/African American Only	15	2,044	2,059
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	21	2,117	2,138

St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood CompStat Period Ending 9/28/2025

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	*	2	0	*	4	3	33%	0%	-33%	-33%
AGGRAVATED ASSAULT	0	0	*	1	4	-75%	66	40	65%	106%	69%	2%
BURGLARY	0	1	-100%	1	1	0%	11	13	-15%	22%	-8%	10%
FELONY THEFT	0	1	-100%	1	2	-50%	20	16	25%	100%	67%	-29%
AUTO THEFT	0	0	*	0	1	-100%	4	13	-69%	-82%	-85%	-64%
TOTAL	0	2	-100%	5	8	-38%	107	87	23%	34%	13%	-13%
SHOOTING INCIDENTS	0	0	*	0	1	-100%	10	7	43%	43%	43%	0%
SHOOTING VICTIMS	0	0	*	0	1	-100%	15	7	114%	88%	114%	15%
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	0	*	3	0	*	36	17	112%	64%	64%	38%
GUN ARRESTS	0	0	*	0	0	*	4	7	-43%	-56%	-33%	-69%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	-100%

**St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 9/28/2025**

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%	-100%
ROBBERY	0	0	*	0	2	-100%	7	9	-22%	-36%	-30%	-42%
AGGRAVATED ASSAULT	0	1	-100%	1	7	-86%	25	23	9%	-11%	19%	0%
BURGLARY	1	2	-50%	1	4	-75%	12	22	-45%	-37%	-43%	9%
FELONY THEFT	3	1	200%	5	4	25%	30	35	-14%	-30%	-59%	-50%
AUTO THEFT	0	0	*	1	1	0%	16	34	-53%	-77%	-65%	-27%
TOTAL	4	4	0%	8	18	-56%	90	124	-27%	-49%	-48%	-32%
SHOOTING INCIDENTS	0	0	*	0	1	-100%	1	4	-75%	-83%	-80%	-80%
SHOOTING VICTIMS	0	0	*	0	1	-100%	1	4	-75%	-86%	-80%	-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	1	2	-50%	4	9	-56%	39	70	-44%	-38%	-30%	-45%
GUN ARRESTS	0	0	*	0	2	-100%	8	9	-11%	-38%	-43%	-27%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	-100%

St. Louis Metropolitan Police Department CompStat Comparison by Neighborhood CompStat Period Ending 9/28/2025

Lasalle Park	LAST 7 DAYS			LAST 28 DAYS			YEAR TO DATE			2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	2	2	0%	*	100%	100%
SEXUAL ASSAULT	0	0	*	0	1	-100%	1	3	-67%	*	0%	*
ROBBERY	0	0	*	0	0	*	6	4	50%	100%	0%	50%
AGGRAVATED ASSAULT	0	0	*	1	1	0%	20	10	100%	5%	-31%	-9%
BURGLARY	0	0	*	0	0	*	3	7	-57%	-50%	-57%	-40%
FELONY THEFT	0	1	-100%	1	3	-67%	32	23	39%	-14%	-6%	78%
AUTO THEFT	0	0	*	1	0	*	5	14	-64%	-69%	-83%	-58%
TOTAL	0	1	-100%	3	5	-40%	69	63	10%	-15%	-36%	11%
SHOOTING INCIDENTS	0	0	*	0	0	*	2	5	-60%	0%	-50%	-33%
SHOOTING VICTIMS	0	0	*	0	0	*	2	6	-67%	0%	-50%	-33%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	-100%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	-100%
MISDEMEANOR THEFT	0	2	-100%	5	11	-55%	48	93	-48%	23%	78%	140%
GUN ARRESTS	0	1	-100%	0	3	-100%	8	4	100%	60%	100%	60%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	3	0	*	*	*	200%

**St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 9/28/2025**

	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%	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	0	1	-100%	-100%	*	*
ROBBERY	0	0	*	0	0	*	1	2	-50%	-75%	-75%	-91%
AGGRAVATED ASSAULT	0	0	*	5	1	400%	26	21	24%	24%	-7%	-56%
BURGLARY	0	0	*	0	3	-100%	8	11	-27%	-33%	-47%	-62%
FELONY THEFT	0	0	*	1	3	-67%	9	15	-40%	-53%	-61%	-80%
AUTO THEFT	0	0	*	1	1	0%	6	13	-54%	-60%	-80%	-70%
TOTAL	0	0	*	7	8	-13%	50	63	-21%	-31%	-50%	-68%
SHOOTING INCIDENTS	0	0	*	1	0	*	4	3	33%	100%	-33%	-33%
SHOOTING VICTIMS	0	0	*	2	0	*	6	3	100%	100%	0%	0%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	2	0	*	*	-33%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	2	0	*	*	-33%	*
MISDEMEANOR THEFT	0	2	-100%	3	7	-57%	47	40	18%	74%	135%	-13%
GUN ARRESTS	0	0	*	0	1	-100%	2	4	-50%	-50%	-83%	-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: October 8, 2025

SUBJECT: Property Management Board Report

Property Management Department:

Training

In September, Property Management hosted multiple training sessions designed to strengthen operational performance. The session titled “Heads in Beds” emphasized achieving unit turnarounds within the 20-day standard. Staff reviewed best practices for completing unit turns efficiently and discussed strategies for pre-qualifying applicants to maintain a pool of approved households for upcoming vacancies. A second session, “Rent in Hand”, focused on rent collection procedures, providing clear guidance on the appropriate timing for issuing late notices and initiating rent and possession filings.

Occupancy & Leasing

Occupancy across the portfolio remained strong, with most developments maintaining levels above HUD’s 93% threshold. James House, Euclid Plaza, Parkview, Northside Scattered Sites, Badenhause/Badenfest, West Pine, Lasalle Park, King Louis III and Kingsbury all closed the month above 96% occupancy. The overall portfolio occupancy rate at the end of September stood at 95.69%. Leasing efforts continued to prioritize achieving monthly move-in goals, while ensuring that turnover processes kept units in rent-ready condition.

Unit Turns & Maintenance

Vacant unit turnaround remained a priority, with staff focused on minimizing the number of days units remain offline. Routine and emergency work orders were completed across all developments; however, limited staffing and budget constraints continued to affect response times. Despite these challenges, efforts remain concentrated on sustaining operational efficiency and reducing vacancy loss.

Occupancy and HUD Compliance

- Property Management completed 45 move-ins in September 2025. For move-outs, 17% of residents were evicted and 33% moved with notice. Only one public housing family 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 September 2025 was 95.69%, showing a three-point increase.

July 2025	August 2025	September 2025
91.21%	92.54%	95.69%

Performance Monitoring

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

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

Waiting List (housing needs of families)

A. 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:
James House	Outstanding work orders	Prioritized make-ready units
Lasalle Park	Outstanding work orders	Reviewed open work orders for resolution

Recertifications: The Property Management team successfully concluded the month of September 2025 with 14 past-due recertifications, achieving a reporting rate of 99.16%. This reporting rate shows an improvement over last month’s rate.

July 2025	August 2025	September 2025
28	23	14

Work Order Period Activity

Period Date From: 09/01/2025 - Period Date To: 09/30/2025

Property	Opening Balance	Created	Closed	Closing Balance
Badenfest Elderly	7	4	4	7
Badenhaus Elderly	3	24	19	8
California Gardens	1	0	0	1
Clinton - Peabody	28	5	8	25
Cochran Plaza	0	3	1	2
Euclid Plaza Elderly	9	14	14	9
Folsom	2	0	0	2
James House	77	28	13	92
King Louis III	19	0	0	19
Lafayette Apartments	12	4	1	15
Lafayette Townhomes	20	14	1	33
LaSalle Park	68	43	19	92
Lookaway	2	1	2	1
Marie Fanger	1	2	0	3
McMillian Manor II	0	1	1	0
McMillian Manor	2	1	3	0
Parkview Elderly	168	100	87	181
South Broadway	6	2	0	8
Tiffany Turnkey	8	6	0	14
Towne XV	1	1	1	1
Walnut Park	0	1	0	1
West Pine	18	7	18	7
Total	452	261	192	521

PUBLIC HOUSING CASH ACTIVITY AS OF 08/01

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	8/1/25 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	8/1/25 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$15,941,273.55	FED AGRICULTURAL	6/8/2026	\$246,521.70
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$28,762.96	ALLY BANK	4/21/2026	\$242,529.25
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$527,369.11	FEDERAL HOME LOAN	Various	\$992,728.98
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$685,196.97	OREGON COMMUNITY CR	1/15/2026	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$312,015.65	ENTERPRISE BANK & TRUST	11/20/2025	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$108,889.42	FEDERAL HOME LOAN BANK	10/22/2025	\$241,196.34
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,824.97	UASLLIANCE FEC CR UNION CD	1/28/2026	\$242,428.84
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,745.31	TREASURY BILL	Various	\$985,813.66
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$232,778.29	CORP AMERICA FAMILY	8/28/2026	\$245,000.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$2,898.31	FIRST BANK OF THE LAKE	11/24/2025	\$250,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$8,719.65	FIRST FED BANK	4/29/2025	\$250,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$214,399.28	INVESTAR BANK	1/20/2026	\$244,938.30
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$711,639.59	FREDDIE MAC	2/12/2026	\$245,244.91
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$849,414.54	FED HOME LOAN MORTGAGE	9/2/2025	\$1,070,411.72
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$173,639.05	FARMER MAC	10/29/2025	\$491,009.31
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$19,810,566.65	TOTAL INVESTMENTS		\$6,247,823.01

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

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	132,822.00	119,163.00	13,659.00	130,000.00
Utility Reimb.-LIPH	-74,851.00	-77,000.00	2,149.00	-84,000.00
Total Rental Income	57,971.00	42,163.00	15,808.00	46,000.00
Other Tenant Income				
Cleaning Fee	125.00	0.00	125.00	0.00
Damages/Maintenance	0.00	1,375.00	-1,375.00	1,500.00
Late Charges	4,649.00	18,337.00	-13,688.00	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	3,841.00	19,712.00	-15,871.00	21,500.00
NET TENANT INCOME	61,812.00	61,875.00	-63.00	67,500.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	2,075,826.00	1,986,611.88	89,214.12	2,167,213.00
Allocated Interest Income	0.00	132.00	-132.00	140.00
Fraud Recovery PH	-2,142.50	0.00	-2,142.50	0.00
Non-Dwelling Rent	0.00	1,100.00	-1,100.00	1,200.00
Other Miscellaneous Income	2,894.88	0.00	2,894.88	0.00
Allocated Other Income	24,188.38	46,838.00	-22,649.62	51,095.00
TOTAL GRANT AND OTHER INCOME	2,100,766.76	2,034,681.88	66,084.88	2,219,648.00
TOTAL INCOME	2,162,578.76	2,096,556.88	66,021.88	2,287,148.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	349,943.96	608,446.74	258,502.78	663,744.00
TOTAL TENANT SERVICES EXPENSES	28,196.17	34,672.00	6,475.83	37,830.00
TOTAL UTILITY EXPENSES	435,646.99	502,315.00	66,668.01	547,985.00
Total Maint Salaries				
	200,015.05	295,438.00	95,422.95	322,303.00
Total Materials				
	32,271.27	58,223.00	25,951.73	63,500.00
Total Contract Costs				
	293,873.15	328,907.37	35,034.22	358,803.37
TOTAL MAINTENACE EXPENSES	526,159.47	682,568.37	156,408.90	744,606.37
TOTAL PROTECTIVE SERVICES	126,737.73	318,648.88	191,911.15	347,617.00
TOTAL INSURANCE PREMIUMS	182,417.29	251,581.00	69,163.71	274,444.63
TOTAL GENERAL EXPENSES	13,803.50	16,995.00	3,191.50	18,538.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,662,905.11	2,415,204.88	752,299.77	2,634,765.00
OTHER FINANCING SOURCES				
Excess Cash Transfer OUT	146,251.40	0.00	-146,251.40	0.00
Operating Transfers IN	138,085.57	318,648.00	-180,562.43	347,617.00
TOTAL OTHER FINANCING SOURCES	-8,165.83	318,648.00	-326,813.83	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	488,106.50	0.00	488,106.50	0.00

James House
Income Statement
Period = Oct 2024-Aug 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	224,720.45	239,899.00	-15,178.55	261,704.00
Total Rental Income	224,720.45	239,899.00	-15,178.55	261,704.00
Other Tenant Income				
Damages/Maintenance	0.00	187.00	-187.00	200.00
Late Charges	14,681.00	18,337.00	-3,656.00	20,000.00
Legal Fees - Tenant	-344.00	1,837.00	-2,181.00	2,000.00
Misc. Tenant Income	180.00	0.00	180.00	0.00
Total Other Tenant Income	14,517.00	20,361.00	-5,844.00	22,200.00
NET TENANT INCOME	239,237.45	260,260.00	-21,022.55	283,904.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	480,176.00	459,580.00	20,596.00	501,361.00
Allocated Interest Income	0.00	11.00	-11.00	21.00
Fraud Recovery PH	-7,219.90	0.00	-7,219.90	0.00
Other Miscellaneous Income-PMC	0.00	550.00	-550.00	600.00
Allocated Other Income	3,623.96	7,018.00	-3,394.04	7,655.00
TOTAL GRANT AND OTHER INCOME	476,580.06	467,159.00	9,421.06	509,637.00
TOTAL INCOME	715,817.51	727,419.00	-11,601.49	793,541.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	200,214.03	238,799.00	38,584.97	260,524.00
TOTAL TENANT SERVICES EXPENSES	34,541.81	12,067.00	-22,474.81	13,157.00
TOTAL UTILITY EXPENSES	224,738.62	201,201.00	-23,537.62	219,500.00
Total Maint Salaries				
Total Materials	110,949.65	141,806.50	30,856.85	154,689.00
Total Contract Costs	15,324.01	47,674.00	32,349.99	52,000.00
TOTAL MAINTENANCE EXPENSES	568,151.60	170,822.63	-397,328.97	186,357.71
TOTAL MAINTENANCE EXPENSES	694,425.26	360,303.13	-334,122.13	393,046.71
TOTAL PROTECTIVE SERVICES	153,892.50	187,077.00	33,184.50	204,084.00
TOTAL INSURANCE PREMIUMS	83,085.30	92,367.00	9,281.70	100,765.29
TOTAL GENERAL EXPENSES	2,482.23	5,126.00	2,643.77	5,595.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,393,379.75	1,096,953.00	-296,426.75	1,196,672.00
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	146,251.40	0.00	146,251.40	0.00
Operating Transfers IN	228,163.85	369,534.00	-141,370.15	403,131.00
TOTAL OTHER FINANCING SOURCES	374,415.25	369,534.00	4,881.25	403,131.00
Prior Period Adjustments Affecting RR				
TOTAL NON-OPERATING ITEMS	21,955.26	0.00	-21,955.26	0.00
NET INCOME	-325,102.25	0.00	-325,102.25	0.00

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

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	216,897.61	251,889.00	-34,991.39	274,788.00
Total Rental Income	216,897.61	251,889.00	-34,991.39	274,788.00
Other Tenant Income				
Damages/Maintenance	0.00	132.00	-132.00	150.00
Late Charges	15,523.50	9,163.00	6,360.50	10,000.00
Legal Fees - Tenant	0.00	4,125.00	-4,125.00	4,500.00
Vacate Charges	-539.00	3,663.00	-4,202.00	4,000.00
Total Other Tenant Income	14,984.50	17,083.00	-2,098.50	18,650.00
NET TENANT INCOME	231,882.11	268,972.00	-37,089.89	293,438.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	457,702.00	438,042.00	19,660.00	477,858.00
Allocated Interest Income	0.00	11.00	-11.00	18.00
Fraud Recovery PH	9,014.89	0.00	9,014.89	0.00
Other Miscellaneous Income-PMC	0.00	638.00	-638.00	700.00
Allocated Other Income	3,221.29	6,237.00	-3,015.71	6,805.00
TOTAL GRANT AND OTHER INCOME	469,938.18	444,928.00	25,010.18	485,381.00
TOTAL INCOME	701,820.29	713,900.00	-12,079.71	778,819.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	191,343.20	235,433.00	44,089.80	256,851.00
TOTAL TENANT SERVICES EXPENSES	9,203.92	11,396.00	2,192.08	12,435.00
TOTAL UTILITY EXPENSES	203,107.65	235,444.00	32,336.35	256,850.00
Total Maint Salaries				
Total Maint Salaries	120,098.15	178,451.13	58,352.98	194,677.00
Total Materials				
Total Materials	14,129.22	37,763.00	23,633.78	41,200.00
Total Contract Costs				
Total Contract Costs	99,210.45	106,436.00	7,225.55	116,100.00
TOTAL MAINTENACE EXPENSES	233,437.82	322,650.13	89,212.31	351,977.00
TOTAL PROTECTIVE SERVICES	62,985.91	65,923.00	2,937.09	71,915.00
TOTAL INSURANCE PREMIUMS	68,938.32	69,432.00	493.68	75,747.10
TOTAL GENERAL EXPENSE	2,311.02	4,587.00	2,275.98	5,000.00
TOTAL OPERATING EXPENSES	771,327.84	944,856.00	173,528.16	1,030,775.10
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	43,593.00	-43,593.00	47,555.10
Operating Transfers IN	106,692.00	187,363.00	-80,671.00	204,401.00
TOTAL OTHER FINANCING SOURCES	106,692.00	230,956.00	-124,264.00	251,956.10
NET INCOME	37,184.45	0.00	37,184.45	0.00

West Pine
Income Statement
Period = Oct 2024-Aug 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Rental Income				
Tenant Rent	234,972.50	242,638.00	-7,665.50	264,700.00
Utility Reimbursement Refund	132.00	0.00	132.00	0.00
Total Rental Income	235,104.50	242,638.00	-7,533.50	264,700.00
Other Tenant Income				
Damages/Maintenance	30.00	88.00	-58.00	100.00
Late Charges	9,001.00	7,337.00	1,664.00	8,000.00
Legal Fees - Tenant	484.50	0.00	484.50	0.00
Vacate Charges	300.34	913.00	-612.66	1,000.00
Total Other Tenant Income	9,815.84	8,338.00	1,477.84	9,100.00
NET TENANT INCOME	244,920.34	250,976.00	-6,055.66	273,800.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	360,584.00	345,136.00	15,448.00	376,508.00
Allocated Interest Income	0.00	11.00	-11.00	21.00
Fraud Recovery PH	-172.00	0.00	-172.00	0.00
Other Miscellaneous Income-PMC	0.00	2,288.00	-2,288.00	2,500.00
Allocated Other Income	2,991.21	5,797.00	-2,805.79	6,319.00
TOTAL GRANT AND OTHER INCOME	363,403.21	353,232.00	10,171.21	385,348.00
TOTAL INCOME	608,323.55	604,208.00	4,115.55	659,148.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	166,184.30	221,727.00	55,542.70	241,894.00
TOTAL TENANT SERVICES EXPENSES	5,433.01	8,844.00	3,410.99	9,642.00
TOTAL UTILITY EXPENSES	216,996.26	195,173.00	-21,823.26	212,900.00
Total Maint Salaries	109,465.28	173,097.87	63,632.59	188,836.00
Total Materials	33,459.07	38,962.00	5,502.93	42,500.00
Total Contract Costs	213,278.84	162,481.00	-50,797.84	177,260.00
TOTAL MAINTENANCE EXPENSES	356,203.19	374,540.87	18,337.68	408,596.00
TOTAL PROTECTIVE SERVICES	97,203.71	95,348.00	-1,855.71	104,019.00
TOTAL INSURANCE PREMIUMS	102,690.33	75,845.00	-26,845.33	82,733.95
TOTAL GENERAL EXPENSES	2,062.95	6,479.00	4,416.05	7,073.00
TOTAL OPERATING EXPENSES	946,773.75	977,942.13	31,168.38	1,066,857.95
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	66,914.76	-66,914.76	72,997.95
Operating Transfers IN	235,275.32	306,819.37	-71,544.05	334,712.00
TOTAL OTHER FINANCING SOURCES	235,275.32	373,734.13	-138,458.81	407,709.95
NET INCOME	-103,174.88	0.00	-103,174.88	0.00

Parkview Elderly

Income Statement

Period = Oct 2024-Aug 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	614,503.97	595,837.00	18,666.97	650,000.00
Utility Reimbursement Refund	2.00	0.00	2.00	0.00
Total Rental Income	614,505.97	595,837.00	18,668.97	650,000.00
Other Tenant Income				
Cleaning Fee	121.00	0.00	121.00	0.00
Late Charges	18,722.00	36,663.00	-17,941.00	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	-55.00	3,663.00	-3,718.00	4,000.00
Total Other Tenant Income	20,980.00	40,326.00	-19,346.00	44,000.00
NET TENANT INCOME	635,485.97	636,163.00	-677.03	694,000.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	952,550.00	911,900.00	40,650.00	994,800.00
Allocated Interest Income	0.00	44.00	-44.00	48.00
Fraud Recovery PH	1,094.35	0.00	1,094.35	0.00
Non-Dwelling Rent	14,124.00	12,100.00	2,024.00	13,200.00
Other Miscellaneous Income-PMC	0.00	913.00	-913.00	1,000.00
Allocated Other Income	8,484.64	16,434.00	-7,949.36	17,923.00
TOTAL GRANT AND OTHER INCOME	976,252.99	941,391.00	34,861.99	1,026,971.00
TOTAL INCOME	1,611,738.96	1,577,554.00	34,184.96	1,720,971.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	399,558.42	435,908.00	36,349.58	475,528.00
TOTAL TENANT SERVICES EXPENSES	18,531.47	17,193.00	-1,338.47	18,747.00
TOTAL UTILITY EXPENSES	336,761.62	348,342.61	11,580.99	380,006.00
Total Maint Salaries				
Total Materials	270,035.82	388,999.38	118,963.56	424,368.00
Total Contract Costs	32,853.32	73,898.00	41,044.68	80,600.00
Total Contract Costs	183,284.43	298,210.00	114,925.57	325,310.00
TOTAL MAINTENANCE EXPENSES	486,173.57	761,107.38	274,933.81	830,278.00
TOTAL PROTECTIVE SERVICES	279,954.35	409,662.00	129,707.65	446,907.00
TOTAL INSURANCE PREMIUMS	165,243.15	177,289.75	12,046.60	193,412.00
TOTAL GENERAL EXPENSES	4,442.58	18,337.00	13,894.42	20,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,690,665.16	2,167,803.00	477,137.84	2,364,878.00
OTHER FINANCING SOURCES				
Operating Transfers IN	7,377.00	0.00	7,377.00	0.00
Operating Transfers IN	345,180.25	492,624.00	-147,443.75	537,407.00
Transfer between Program/Projects IN	106,449.86	97,625.00	8,824.86	106,500.00
TOTAL OTHER FINANCING SOURCES	459,007.11	590,249.00	-131,241.89	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	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	196,025.91	0.00	196,025.91	0.00

Baden House Elderly/Badenfest

Income Statement

Period = Oct 2024-Aug 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	200,096.00	228,250.00	-28,154.00	249,000.00
Utility Reimb.-LIPH	-2,319.00	-2,013.00	-306.00	-2,196.00
Utility Reimbursement Refund	21.00	0.00	21.00	0.00
Total Rental Income	197,798.00	226,237.00	-28,439.00	246,804.00
Other Tenant Income				
Damages/Maintenance	0.00	913.00	-913.00	1,000.00
Late Charges	14,940.00	12,837.00	2,103.00	14,000.00
Misc.Tenant Income	50.00	0.00	50.00	0.00
Vacate Charges	100.00	1,375.00	-1,275.00	1,500.00
Total Other Tenant Income	15,090.00	15,125.00	-35.00	16,500.00
NET TENANT INCOME	212,888.00	241,362.00	-28,474.00	263,304.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	439,244.00	421,619.00	17,625.00	459,946.00
Allocated Interest Income	0.00	11.00	-11.00	20.00
Fraud Recovery PH	-499.00	0.00	-499.00	0.00
Other Miscellaneous Income-PMC	0.00	231.00	-231.00	250.00
Allocated Other Income	3,566.41	6,908.00	-3,341.59	7,534.00
TOTAL GRANT AND OTHER INCOME	442,311.41	428,769.00	13,542.41	467,750.00
TOTAL INCOME	655,199.41	670,131.00	-14,931.59	731,054.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	175,063.67	230,274.00	55,210.33	251,204.00
TOTAL TENANT SERVICES EXPENSES	3,621.93	9,735.00	6,113.07	10,617.00
TOTAL UTILITY EXPENSES	199,163.57	198,891.00	-272.57	216,960.00
Total Maint Salaries				
Total Materials	137,590.73	177,272.37	39,681.64	193,383.00
Total Contract Costs	16,872.60	31,977.00	15,104.40	34,900.00
TOTAL MAINTENANCE EXPENSES	96,341.37	113,498.00	17,156.63	123,828.00
TOTAL MAINTENANCE EXPENSES	250,804.70	322,747.37	71,942.67	352,111.00
TOTAL PROTECTIVE SERVICES	72,812.79	75,042.00	2,229.21	81,867.00
TOTAL INSURANCE PREMIUMS	48,844.18	59,081.00	10,236.82	64,453.96
TOTAL GENERAL EXPENSES	2,373.81	2,926.00	552.19	3,193.00
TOTAL OPERATING EXPENSES	752,684.65	898,703.63	146,018.98	980,405.96
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	19,070.26	-19,070.26	20,803.96
Operating Transfers IN	123,385.15	209,502.37	-86,117.22	228,548.00
TOTAL OTHER FINANCING SOURCES	123,385.15	228,572.63	-105,187.48	249,351.96
NET INCOME	25,899.91	0.00	25,899.91	0.00

LaSalle Park
Income Statement

Period = Oct 2024-Aug 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	264,082.00	186,670.00	77,412.00	203,640.00
Tenant Accounts - True Up	-1,475.00	0.00	-1,475.00	0.00
Utility Reimb.-LIPH	-109,751.00	-68,750.00	-41,001.00	-75,000.00
Utility Reimbursement Refund	6,156.00	0.00	6,156.00	0.00
Total Rental Income	159,012.00	117,920.00	41,092.00	128,640.00
Other Tenant Income				
Damages/Maintenance	252.50	143.00	109.50	160.00
Late Charges	7,305.00	12,837.00	-5,532.00	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	5,864.00	3,487.00	2,377.00	3,800.00
Total Other Tenant Income	15,571.50	16,467.00	-895.50	17,960.00
NET TENANT INCOME	174,583.50	134,387.00	40,196.50	146,600.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	893,036.00	927,454.00	-34,418.00	1,011,770.00
Allocated Interest Income	0.00	66.00	-66.00	74.00
Fraud Recovery PH	2,238.00	0.00	2,238.00	0.00
Allocated Other Income	13,028.97	25,234.00	-12,205.03	27,522.00
TOTAL GRANT AND OTHER INCOME	908,302.97	952,754.00	-44,451.03	1,039,366.00
TOTAL INCOME	1,082,886.47	1,087,141.00	-4,254.53	1,185,966.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	296,072.98	328,900.00	32,827.02	358,811.74
TOTAL TENANT SERVICES EXPENSES	13,377.18	19,838.50	6,461.32	21,642.00
TOTAL UTILITY EXPENSES	239,268.45	252,450.00	13,181.55	275,399.00
Total Maint Salaries				
	199,574.30	204,040.87	4,466.57	222,581.00
Total Materials				
	28,403.27	75,174.00	46,770.73	82,000.00
Total Contract Costs				
	136,691.99	167,926.00	31,234.01	183,200.00
TOTAL MAINTENACE EXPENSES	364,669.56	447,140.87	82,471.31	487,781.00
TOTAL PROTECTIVE SERVICES	52,130.92	131,730.50	79,599.58	143,706.00
TOTAL INSURANCE PREMIUMS	88,575.23	115,698.00	27,122.77	126,220.26
TOTAL GENERAL EXPENSES	1,058.26	14,773.00	13,714.74	16,112.00
TOTAL OPERATING EXPENSES	1,055,152.58	1,310,538.13	255,385.55	1,429,672.00
OTHER FINANCING SOURCES				
Operating Transfers IN	57,104.00	131,730.50	-74,626.50	143,706.00
Operating Transfers IN	53,333.32	91,666.63	-38,333.31	100,000.00
TOTAL OTHER FINANCING SOURCES	110,437.32	223,397.13	-112,959.81	243,706.00
NET INCOME	138,171.21	0.00	138,171.21	0.00

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

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	76,757.00	93,181.00	-16,424.00	101,655.00
Utility Reimb.-LIPH	-47,035.00	-48,587.00	1,552.00	-53,000.00
Total Rental Income	29,722.00	44,594.00	-14,872.00	48,655.00
Other Tenant Income				
Damages/Maintenance	38.00	366.63	-328.63	400.00
Late Charges	4,599.00	5,500.00	-901.00	6,000.00
Legal Fees - Tenant	0.00	11,000.00	-11,000.00	12,000.00
Misc.Tenant Income	452.00	0.00	452.00	0.00
Vacate Charges	0.00	1,837.00	-1,837.00	2,000.00
Total Other Tenant Income	5,089.00	18,703.63	-13,614.63	20,400.00
NET TENANT INCOME	34,811.00	63,297.63	-28,486.63	69,055.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	570,988.00	546,557.00	24,431.00	596,241.54
Allocated Interest Income	0.00	33.00	-33.00	43.00
Fraud Recovery PH	797.00	0.00	797.00	0.00
Other Miscellaneous Income	892.55	0.00	892.55	0.00
Insurance Proceeds	76,553.00	0.00	76,553.00	0.00
Allocated Other Income	7,564.29	14,652.00	-7,087.71	15,979.00
TOTAL GRANT AND OTHER INCOME	656,794.84	561,242.00	95,552.84	612,263.54
TOTAL INCOME	691,605.84	624,539.63	67,066.21	681,318.54
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	173,457.94	217,179.38	43,721.44	236,917.00
TOTAL TENANT SERVICES EXPENSES	7,681.99	7,788.00	106.01	8,489.00
TOTAL UTILITY EXPENSES	142,140.51	224,213.00	82,072.49	244,600.00
Total Maint Salaries				
Total Maint Salaries	102,232.65	181,003.13	78,770.48	197,457.00
Total Materials				
Total Materials	5,091.94	20,900.00	15,808.06	22,800.00
Total Contract Costs				
Total Contract Costs	175,491.27	127,534.00	-47,957.27	139,130.00
TOTAL MAINTENANCE EXPENSES	282,815.86	329,437.13	46,621.27	359,387.00
TOTAL PROTECTIVE SERVICES	27,696.56	69,427.38	41,730.82	75,739.00
TOTAL INSURANCE PREMIUMS	51,835.30	56,177.00	4,341.70	61,272.54
TOTAL GENERAL EXPENSES	2,903.06	5,005.44	2,102.38	5,461.54
TOTAL OPERATING EXPENSES	688,531.22	909,204.01	220,672.79	991,866.08
OTHER FINANCING SOURCES				
Operating Transfers IN	30,066.26	69,427.38	-39,361.12	75,739.00
Operating Transfers IN	78,269.32	215,237.00	-136,967.68	234,808.54
TOTAL OTHER FINANCING SOURCES	108,335.58	284,664.38	-176,328.80	310,547.54
NET INCOME	111,410.20	0.00	111,410.20	0.00

Northside Scattered Sites

Income Statement

Period = Oct 2024-Aug 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	90,190.94	119,812.00	-29,621.06	130,700.00
Utility Reimb.-LIPH	-55,507.00	-53,163.00	-2,344.00	-58,000.00
Utility Reimbursement Refund	-128.00	0.00	-128.00	0.00
Total Rental Income	<u>34,555.94</u>	<u>66,649.00</u>	<u>-32,093.06</u>	<u>72,700.00</u>
Other Tenant Income				
Late Charges	5,820.00	4,587.00	1,233.00	5,000.00
Legal Fees - Tenant	0.00	1,837.00	-1,837.00	2,000.00
Tenant Owed Utilities	0.01	0.00	0.01	0.00
Vacate Charges	275.00	8,712.00	-8,437.00	9,500.00
Total Other Tenant Income	<u>6,095.01</u>	<u>15,136.00</u>	<u>-9,040.99</u>	<u>16,500.00</u>
NET TENANT INCOME	<u><u>40,650.95</u></u>	<u><u>81,785.00</u></u>	<u><u>-41,134.05</u></u>	<u><u>89,200.00</u></u>
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	943,684.00	945,857.00	-2,173.00	1,031,847.00
Allocated Interest Income	0.00	66.00	-66.00	73.00
Fraud Recovery PH	-1,837.00	0.00	-1,837.00	0.00
Allocated Other Income	12,770.10	24,728.00	-11,957.90	26,975.00
TOTAL GRANT AND OTHER INCOME	<u>954,617.10</u>	<u>970,651.00</u>	<u>-16,033.90</u>	<u>1,058,895.00</u>
TOTAL INCOME	<u><u>995,268.05</u></u>	<u><u>1,052,436.00</u></u>	<u><u>-57,167.95</u></u>	<u><u>1,148,095.00</u></u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	224,249.76	272,033.63	47,783.87	296,768.00
TOTAL TENANT SERVICES EXPENSES	12,968.81	13,134.00	165.19	14,332.00
TOTAL UTILITY EXPENSES	192,929.11	220,550.00	27,620.89	240,600.00
Total Maint Salaries	85,846.83	173,946.63	88,099.80	189,759.00
Total Materials	37,250.06	79,519.00	42,268.94	86,740.00
Total Contract Costs	251,205.44	310,042.37	58,836.93	338,229.00
TOTAL MAINTENANCE EXPENSES	<u>374,302.33</u>	<u>563,508.00</u>	<u>189,205.67</u>	<u>614,728.00</u>
TOTAL PROTECTIVE SERVICES	641.70	2,288.00	1,646.30	2,500.00
TOTAL INSURANCE PREMIUMS	97,632.08	69,124.00	-28,508.08	75,410.00
TOTAL GENERAL EXPENSES	1,952.66	18,469.00	16,516.34	20,144.00
TOTAL OPERATING EXPENSES	<u>904,676.45</u>	<u>1,159,124.12</u>	<u>254,446.08</u>	<u>1,264,482.00</u>
OTHER FINANCING SOURCES				
Operating Transfers IN	58,193.50	106,688.12	-48,494.62	116,387.00
TOTAL OTHER FINANCING SOURCES	<u>58,193.50</u>	<u>106,688.12</u>	<u>-48,494.62</u>	<u>116,387.00</u>
NET INCOME	148,785.10	0.00	148,783.51	0.00

Southside Scattered Sites

Income Statement

Period = Oct 2024-Aug 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	119,619.46	196,999.00	-77,379.54	214,908.00
Tenant Accounts - True Up	-400.00	0.00	-400.00	0.00
Utility Reimb.-LIPH	-45,794.00	-27,313.00	-18,481.00	-29,800.00
Utility Reimbursement Refund	5,317.43	0.00	5,317.43	0.00
Total Rental Income	78,742.89	169,686.00	-90,943.11	185,108.00
Other Tenant Income				
Damages/Maintenance	186.72	0.00	186.72	0.00
Late Charges	-6,381.00	14,212.00	-20,593.00	15,500.00
Legal Fees - Tenant	2,446.50	0.00	2,446.50	0.00
Tenant Owed Utilities	-799.80	0.00	-799.80	0.00
Misc.Tenant Income	-49.00	0.00	-49.00	0.00
Vacate Charges	7,503.61	2,750.00	4,753.61	3,000.00
Total Other Tenant Income	2,907.03	16,962.00	-14,054.97	18,500.00
NET TENANT INCOME	81,649.92	186,648.00	-104,998.08	203,608.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	654,882.00	654,104.00	778.00	713,566.00
Allocated Interest Income	0.00	33.00	-33.00	37.00
Fraud Recovery PH	-2,987.00	0.00	-2,987.00	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	6,528.87	12,639.00	-6,110.13	13,791.00
TOTAL GRANT AND OTHER INCOME	658,694.58	666,776.00	-8,081.42	727,404.00
TOTAL INCOME	740,344.50	853,424.00	-113,079.50	931,012.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	175,982.11	260,425.00	84,442.89	284,106.00
TOTAL TENANT SERVICES EXPENSES	6,630.43	6,721.00	90.57	7,327.00
TOTAL UTILITY EXPENSES	207,000.55	202,587.00	-4,413.55	221,000.00
Total Maint Salaries				
	205,907.38	288,069.87	82,162.49	314,265.00
Total Materials				
	43,789.81	64,625.00	20,835.19	70,500.00
Total Contract Costs				
	187,227.12	190,025.00	2,797.88	207,260.00
TOTAL MAINTENACE EXPENSES	436,924.31	542,719.87	105,795.56	592,025.00
TOTAL PROTECTIVE SERVICES	1,014.29	0.00	-1,014.29	0.00
TOTAL INSURANCE PREMIUMS	144,136.73	91,280.75	-52,855.98	99,575.68
TOTAL GENERAL EXPENSES	3,607.97	9,163.00	5,555.03	10,000.00
TOTAL OPERATING EXPENSES	975,296.39	1,112,860.54	137,564.15	1,214,033.68
OTHER FINANCING SOURCES				
Operating Transfers IN	256,839.00	259,436.54	-2,597.54	283,021.68
TOTAL OTHER FINANCING SOURCES	256,839.00	259,436.54	-2,597.54	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	8,105.11	0.00	8,105.11	0.00

King Louis Square III

Income Statement

Period = Oct 2024-Aug 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
TENANT INCOME				
Tenant Rent	47,553.00	46,079.00	1,474.00	50,268.00
Utility Reimb.-LIPH	-14,346.00	-7,183.00	-7,163.00	-7,836.00
Total Rental Income	33,207.00	38,896.00	-5,689.00	42,432.00
Other Tenant Income				
Late Charges	483.00	2,288.00	-1,805.00	2,500.00
Total Other Tenant Income	483.00	2,288.00	-1,805.00	2,500.00
NET TENANT INCOME	33,690.00	41,184.00	-7,494.00	44,932.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	119,702.00	114,433.00	5,269.00	124,841.00
Allocated Interest Income	0.00	0.00	0.00	9.00
Fraud Recovery PH	133.00	0.00	133.00	0.00
Allocated Other Income	1,610.66	3,124.00	-1,513.34	3,402.00
TOTAL GRANT AND OTHER INCOME	121,445.66	117,557.00	3,888.66	128,252.00
TOTAL INCOME	155,135.66	158,741.00	-3,605.34	173,184.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	28,834.76	44,605.00	15,770.24	48,658.00
TOTAL TENANT SERVICES EXPENSES	1,635.71	1,661.00	25.29	1,808.00
TOTAL UTILITY EXPENSES	26,505.68	47,025.00	20,519.32	51,300.00
Total General Maint Expense				
Total Materials	13,700.67	19,679.00	5,978.33	21,471.00
Total Contract Costs	2,119.27	10,769.00	8,649.73	11,740.00
Total Contract Costs	29,553.48	52,085.00	22,531.52	56,820.00
TOTAL MAINTENACE EXPENSES	45,373.42	82,533.00	37,159.58	90,031.00
TOTAL PROTECTIVE SERVICES	8,369.50	21,362.00	12,992.50	23,304.00
TOTAL INSURANCE PREMIUMS	14,848.46	16,280.00	1,431.54	17,752.00
TOTAL GENERAL EXPENSES	222.84	7,315.00	7,092.16	7,979.00
TOTAL OPERATING EXPENSES	125,790.37	218,994.38	93,204.01	240,832.00
OTHER FINANCING SOURCES				
Operating Transfers IN	9,261.24	21,362.00	-12,100.76	23,304.00
Operating Transfers IN	21,213.50	38,891.38	-17,677.88	42,427.00
TOTAL OTHER FINANCING SOURCES	30,474.74	60,253.38	-29,778.64	65,731.00
NET INCOME	59,820.03	0.00	59,820.03	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Aug 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	481,591.00	462,506.88	19,084.12	504,553.00
Investment Inc -Restricted Non-Allocated	292.07	0.00	292.07	0.00
TOTAL GRANT AND OTHER INCOME	481,883.07	462,506.88	19,376.19	504,553.00
TOTAL INCOME	481,883.07	462,506.88	19,376.19	504,553.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	58,125.06	69,682.25	11,557.19	76,017.00
TOTAL UTILITY EXPENSES	134,624.38	148,014.13	13,389.75	161,470.00
TOTAL INSURANCE PREMIUMS	7,498.37	6,367.13	-1,131.24	6,946.00
TOTAL GENERAL EXPENSES	322,234.00	318,493.12	-3,740.88	347,447.00
TOTAL OPERATING EXPENSES	522,481.81	542,556.63	20,074.82	591,880.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	80,049.75	-80,049.75	87,327.00
TOTAL OTHER FINANCING SOURCES	0.00	80,049.75	-80,049.75	87,327.00
NET INCOME	-40,598.74	0.00	-40,598.74	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	333,116.00	318,735.12	14,380.88	347,711.00
Investment Inc -Restricted Non-Allocated	13,038.28	0.00	13,038.28	0.00
TOTAL GRANT AND OTHER INCOME	346,154.28	318,735.12	27,419.16	347,711.00
TOTAL INCOME	346,154.28	318,735.12	27,419.16	347,711.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	38,899.30	46,793.12	7,893.82	51,047.00
TOTAL UTILITY EXPENSES	91,783.12	107,521.37	15,738.25	117,296.00
TOTAL INSURANCE PREMIUMS	5,137.88	6,323.13	1,185.25	6,898.00
TOTAL GENERAL EXPENSES	373,847.12	210,256.75	-163,590.37	229,371.00
TOTAL OPERATING EXPENSES	509,667.42	370,894.37	-138,773.05	404,612.00
OTHER FINANCING SOURCES				
Operating Transfers IN	0.00	52,159.25	-52,159.25	56,901.00
TOTAL OTHER FINANCING SOURCES	0.00	52,159.25	-52,159.25	56,901.00
NET INCOME	-163,513.14	0.00	-163,513.14	0.00

**Mixed Finance Properties
Income Statement**

Period = Oct 2024-Aug 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	332,346.00	324,764.00	7,582.00	354,288.00
Investment Inc -Restricted Non-Allocated	0.28	0.00	0.28	0.00
TOTAL GRANT AND OTHER INCOME	332,346.28	324,764.00	7,582.28	354,288.00
TOTAL INCOME	332,346.28	324,764.00	7,582.28	354,288.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	42,061.87	50,563.26	8,501.39	55,160.00
TOTAL UTILITY EXPENSES	95,038.13	112,475.00	17,436.87	122,700.00
TOTAL INSURANCE PREMIUMS	5,171.87	6,367.13	1,195.26	6,946.00
TOTAL GENERAL EXPENSES	213,632.87	155,358.50	-58,274.37	169,482.00
TOTAL OPERATING EXPENSES	355,904.74	324,764.00	-31,140.74	354,288.00
NET INCOME	-23,558.46	0.00	-23,558.46	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	111,214.00	128,921.87	-17,707.87	140,642.00
Investment Inc -Restricted Non-Allocated	28.51	0.00	28.51	0.00
TOTAL GRANT AND OTHER INCOME	111,242.51	128,921.87	-17,679.36	140,642.00
TOTAL INCOME	111,242.51	128,921.87	-17,679.36	140,642.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	17,021.94	20,877.01	3,855.07	22,775.00
TOTAL UTILITY EXPENSES	12,466.63	13,612.50	1,145.87	14,850.00
TOTAL PROTECTIVE SERVICES	12,534.44	32,043.00	19,508.56	34,956.00
TOTAL INSURANCE PREMIUMS	3,017.63	3,711.62	693.99	4,049.00
TOTAL GENERAL EXPENSES	56,090.87	90,720.30	34,629.43	98,967.60
TOTAL OPERATING EXPENSES	101,131.51	160,964.87	59,833.36	175,598.00
OTHER FINANCING SOURCES				
Operating Transfers IN	13,869.94	32,043.00	-18,173.06	34,956.00
TOTAL OTHER FINANCING SOURCES	13,869.94	32,043.00	-18,173.06	34,956.00
NET INCOME	23,980.94	0.00	23,980.94	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Aug 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	119,082.00	142,042.12	-22,960.12	154,955.00
TOTAL GRANT AND OTHER INCOME	119,082.00	142,042.12	-22,960.12	154,955.00
TOTAL INCOME	119,082.00	142,042.12	-22,960.12	154,955.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	13,201.85	14,721.74	1,519.89	16,060.00
TOTAL TENANT SERVICES EXPENSES	0.00	550.00	550.00	600.00
TOTAL UTILITY EXPENSES	51,199.50	52,735.87	1,536.37	57,530.00
TOTAL PROTECTIVE SERVICES	13,922.77	35,603.37	21,680.60	38,840.00
TOTAL INSURANCE PREMIUMS	2,684.88	3,246.87	561.99	3,542.00
TOTAL GENERAL EXPENSES	54,435.37	70,787.75	16,352.38	77,223.00
TOTAL OPERATING EXPENSES	135,444.37	177,645.49	42,201.12	193,795.00
OTHER FINANCING SOURCES				
Operating Transfers IN	15,406.19	35,603.37	-20,197.18	38,840.00
TOTAL OTHER FINANCING SOURCES	15,406.19	35,603.37	-20,197.18	38,840.00
NET INCOME	-956.18	0.00	-956.18	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	160,826.00	163,716.63	-2,890.63	178,600.00
Investment Inc -Restricted Non-Allocated	17.67	0.00	17.67	0.00
TOTAL GRANT AND OTHER INCOME	160,843.67	163,716.63	-2,872.96	178,600.00
TOTAL INCOME	160,843.67	163,716.63	-2,872.96	178,600.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	21,512.70	26,135.12	4,622.42	28,511.00
TOTAL UTILITY EXPENSES	23,375.00	19,319.63	-4,055.37	21,075.96
TOTAL PROTECTIVE SERVICES	15,350.75	39,163.63	23,812.88	42,724.00
TOTAL INSURANCE PREMIUMS	3,602.50	4,432.12	829.62	4,835.00
TOTAL GENERAL EXPENSES	81,326.63	113,829.87	32,503.24	124,178.04
TOTAL OPERATING EXPENSES	145,167.58	202,880.26	57,712.68	221,324.00
OTHER FINANCING SOURCES				
Operating Transfers IN	16,986.31	39,163.63	-22,177.32	42,724.00
TOTAL OTHER FINANCING SOURCES	16,986.31	39,163.63	-22,177.32	42,724.00
NET INCOME	32,662.40	0.00	32,662.40	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Aug 2025

Book = Accrual

Renaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	236,537.00	253,141.13	-16,604.13	276,154.00
Investment Inc -Restricted Non-Allocated	2,034.33	0.00	2,034.33	
TOTAL GRANT AND OTHER INCOME	238,571.33	253,141.13	-14,569.80	276,154.00
TOTAL INCOME	238,571.33	253,141.13	-14,569.80	276,154.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	36,866.62	44,254.76	7,388.14	48,278.00
TOTAL TENANT SERVICES EXPENSES	120.00	2,035.00	1,915.00	2,220.00
TOTAL UTILITY EXPENSES	68,673.88	67,731.84	-942.04	73,889.25
TOTAL PROTECTIVE SERVICES	21,618.01	55,186.12	33,568.11	60,203.00
TOTAL INSURANCE PREMIUMS	5,024.25	6,182.88	1,158.63	6,745.00
TOTAL GENERAL EXPENSES	290,442.87	132,937.09	-157,505.78	145,022.31
TOTAL OPERATING EXPENSES	422,745.63	308,327.25	-114,418.38	336,357.00
OTHER FINANCING SOURCES				
Operating Transfers IN	23,921.32	55,186.12	-31,264.80	60,203.00
TOTAL OTHER FINANCING SOURCES	23,921.32	55,186.12	-31,264.80	60,203.00
NET INCOME	-160,252.98	0.00	-160,252.98	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	292,839.00	314,303.88	-21,464.88	342,877.00
Investment Inc -Restricted Non-Allocated	23,365.56	0.00	23,365.56	0.00
TOTAL GRANT AND OTHER INCOME	316,204.56	314,303.88	1,900.68	342,877.00
TOTAL INCOME	316,204.56	314,303.88	1,900.68	342,877.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	19,195.77	23,118.26	3,922.49	25,220.00
TOTAL TENANT SERVICES EXPENSES	1,065.00	1,045.00	-20.00	1,140.00
TOTAL UTILITY EXPENSES	96,654.25	125,103.00	28,448.75	136,476.00
TOTAL PROTECTIVE SERVICES	26,139.96	66,756.25	40,616.29	72,825.00
TOTAL INSURANCE PREMIUMS	5,054.50	6,044.50	990.00	6,594.00
TOTAL GENERAL EXPENSES	385,807.95	158,993.12	-226,814.83	173,447.00
TOTAL OPERATING EXPENSES	533,917.43	381,060.13	-152,857.30	415,702.00
OTHER FINANCING SOURCES				
Operating Transfers IN	28,925.07	66,756.25	-37,831.18	72,825.00
TOTAL OTHER FINANCING SOURCES	28,925.07	66,756.25	-37,831.18	72,825.00
NET INCOME	-188,787.80	0.00	-188,787.80	0.00

Mixed Finance Properties

Income Statement

Period = Oct 2024-Aug 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	116,752.00	100,222.87	16,529.13	109,334.00
Investment Inc -Restricted Non-Allocated	2,975.47	0.00	2,975.47	0.00
TOTAL GRANT AND OTHER INCOME	119,727.47	100,222.87	19,504.60	109,334.00
TOTAL INCOME	119,727.47	100,222.87	19,504.60	109,334.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	5,858.56	6,940.12	1,081.56	7,571.00
TOTAL TENANT SERVICES EXPENSES	0.00	302.50	302.50	330.00
TOTAL UTILITY EXPENSES	36,340.37	38,406.50	2,066.13	41,898.00
TOTAL PROTECTIVE SERVICES	7,655.51	19,582.75	11,927.24	21,363.00
TOTAL INSURANCE PREMIUMS	2,067.12	2,297.13	230.01	2,506.00
TOTAL GENERAL EXPENSES	97,531.00	52,276.62	-45,254.38	57,029.00
TOTAL OPERATING EXPENSES	149,452.56	119,805.62	-29,646.94	130,697.00
OTHER FINANCING SOURCES				
Operating Transfers IN	8,471.18	19,582.75	-11,111.57	21,363.00
TOTAL OTHER FINANCING SOURCES	8,471.18	19,582.75	-11,111.57	21,363.00
NET INCOME	-21,253.91	0.00	-21,253.91	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	282,664.00	281,934.62	729.38	307,565.10
Investment Inc -Restricted Non-Allocated	23,149.65	0.00	23,149.65	0.00
TOTAL GRANT AND OTHER INCOME	305,813.65	281,934.62	23,879.03	307,565.10
TOTAL INCOME	305,813.65	281,934.62	23,879.03	307,565.10
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	21,195.31	23,683.88	2,488.57	25,837.00
TOTAL TENANT SERVICES EXPENSES	951.43	1,100.00	148.57	1,200.00
TOTAL UTILITY EXPENSES	122,526.25	129,474.62	6,948.37	141,244.98
TOTAL INSURANCE PREMIUMS	7,035.38	7,773.37	737.99	8,480.00
TOTAL GENERAL EXPENSES	95,075.88	119,902.86	24,826.98	130,803.12
TOTAL OPERATING EXPENSES	246,784.25	281,934.62	35,150.37	307,565.10
NET INCOME	59,029.40	0.00	59,029.40	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Aug 2025

Book = Accrual

Renaissance Place @ Grand II (57)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	220,257.00	237,527.62	-17,270.62	259,121.00
Investment Inc -Restricted Non-Allocated	4,330.77	0.00	4,330.77	0.00
TOTAL GRANT AND OTHER INCOME	224,587.77	237,527.62	-12,939.85	259,121.00
TOTAL INCOME	224,587.77	237,527.62	-12,939.85	259,121.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	18,868.51	22,906.62	4,038.11	24,989.00
TOTAL TENANT SERVICES EXPENSES	0.00	495.00	495.00	540.00
TOTAL UTILITY EXPENSES	55,762.63	66,410.63	10,648.00	72,448.00
TOTAL PROTECTIVE SERVICES	12,534.44	32,043.00	19,508.56	34,956.00
TOTAL INSURANCE PREMIUMS	2,928.75	3,604.37	675.62	3,932.00
TOTAL GENERAL EXPENSES	148,701.35	144,111.00	-4,590.35	157,212.00
TOTAL OPERATING EXPENSES	238,795.68	269,570.62	30,774.94	294,077.00
OTHER FINANCING SOURCES				
Operating Transfers IN	13,869.94	32,043.00	-18,173.06	34,956.00
TOTAL OTHER FINANCING SOURCES	13,869.94	32,043.00	-18,173.06	34,956.00
NET INCOME	-337.97	0.00	-337.97	0.00

Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	192,027.00	234,260.62	-42,233.62	255,557.00
Investment Inc -Restricted Non-Allocated	10,865.36	0.00	10,865.36	0.00
TOTAL GRANT AND OTHER INCOME	202,892.36	234,260.62	-31,368.26	255,557.00
TOTAL INCOME	202,892.36	234,260.62	-31,368.26	255,557.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	24,794.59	29,838.38	5,043.79	32,551.00
TOTAL TENANT SERVICES EXPENSES	0.00	1,292.50	1,292.50	1,410.00
TOTAL UTILITY EXPENSES	71,142.50	71,141.62	-0.88	77,609.00
TOTAL PROTECTIVE SERVICES	16,025.08	40,944.75	24,919.67	44,667.00
TOTAL INSURANCE PREMIUMS	3,762.00	4,737.37	975.37	5,168.00
TOTAL GENERAL EXPENSES	127,250.86	127,250.75	-0.11	138,819.00
TOTAL OPERATING EXPENSES	242,975.03	275,205.37	32,230.34	300,224.00
OTHER FINANCING SOURCES				
Operating Transfers IN	17,732.49	40,944.75	-23,212.26	44,667.00
TOTAL OTHER FINANCING SOURCES	17,732.49	40,944.75	-23,212.26	44,667.00
NET INCOME	-22,350.18	0.00	-22,350.18	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Aug 2025

Book = Accrual

Renaissance Place @ Grand III (59)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	292,134.00	303,622.00	-11,488.00	331,224.00
Investment Inc -Restricted Non-Allocated	6,329.20	0.00	6,329.20	0.00
TOTAL GRANT AND OTHER INCOME	298,463.20	303,622.00	-5,158.80	331,224.00
TOTAL INCOME	298,463.20	303,622.00	-5,158.80	331,224.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	32,070.98	38,580.63	6,509.65	42,088.00
TOTAL TENANT SERVICES EXPENSES	0.00	687.50	687.50	750.00
TOTAL UTILITY EXPENSES	75,328.88	77,063.25	1,734.37	84,069.00
TOTAL PROTECTIVE SERVICES	17,413.38	44,505.12	27,091.74	48,551.00
TOTAL INSURANCE PREMIUMS	3,988.38	4,911.50	923.12	5,358.00
TOTAL GENERAL EXPENSES	242,073.25	182,379.12	-59,694.13	198,959.00
TOTAL OPERATING EXPENSES	370,874.87	348,127.12	-22,747.75	379,775.00
OTHER FINANCING SOURCES				
Operating Transfers IN	19,268.71	44,505.12	-25,236.41	48,551.00
TOTAL OTHER FINANCING SOURCES	19,268.71	44,505.12	-25,236.41	48,551.00
NET INCOME	-53,142.96	0.00	-53,142.96	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	214,184.00	178,583.13	35,600.87	194,818.00
Investment Inc -Restricted Non-Allocated	3,791.83	0.00	3,791.83	0.00
TOTAL GRANT AND OTHER INCOME	217,975.83	178,583.13	39,392.70	194,818.00
TOTAL INCOME	217,975.83	178,583.13	39,392.70	194,818.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	29,503.58	35,276.12	5,772.54	38,483.00
TOTAL UTILITY EXPENSES	67,457.53	67,449.47	-8.06	73,581.25
TOTAL PROTECTIVE SERVICES	15,351.75	39,160.00	23,808.25	42,724.00
TOTAL INSURANCE PREMIUMS	3,558.50	4,488.88	930.38	4,897.00
TOTAL GENERAL EXPENSES	110,707.96	110,532.73	-175.23	120,581.13
TOTAL OPERATING EXPENSES	226,579.32	256,910.39	30,331.07	280,266.00
OTHER FINANCING SOURCES				
Excess Cash Transfer IN	0.00	39,163.63	-39,163.63	42,724.00
Operating Transfers IN	16,987.36	39,163.63	-22,176.27	42,724.00
TOTAL OTHER FINANCING SOURCES	16,987.36	78,327.26	-61,339.90	85,448.00
NET INCOME	8,383.87	0.00	8,383.87	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Aug 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	349,136.00	79,684.00	269,452.00	86,934.00
Investment Inc -Restricted Non-Allocated	24,781.63	0.00	24,781.63	0.00
TOTAL GRANT AND OTHER INCOME	373,917.63	79,684.00	294,233.63	86,934.00
TOTAL INCOME	373,917.63	79,684.00	294,233.63	86,934.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	29,125.51	34,793.00	5,667.49	37,961.00
TOTAL UTILITY EXPENSES	213,125.00	0.00	-213,125.00	0.00
TOTAL INSURANCE PREMIUMS	0.00	44,891.00	44,891.00	48,973.00
TOTAL GENERAL EXPENSES	276,878.38	0.00	-276,878.38	0.00
TOTAL OPERATING EXPENSES	519,128.89	79,684.00	-439,444.89	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	111,588.74	0.00	111,588.74	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	192,904.00	169,400.88	23,503.12	184,801.00
Investment Inc -Restricted Non-Allocated	237.68	0.00	237.68	0.00
TOTAL GRANT AND OTHER INCOME	193,141.68	169,400.88	23,740.80	184,801.00
TOTAL INCOME	193,141.68	169,400.88	23,740.80	184,801.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	19,175.18	22,712.14	3,536.96	24,777.00
TOTAL UTILITY EXPENSES	110,500.50	104,461.72	-6,038.78	113,958.24
TOTAL PROTECTIVE SERVICES	26,139.96	66,756.25	40,616.29	72,825.00
TOTAL INSURANCE PREMIUMS	4,950.88	5,989.50	1,038.62	6,534.00
TOTAL GENERAL EXPENSES	37,725.38	36,237.30	-1,488.08	39,531.60
TOTAL OPERATING EXPENSES	198,491.90	236,157.13	37,665.23	257,626.00
OTHER FINANCING SOURCES				
Operating Transfers IN	28,925.07	66,756.25	-37,831.18	72,825.00
TOTAL OTHER FINANCING SOURCES	28,925.07	66,756.25	-37,831.18	72,825.00
NET INCOME	23,574.85	0.00	23,574.85	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Aug 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	412,817.00	417,791.00	-4,974.00	455,772.00
Investment Inc -Restricted Non-Allocated	234.85	0.00	234.85	0.00
TOTAL GRANT AND OTHER INCOME	413,051.85	417,791.00	-4,739.15	455,772.00
TOTAL INCOME	413,051.85	417,791.00	-4,739.15	455,772.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	37,818.77	45,463.88	7,645.11	49,597.00
TOTAL UTILITY EXPENSES	135,935.25	142,221.75	6,286.50	155,151.00
TOTAL INSURANCE PREMIUMS	5,523.87	6,799.87	1,276.00	7,418.00
TOTAL GENERAL EXPENSES	207,141.88	223,305.50	16,163.62	243,606.00
TOTAL OPERATING EXPENSES	386,419.77	417,791.00	31,371.23	455,772.00
NET INCOME	26,632.08	0.00	26,632.08	0.00

North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
REVENUE				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	288,314.00	293,375.50	-5,061.50	320,046.00
Investment Inc -Restricted Non-Allocated	623.17	0.00	623.17	0.00
TOTAL GRANT AND OTHER INCOME	288,937.17	293,375.50	-4,438.33	320,046.00
TOTAL INCOME	288,937.17	293,375.50	-4,438.33	320,046.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	33,028.29	39,569.75	6,541.46	43,167.00
TOTAL TENANT SERVICES EXPENSES	960.00	1,925.00	965.00	2,100.00
TOTAL UTILITY EXPENSES	61,123.37	84,913.62	23,790.25	92,633.00
TOTAL INSURANCE PREMIUMS	4,744.63	5,839.13	1,094.50	6,370.00
TOTAL GENERAL EXPENSES	190,813.00	161,128.00	-29,685.00	175,776.00
TOTAL OPERATING EXPENSES	290,669.29	293,375.50	2,706.21	320,046.00
NET INCOME	-1,732.12	0.00	-1,732.12	0.00

Mixed Finance Properties Income Statement

Period = Oct 2024-Aug 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	221,332.00	230,506.87	-9,174.87	251,462.00
Investment Inc -Restricted Non-Allocated	6,049.61	0.00	6,049.61	0.00
TOTAL GRANT AND OTHER INCOME	227,381.61	230,506.87	-3,125.26	251,462.00
TOTAL INCOME	227,381.61	230,506.87	-3,125.26	251,462.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	22,304.34	26,841.76	4,537.42	29,282.00
TOTAL UTILITY EXPENSES	39,966.63	39,091.25	-875.38	42,645.00
TOTAL INSURANCE PREMIUMS	3,718.00	4,554.88	836.88	4,969.00
TOTAL GENERAL EXPENSES	298,574.10	160,018.87	-138,555.23	174,566.00
TOTAL OPERATING EXPENSES	364,563.07	230,506.87	-134,056.20	251,462.00
NET INCOME	-137,181.46	0.00	-137,181.46	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	146,639.00	160,265.38	-13,626.38	174,835.00
Investment Inc -Restricted Non-Allocated	11,094.06	0.00	11,094.06	0.00
TOTAL GRANT AND OTHER INCOME	157,733.06	160,265.38	-2,532.32	174,835.00
TOTAL INCOME	157,733.06	160,265.38	-2,532.32	174,835.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	17,740.75	21,426.13	3,685.38	23,374.00
TOTAL UTILITY EXPENSES	29,773.37	29,838.38	65.01	32,551.00
TOTAL INSURANCE PREMIUMS	2,849.00	4,527.38	1,678.38	4,939.00
TOTAL GENERAL EXPENSES	181,544.88	104,473.38	-77,071.50	113,971.00
TOTAL OPERATING EXPENSES	231,908.00	160,265.38	-71,642.62	174,835.00
NET INCOME	-74,174.94	0.00	-74,174.94	0.00

**Mixed Finance Properties
Income Statement**

Period = Oct 2024-Aug 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	81,080.00	109,697.50	-28,617.50	119,670.00
Investment Inc -Restricted Non-Allocated	16.70	0.00	16.70	0.00
TOTAL GRANT AND OTHER INCOME	<u>81,096.70</u>	<u>109,697.50</u>	<u>-28,600.80</u>	<u>119,670.00</u>
TOTAL INCOME	<u><u>81,096.70</u></u>	<u><u>109,697.50</u></u>	<u><u>-28,600.80</u></u>	<u><u>119,670.00</u></u>
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	4,256.87	14,820.63	10,563.76	16,168.00
TOTAL UTILITY EXPENSES	14,918.75	16,018.75	1,100.00	17,474.97
TOTAL INSURANCE PREMIUMS	1,498.75	1,648.13	149.38	1,798.00
TOTAL GENERAL EXPENSES	<u>61,380.00</u>	<u>77,209.99</u>	<u>15,829.99</u>	<u>84,229.03</u>
TOTAL OPERATING EXPENSES	<u><u>82,054.37</u></u>	<u><u>109,697.50</u></u>	<u><u>27,643.13</u></u>	<u><u>119,670.00</u></u>
NET INCOME	-957.67	0.00	-957.67	0.00

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of August 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	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038								
Indicator #1 - Quick Ratio (QR)																		
FDS #																		
111 Cash -unrestricted	\$	3,007,732.07	\$	184,657.56	\$	227,196.08	\$	143,110.35	\$	723,153.78	\$	314,172.26	\$	1,147,966.80	\$	1,036,283.56	\$	740,326.58
114 Cash - tenant security deposits	\$	21,072.43	\$	23,477.85	\$	35,348.27	\$	29,673.09	\$	50,271.33	\$	23,059.70	\$	39,326.00	\$	46,957.03	\$	30,820.14
115 Cash - restircted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	50,825.14	\$	101,585.95	\$	55,569.54	\$	28,018.33	\$	188,747.85	\$	7,275.11	\$	43,324.20	\$	21,990.10	\$	109,407.89
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
135 Investments - restricted for pymt of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	381,385.78	\$	84,024.95	\$	63,556.25	\$	59,123.39	\$	164,810.17	\$	69,323.51	\$	177,276.69	\$	116,408.56	\$	114,708.02
144 Inter-program due-from	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
QR Numerator Total:	\$	3,461,015.42	\$	393,746.31	\$	381,670.14	\$	259,925.16	\$	1,126,983.13	\$	413,830.58	\$	1,407,893.69	\$	1,221,639.25	\$	995,262.63
310 Total Current Liabilities	\$	65,202.30	\$	297,146.96	\$	28,021.76	\$	32,714.36	\$	93,126.45	\$	40,079.40	\$	83,990.31	\$	588,518.50	\$	56,621.98
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$	-	\$	-	\$	31,768.44	\$	-	\$	-	\$	-	\$	-	\$	580,000.00	\$	-
QR Denominator Total:	\$	65,202.30	\$	297,146.96	\$	59,790.20	\$	32,714.36	\$	93,126.45	\$	40,079.40	\$	83,990.31	\$	8,518.50	\$	56,621.98
Quick Ratio:		53.08		1.33		6.38		7.95		12.10		10.33		16.76		143.41		17.58
Quick Ratio Score (max points 12):		12		9		12		12		12		12		12		12		12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)																		
FDS #																		
111 Cash -unrestricted	\$	3,007,732.07	\$	184,657.56	\$	227,196.08	\$	143,110.35	\$	723,153.78	\$	314,172.26	\$	1,147,966.80	\$	1,036,283.56	\$	740,326.58
114 Cash - tenant security deposits	\$	21,072.43	\$	23,477.85	\$	35,348.27	\$	29,673.09	\$	50,271.33	\$	23,059.70	\$	39,326.00	\$	46,957.03	\$	30,820.14
115 Cash - restircted for payment of current liability	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
120 Total Receivables	\$	50,825.14	\$	101,585.95	\$	55,569.54	\$	28,018.33	\$	188,747.85	\$	7,275.11	\$	43,324.20	\$	21,990.10	\$	109,407.89
131 Investments - unrestricted	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
142 Prepaid Expenses and Other Assets	\$	381,385.78	\$	84,024.95	\$	63,556.25	\$	59,123.39	\$	164,810.17	\$	69,323.51	\$	177,276.69	\$	116,408.56	\$	114,708.02
310 (-) Total Current Liabilities	\$	65,202.30	\$	297,146.96	\$	28,021.76	\$	32,714.36	\$	93,126.45	\$	40,079.40	\$	83,990.31	\$	8,518.50	\$	56,621.98
MENAR Numerator Total:	\$	3,395,813.12	\$	96,599.35	\$	353,648.38	\$	227,210.80	\$	1,033,856.68	\$	373,751.18	\$	1,323,903.38	\$	1,213,120.75	\$	938,640.65
Average Monthly Operating Expenses:																		
96900 Total Operating Expenses	\$	1,662,905.11	\$	1,393,379.75	\$	771,327.84	\$	946,773.75	\$	1,690,665.16	\$	752,684.65	\$	1,055,152.58	\$	688,531.22	\$	975,296.39
97100 Extraordinary Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
97200 Causalty Losses Non-capitalized	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
MENAR Denominator Total:	\$	151,173.19	\$	126,670.89	\$	70,120.71	\$	86,070.34	\$	153,696.83	\$	68,425.88	\$	95,922.96	\$	62,593.75	\$	88,663.31
MENAR:		22.46		0.76		5.04		2.64		6.73		5.46		13.80		19.38		10.59
MENAR Score (max points 11):		11		0		11		8.99		11		11		11		11		11

St. Louis Housing Authority
Financial Condition Indicators-AMPs
As of August 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	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038
Indicator #3 - Debt Service Coverage Ratio (DSCR)										
FDS # Adjusted Operating Income:										
97000 Excess Operating Revenue over Operating Expenses		\$ 488,106.50	\$ (325,102.25)	\$ 37,184.45	\$ (103,174.88)	\$ 196,025.91	\$ 25,899.91	\$ 138,171.21	\$ 111,410.20	\$ 8,105.11
96700 Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:		\$ 488,106.50	\$ (325,102.25)	\$ 37,184.45	\$ (103,174.88)	\$ 196,025.91	\$ 25,899.91	\$ 138,171.21	\$ 111,410.20	\$ 8,105.11
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	0	0	0
DSCR Score (max points 2):		2	2	2	2	2	2	2	2	2
Overall AMP Score										
Indicator #1 - Quick Ratio (QR)		12	8.784	12	12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	0	11	8.99	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2	2	2	2	2	2	2	2
Project FASS score		25	10.784	25	22.99	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	1298	134	126	108	99	266	117	148	69	116
Weighted Value (Project FASS score times number of units)	30459.794	3350	1358.784	2700	2276.01	6650	2925	3700	1725	2900
Total number of units in PHA's portfolio	1298	134	126	108	99	266	117	148	69	116
Overall AMPs Financial Condition Indicator Score		23.47	25.00	10.78	25.00	22.99	25.00	25.00	25.00	25.00

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

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

	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
Indicator #1 - Quick Ratio (QR)		
FDS #		
111 Cash -unrestricted	\$ 980,170.50	\$ 363,599.21
114 Cash - tenant security deposits	\$ 30,193.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -
120 Total Receivables	\$ 26,610.71	\$ 4,344.31
131 Investments - unrestricted	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 214,784.20	\$ 19,734.76
144 Inter-program due-from	\$ -	\$ -
QR Numerator Total:	\$ 1,251,758.62	\$ 392,984.28
310 Total Current Liabilities	\$ 62,713.68	\$ 7,311.59
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds		\$ -
QR Denominator Total:	\$ 62,713.68	\$ 7,311.59
Quick Ratio:	19.96	53.75
Quick Ratio Score (max points 12):	12	12
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)		
FDS #		
111 Cash -unrestricted	\$ 980,170.50	\$ 363,599.21
114 Cash - tenant security deposits	\$ 30,193.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -
120 Total Receivables	\$ 26,610.71	\$ 4,344.31
131 Investments - unrestricted	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 214,784.20	\$ 19,734.76
310 (-) Total Current Liabilities	\$ 62,713.68	\$ 7,311.59
MENAR Numerator Total:	\$ 1,189,044.94	\$ 385,672.69
Average Monthly Operating Expenses:		
96900 Total Operating Expenses	\$ 904,676.45	\$ 125,790.37
97100 Extraordinary Maintenance	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -
MENAR Denominator Total:	\$ 82,243.31	\$ 11,435.49
MENAR:	14.46	33.73
MENAR Score (max points 11):	11	11

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

		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	\$ 148,785.10	\$ 59,820.03
96700	Interest Expense and Amortization Costs	\$ -	\$ -
DSCR Numerator Total:		\$ 148,785.10	\$ 59,820.03
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
DSCR Score (max points 2):		2	2
Overall AMP Score			
Indicator #1 - Quick Ratio (QR)		12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)		11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)		2	2
Project FASS score		25	25
Number of units in Project (FDS #11190 (UMA)/ 12)		92	23
Weighted Value (Project FASS score times number of units)		2300	575
Total number of units in PHA's portfolio		92	23
Overall AMPs Financial Condition Indicator Score		25.00	25.00
<p><i>*The denominator of FDS lines items is derived from the Operations Column of the FDS</i></p>			

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of August 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		1,201	1,344	1,129	1,015	2,340	1,209
OR Numerator Total:		1,201	1,344	1,129	1,015	2,340	1,209
11190 Unit Months Available		1,669	1,377	1,188	1,089	2,813	1,285
OR Denominator Total:		1,669	1,377	1,188	1,089	2,813	1,285
Occupancy Rate:		0.71959	0.97603	0.95034	0.93205	0.83185	0.94086
Occupancy Rate Score (max points 16):		0	12	8	4	0	8
Indicator #2 - Tenant Accounts Receivable (TAR)							
FDS #	(Maximum points 5)						
126 Accounts Receivable - Tenants		\$ 44,288.54	\$ 28,001.00	\$ 28,730.77	\$ 114,481.35	\$ 59,437.27	\$ 50,120.67
TAR Numerator Total:		\$ 44,288.54	\$ 28,001.00	\$ 28,730.77	\$ 114,481.35	\$ 59,437.27	\$ 50,120.67
70500 Total Tenant Revenue		\$ 67,485.82	\$ 261,040.85	\$ 253,016.85	\$ 267,240.37	\$ 693,311.97	\$ 232,296.00
TAR Denominator Total:		\$ 67,485.82	\$ 261,040.85	\$ 253,016.85	\$ 267,240.37	\$ 693,311.97	\$ 232,296.00
TAR:		66.0%	11.0%	11.0%	43.0%	9.0%	22.0%
TAR Score (max points 5):		0	5	5	0	5	2
Indicator #3 - Accounts Payable (AP)							
FDS #	(Maximum points 4)						
312 Accounts Payable - Current		\$ 29,882.48	\$ 116,513.60	\$ 22,130.88	\$ 28,637.21	\$ 42,038.19	\$ 15,269.31
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 29,882.48	\$ 116,513.60	\$ 22,130.88	\$ 28,637.21	\$ 42,038.19	\$ 15,269.31
96900 Total Operating Expenses /12		\$ 151,173.19	\$ 126,670.89	\$ 70,120.71	\$ 86,070.34	\$ 153,696.83	\$ 68,425.88
AP Denominator Total:		\$ 151,173.19	\$ 126,670.89	\$ 70,120.71	\$ 86,070.34	\$ 153,696.83	\$ 68,425.88
AP:		0.2	0.92	0.32	0.33	0.27	0.22
AP Score (max points 4):		4	2	4	4	4	4
Overall AMP Score							
Indicator #1 - Occupancy Rate (OR)		0	12	8	4	0	8
Indicator #2 - Tenant Accounts Receivable (TAR)		0	5	5	0	5	2
Indicator #3 - Accounts Payable (AP)		4	2	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	20	19	9	10	15
Number of units in Project		1292	148	126	108	99	266
Weighted Value (Project MASS score times number of units)		15108	888	2520	2052	891	2660
Total number of units in PHA's portfolio		1292	148	126	108	99	266
Overall AMPs Management Operations Indicator Score:		11.69	6.00	20.00	19.00	9.00	10.00
							15.00

St. Louis Housing Authority
Management Operations Indicators-AMPs
As of August 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	1,533	616	1,029	697	240
	OR Numerator Total:	1,533	616	1,029	697	240
11190	Unit Months Available	1,628	673	1,247	797	243
	OR Denominator Total:	1,628	673	1,247	797	243
	Occupancy Rate:	0.94165	0.91530	0.82518	0.87453	0.98765
	Occupancy Rate Score (max points 16):	8	1	0	0	16
Indicator #2 - Tenant Accounts Receivable (TAR)						
FDS #	(Maximum points 5)					
126	Accounts Receivable - Tenants	\$ 125,498.03	\$ 20,704.00	\$ 7,036.84	\$ 208,200.83	\$ 4,681.00
	TAR Numerator Total:	\$ 125,498.03	\$ 20,704.00	\$ 7,036.84	\$ 208,200.83	\$ 4,681.00
70500	Total Tenant Revenue	\$ 190,509.27	\$ 38,030.18	\$ 89,072.64	\$ 44,346.49	\$ 36,752.73
	TAR Denominator Total:	\$ 190,509.27	\$ 38,030.18	\$ 89,072.64	\$ 44,346.49	\$ 36,752.73
	TAR:	66.0%	54.0%	8.0%	469.0%	13.0%
	TAR Score (max points 5):	0	0	5	0	5
Indicator #3 - Accounts Payable (AP)						
FDS #	(Maximum points 4)					
312	Accounts Payable - Current	\$ 10,961.41	\$ 20,665.83	\$ 16,437.03	\$ 22,867.83	\$ 3,108.00
313	Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
	AP Numerator Total:	\$ 10,961.41	\$ 20,665.83	\$ 16,437.03	\$ 22,867.83	\$ 3,108.00
96900	Total Operating Expenses /12	\$ 95,922.96	\$ 62,593.75	\$ 88,663.31	\$ 82,243.31	\$ 11,435.49
	AP Denominator Total:	\$ 95,922.96	\$ 62,593.75	\$ 88,663.31	\$ 82,243.31	\$ 11,435.49
	AP:	0.11	0.33	0.19	0.28	0.27
	AP Score (max points 4):	4	4	4	4	4
Overall AMP Score						
	Indicator #1 - Occupancy Rate (OR)	8	1	0	0	16
	Indicator #2 - Tenant Accounts Receivable (TAR)	0	0	5	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)	14	7	10	6	25
	Number of units in Project	148	69	116	92	3
	Weighted Value (Project MASS score times number of units)	2072	483	1160	552	75
	Total number of units in PHA's portfolio	148	69	116	92	3
	Overall AMPs Management Operations Indicator Score:	14.00	7.00	10.00	6.00	25.00

HOUSING CHOICE VOUCHER PROGRAM

SECTION 8 CASH ACTIVITY AS OF 08/31/2025

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 5,503,998.53

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 217,721.94
	TOTAL INVESTED		\$ 217,721.94

SLHA - Housing Choice Voucher Income Statement

Period = Oct 2024-Aug 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
REVENUE				
GRANT INCOME				
Section 8 HAP Earned	55,966,488.00	51,268,250.00	4,698,238.00	55,928,996.00
Section 8 Admin. Fee Income	4,572,461.00	4,564,274.00	8,187.00	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	496,397.00	-495,097.00	541,530.00
Section 8 -Placement/Issuance Fees	400.00	0.00	400.00	0.00
TOTAL GRANT INCOME	60,542,991.58	56,328,921.00	4,214,070.58	61,449,728.00
OTHER INCOME				
Fraud Recovery Restricted	4,644.00	0.00	4,644.00	0.00
Operating Shortfall Revenue	0.00	460,434.37	-460,434.37	502,292.00
Other Miscellaneous Income	3,985.74	0.00	3,985.74	0.00
TOTAL OTHER INCOME	8,629.74	460,434.37	-451,804.63	502,292.00
TOTAL INCOME	60,551,621.32	56,789,355.37	3,762,265.95	61,952,020.00
EXPENSES				
TOTAL ADMINISTRATIVE EXPENSES	3,781,088.86	4,714,917.46	933,828.60	5,143,548.23
TOTAL TENANT SERVICES EXPENSES	86,351.20	214,056.37	127,705.17	233,517.00
TOTAL UTILITY EXPENSES	43,418.40	38,368.00	-5,050.40	41,856.00
Total Materials	3,229.78	2,475.00	-754.78	2,700.00
Total Contract Costs	53,926.17	73,300.48	19,374.31	79,964.00
TOTAL MAINTENANCE EXPENSES	57,155.95	75,775.48	18,619.53	82,664.00
TOTAL PROTECTIVE SERVICES	35,196.91	37,253.37	2,056.46	40,640.00
TOTAL INSURANCE PREMIUMS	198,663.58	124,928.54	-73,735.04	136,285.77
TOTAL GENERAL EXPENSES	40,351.60	28,875.00	-11,476.60	31,500.00
TOTAL OPERATING EXPENSES	4,242,226.50	5,234,181.48	991,954.98	5,710,011.00
TOTAL HOUSING ASSISTANCE PAYMENTS	55,352,607.29	51,555,173.89	-3,797,433.40	56,242,009.00
TOTAL EXPENSES	59,594,833.79	56,789,355.37	-2,805,478.42	61,952,020.00
NET INCOME	956,787.53	0.00	956,787.53	0.00



MEMORANDUM

To: Latasha Barnes, Executive Director
From: Carla Matthews, Director of Operations for HCV
Date: September 8, 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 5,789 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 264 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.

July 2025	August 2025	September 2025
100%	100%	100%

Recent trends indicate that families continue to experience 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 September 2, 2025. The HCV team is exploring new and innovative ways to house clients, work with community partners and boost efforts to increase landlord participation. HCV will continue to track and monitor the effectiveness of current utilization strategies and implement new strategies as needed. As additional trends and barriers emerge, HCV 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 186 active participants. Ten referrals were received during the month of September.

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 families 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, 13 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 58 active families under lease and one family is 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 (TPVs) 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. 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 172 active participants in the TPV program. Four 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-eight (488) 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, 114 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 577 inspections: 158 biennial inspections, 237 reinspection, 133 initial inspections, 22 quality control, three 24-hour emergency and 24 special inspections. This represents a constant tread in the number of inspections over the past three months.

	July 2025	August 2025	September 2025
Biennial Inspections	148	204	158
Reinspection	208	176	237
Initial Inspections	121	115	133
Quality Control	18	9	22
Special Inspections	54	25	24
24-hour emergency	1	2	3
Total	550	531	577

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.

SLHA has met the requirements to be deemed “high performers” in the Housing Choice Voucher program.

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.

	July 2025	August 2025	September 2025
HCV Participants	4747	4814	4823
Landlords	1961	1972	1972
Total	6708	6786	6795

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 29 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, the SEMAP rating for fiscal year 2025 designates the agency as a high performer.**

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
September 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	24	24	0	2	0	19	0	0	0	3	100%
Biennials	158	158	0	88	0	36	0	0	0	9	100%
Initials	135	133	2	94	0	13	21	0	0	5	99%
Reinspections	237	237	0	139	0	45	42	0	0	11	100%
24 Hour	3	3	0	1	0	2	0	0	0	0	100%
Quality Control	22	22	0	0	0	0	0	0	0	0	100%
Total	579	577	2	324	0	115	63	0	0	28	100%

Property: HCV

Inspected Date: 9/01/2025 - 9/30/2025

Primary Status: Fail

	Total Observations
Absent or insecure railings	2
All burners not working (all burners have to be operable)	4
All operating knobs must be present	3
Badly cracked outlet	2
Broken wiring	2
Broken/missing steps or boards	4
Cannot open	1
Ceiling material is bulging and/or buckling and must be repaired	2
Ceiling surface is wet and has mold-like substances	9
Clogged	4
Cracked pane	4
Damaged floor boards	10
Does not shut	1
Door leading to outside or common public hall does not lock	2
Door lock(s) are not operable	7
Entry of significant ground water into unit (flooding of basement)	3
Evidence of severe leakage of water or the presence of sewer gas	3
Evidence of sewer back-up	4
Exhaust fan does not work	3
Exhaust fumes	3
Exposed fuse/breaker box connections	2
Falling material	17
Gutter in poor condition	1
Gutters not securely attached	1
Hall/stair lights do not function	2
Handrail missing (4 or more steps)	1
Heating equipment not capable of providing adequate heat	2
Holes or cracks	53
Holes or cracks - air penetration	3
Improper types of wiring, connections or insulation	1
Inadequate lighting	1
Internal water damage	1
Lack of security for the unit (24 hr)	4
Large cracks or holes	2
Large cracks or holes which penetrate both the finish floor and subfloor (allow weather and vermin to enter)	1
Large holes (8 1/2 x 11")	3
Large piles of garbage	1
Large sections of damaged or missing parts (floor boards)	2
Leaking	27

Leaks	8
Lock(s) not fasten securely to door	4
Lock(s) striker plate not operable or fasten securely to frame (jamb)	13
Locks exterior door	2
Locks exterior window	1
Locks fire escape	1
Locks porch	1
Loose or damaged structural members	3
Loose sections of plaster which are in danger of falling	3
Major leak at main water drain and feed pipes	2
Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of failing (24 hr)	1
Malfunctioning gas appliance	1
Many missing parts such as ceiling tile	1
Mechanism within toilet does not work	1
Missing cover plate	11
Missing cover plate on switch or outlets	3
Missing handrail	2
Missing outlet	7
No adequate air circulation	4
No cold water	5
No fixture	2
No fixture or outlet	10
No flush toilet	3
No hot water	10
No hot water (24hr)	7
No outside/public entrance	4
No permanent fixture	3
No preparation space	1
No pressure relief valve	1
No Refrigerator	1
No serving space	2
No sink	1
No smoke detector	25
No storage space	8
No Stove	1
No tub or shower	9
No ventilation system, no window Install exhaust fan (Bathroom)	1
Not connected to a system that delivers hot and cold running water	1
Not connected to approvable system	1
Not enough equipment	12
Not weatherized	3
One outlet	4
Oven does not work	7
Overall Poor Condition	5
Overloaded circuits evidenced by frequently "blown/tripped" fuses	5

Permanent floor covering or floor boards which present serious tripping hazards	1
Poor condition	2
Presence of large holes	6
Refrigerator not maintaining a low enough temperature to keep food from spoiling	12
Repair/replace leaking water heater	1
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	2
Roof has serious defects, buckling or sagging, large holes indicating potential of structure collapse	2
Roof in poor condition	10
Roof leaks	6
Severe buckling or movement under walking stress	1
Severe bulging	12
Severe floor damage caused by water from tub or shower	5
Severe leaning	2
Severe structural defects indicating the potential for collapse	2
Signs of rats, mice or vermin	1
Sink connectors have severe leakage of water or escape of sewer gas	2
Sink is not connected to a properly operating drain system	1
Sink is not connected to water system to provide hot or cold water	1
Smoke detector not working	28
Stove does not work	5
Stove is missing oven door handle	5
Structural instability indicated by evidence of major recent settling	1
Temperature too high	1
There is no covered refuse disposal (covered dumpster, trash chute, local pick-up)	3
Toilet does not flush	1
Toilet does not work	5
Toilet isn't connected to water supply	1
Tripping hazard	7
Undermining of footings, walls, posts or slabs	1
Unit has evidence of roach infestation	5
Unit has mice or rats as evidenced by mice and rat holes and or droppings	1
Unit's exterior door(s) to do not provide access to or egress from unit	1
Unsafe hallway	1
Unsafe location	1
Unsafely equipped	1
Unsecured handrail	1
Unsecured height protection	1
Unsupported fixture	10
Un-vented oil, kerosene, gas heat	1

Wall holes allowing significant drafts to enter the unit	2
Water damage to interior ceiling (indicating leaks)	7
Window must be openable to provide adequate ventilation (other rooms)	3
Window(s) accessible from outside does not lock	2
Total	563

FINANCE

St. Louis Housing Authority Balance Sheet

Period = Aug1 2025

Book = Accrual

	Current Balance
ASSETS	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	4,940,935.27
Cash Non-Fed Gala Fundraiser	517.64
Cash Private Management	863,723.31
Cash SLHA Property Management	1,348,632.34
Petty Cash	500.00
Cash General Disbursing	13,179,303.71
Cash Non-Fed Rent	355,283.90
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	210.21
Cash City Faces	24,679.97
Cash James House TAB	24,375.46
Cash Euclid TAB	43,506.30
Cash West Pine TAB	393.49
Cash Parkview TAB	45,760.33
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	4,131.33
Cash LaSalle Youth Festival	-645.24
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	3,591.92
Cash -Kingsbury	3,816.82
Cash Cambridge Sr TAB	613.92
Cash Payroll	142,487.50
Total Unrestricted Cash	21,013,031.48
Restricted Cash	
Cash Restricted-Security Deposits	2,080.00
Cash Restricted-FSS Escrow	486,683.66
Cash Restricted-HAP	937,026.30
Cash Restricted-Trust/Escrow Reserves	3,506,129.15
Cash Restricted-SLHA Mgt Security Deposits	303,973.38
Cash Restricted-Endowment/Homeownership	849,414.54
Cash Restricted-Cochran Program Income	729,819.16
Cash Restricted-Rev Bonds Debt Service	37,109.23
Total Restricted Cash	6,852,235.42
TOTAL CASH	27,865,266.90
ACCOUNTS AND NOTES RECEIVABLE	
A/R-Tenants	3,079,886.37

St. Louis Housing Authority Balance Sheet

Period = Aug1 2025

Book = Accrual

	Current Balance
Allowance for Doubtful Accounts-Tenants	-92,822.37
A/R Repayment Agreement	35,509.20
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	6,917.01
TOTAL ACCOUNTS AND NOTES RECEIVABLE	4,705,128.27
OTHER CURRENT ASSETS	
Investments-Unrestricted	6,247,823.01
Investments-Restricted	895,605.63
Investments Restricted -WC Self Insurance	373,783.24
Prepaid Insurance Auto	5,305.40
Prepaid Insurance Property	72,280.61
Prepaid Insurance Liability	20,407.61
Prepaid Insurance Fidelity Bond	325.65
Prepaid Insurance Workers Comp	28,395.96
Insurance Surplus Deposits	1,379,352.26
TOTAL OTHER CURRENT ASSETS	9,023,279.37
TOTAL CURRENT ASSETS	41,593,674.54
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	14,462,702.81
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	13,997,535.90
Capital Funds Operations	2,055,857.00

St. Louis Housing Authority Balance Sheet

Period = Aug1 2025

Book = Accrual

	Current Balance
Administration & Other Costs	5,686,918.10
Project Coordinator	1,002,672.64
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	246,323.71
CFG-Fee & Cost-Soft	5,112,777.46
Soft Cost Contra	-30,946,617.32
CFG-Hard Cost Contra	-14,163,618.27
CFG-Site Improvement	961,527.57
CFG-Site Improvement-Soft	102,524.51
CFG-Dwelling Structure	12,601,193.23
CFG-Dwelling Structure-Soft	132,380.89
CFG-Dwelling Equipment	298,542.33
CFG-Non-Dwelling Structure	63,540.00
CFG-Non-Dwelling Equipment	327,912.33
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	66,515.16
CFG-Bond Debt Obligation	5,244,088.00
CFG-Contra Bond Debt Obligation	-5,244,088.00
TOTAL FIXED ASSETS (NET)	77,900,913.63
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
TOTAL OTHER ASSETS	67,778.83
TOTAL NONCURRENT ASSETS	152,268,430.17

St. Louis Housing Authority Balance Sheet

Period = Aug1 2025

Book = Accrual

	Current Balance
TOTAL ASSETS	193,862,104.71
 LIABILITIES & EQUITY	
LIABILITIES:	
CURRENT LIABILITIES:	
A/P Vendors and Contractors	-1,327,153.43
A/P Vendors -Non Control	1,383,152.18
A/P Vendors and Contractors	369,299.24
Tenant Security Deposits	171,555.58
Security Deposit Interest	220.97
Security Deposit Clearing Account	-2,262.50
Security Deposit-Pet	-128.00
Garnishment Clearing Account	-2,025.13
United Way	1,182.45
Dental Deduction	-8,591.73
Union Dues	-922.62
United Negro College Fund	26.00
Arts & Education	77.40
Garnishments	3.24
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	8,152.58
Section 125 Childcare Deduction	7,116.63
Section 125 Medical Deduction	871.64
Medical Insurance	-35,984.97
Long Term Disability	-3,473.97
Vision Insurance	31.98
Voluntary/Term Life Ins Deduction	3,668.90
Colonial Life Ins Deduction	1,428.33
Landlord Back-up Withholdings	11,475.82
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
Tenant Prepaid Rents	35,267.35
Unearned Revenue -EHV	227,217.00

St. Louis Housing Authority
Balance Sheet

Period = Aug1 2025

Book = Accrual

	Current Balance
TOTAL CURRENT LIABILITIES	2,058,931.75
NONCURRENT LIABILITIES:	
Accrued Compensated Absences-LT	342,580.79
FSS Escrow	347,919.50
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	1,732,231.29
TOTAL LIABILITIES	3,791,163.04
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	36,462,188.83
Unrestricted Net Assets -Retained Earnings	2,878,147.65
TOTAL RETAINED EARNINGS:	108,403,471.67
TOTAL EQUITY	190,070,941.67
TOTAL LIABILITIES AND EQUITY	193,862,104.71

St. Louis Housing Authority Income Statement

Period = Aug 2025

Book = Accrual

	Period to Date	Year to Date
REVENUE & EXPENSES		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	434,663.11	4,959,539.98
Tenant Accounts - True Up	0.00	-1,875.00
Utility Reimb.-LIPH	-51,187.00	-594,062.00
Utility Reimbursement Refund	3,473.00	11,500.43
Total Rental Income	386,949.11	4,375,103.41
Other Tenant Income		
Cleaning Fee	0.00	246.00
Damages/Maintenance	35.50	507.22
Late Charges	16,812.00	188,026.50
Legal Fees - Tenant	981.00	4,280.00
Tenant Owed Utilities	0.00	-883.79
Misc TPA Bal Forward	0.00	-1,317.00
Misc.Tenant Income	295.00	-865.94
Vacate Charges	3,707.00	11,246.95
Total Other Tenant Income	21,830.50	201,239.94
NET TENANT INCOME	408,779.61	4,576,343.35
GRANT INCOME		
HUD PHA Operating Grants/Subsidy	954,504.51	10,508,472.29
HUD PHA Operating Grants/Subsidy	287,173.00	2,887,606.30
Capital Fund Revenue	-21,400.00	-355,415.67
Capital Fund Revenue-PM	0.00	269,815.67
Section 8 HAP Earned	5,109,833.00	55,966,488.00
Section 8 Admin. Fee Income	434,464.00	4,572,461.00
Port-In Admin Fees Earned	0.00	2,342.58
Section 8 HAP Service Fees	0.00	1,300.00
Section 8 -Placement/Issuance Fees	0.00	400.00
Capital Fund Grants	278,772.45	6,561,702.13
Capital Fund Grants-Soft Costs	267,274.64	5,182,525.58
TOTAL GRANT INCOME	7,310,621.60	85,597,697.88
OTHER INCOME		
Investment Income - Unrestricted	24,061.58	177,978.13
Investment Inc -Restricted Non-Allocated	10,556.66	134,449.55
Investment Income - WC Self Insurance	0.00	4,717.94
Fraud Recovery Restricted	0.00	4,644.00
Fraud Recovery PH	1,273.10	-1,580.16
Non-Dwelling Rent	1,177.00	14,124.00
Vending Income-James House TAB	0.00	3,143.42
Vending Income-Parkview	392.98	5,624.29
Vending Income-Badenhaus TAB	0.00	755.54
Contributions/Donations	0.00	2,200.00
Other Miscellaneous Income	19,446.61	289,126.92
Other Income-Bank Rent	3,216.67	35,100.03
Pension Forfeitures	5,235.80	10,913.29

St. Louis Housing Authority
Income Statement

Period = Aug 2025

Book = Accrual

	Period to Date	Year to Date
Insurance Proceeds	0.00	76,553.00
PH & HAP FSS Forfeitures	0.00	32,890.97
TOTAL OTHER INCOME	65,360.40	790,640.92
TOTAL INCOME	7,784,761.61	90,964,682.15

EXPENSES

OPERATING EXPENSES

ADMINISTRATIVE

Administrative Salaries	392,193.58	3,302,007.68
Administrative Salaries	100,786.53	1,062,641.78
Administrative Salaries-PT	9,942.25	121,396.72
Admin Salaries-Overtime	7,834.32	13,443.33
FICA	28,121.46	341,025.50
Health Benefits	62,832.96	486,211.23
Retirement Benefits	50,449.93	411,990.66
Unemployment Insurance	0.00	9,487.13
Long Term Disability	461.73	3,751.23
Dental	2,390.18	20,263.97
Cell Phones	1,527.25	12,082.15
Beneflex HSA	4,924.28	27,240.53
WC MO 2nd Injury Fund	0.00	1,840.23
WC Self-Insurers Qtrly Taxes	619.20	1,139.40
FICA	7,966.87	101,002.77
Health Benefits	19,509.80	181,975.63
Retirement Benefits	14,021.33	129,590.60
Unemployment Insurance	35.04	9,789.06
Long Term Disability	99.84	2,386.91
Dental	843.06	14,756.25
Cell Phones	138.63	5,373.91
Total Administrative Salaries	704,698.24	6,259,396.67
Legal Expense		
Legal Services	3,343.11	93,161.84
Legal Services	6,783.00	38,189.50
Total Legal Expense	10,126.11	131,351.34
Other Admin Expenses		
Staff Training	337.46	6,783.96
Travel/Mileage	1,552.73	1,552.73
Travel/Mileage	0.00	72.10
Auditing Fees	3,188.94	124,268.94
Port Out Admin Fee Paid	4,998.69	42,448.90
Marketing-LaSalle Youth Festival	0.00	355.90
Total Other Admin Expenses	10,077.82	175,482.53
Miscellaneous Admin Expenses		
Office Supplies	1,499.17	24,085.83
Office Supplies	266.01	6,213.00
Temporary Admin Labor	0.00	65,932.79
Temporary Admin Labor	0.00	7,928.66
Postage	81.07	58,535.43
Postage	0.00	881.65

St. Louis Housing Authority
Income Statement

Period = Aug 2025

Book = Accrual

	Period to Date	Year to Date
Advertising	3,124.85	32,013.01
Fiscal Agent Fees	0.00	2,900.00
Printing & Publications	62.50	1,673.65
Printing & Publications	0.00	1,378.51
Membership Fees	0.00	22,164.27
Telephone	3,053.65	39,372.21
Telephone	11,032.77	108,165.19
Maint Agreement-Office Equipment	2,070.08	32,207.84
Maint Agreement-Office Equipment	2,350.00	18,350.00
Professional/Technical Services	392,823.40	1,989,403.11
Consultants-LaSalle Youth Festival	0.00	300.00
Software License Fees	788.00	326,822.70
Software License Fees	0.00	447.98
Internet / Cable	6,089.70	46,986.05
Computer Supplies	0.00	105,831.78
Computer Supplies	0.00	1,859.70
Meeting Expense	0.00	350.00
Other Admin Expense	5,344.01	64,486.54
Other Admin-LaSalle Youth Festival	0.00	-63.42
Other Admin Expense	0.00	8,101.75
Bank Fees	1,247.47	18,043.70
Bank Fees -FSS	0.00	64.18
Subscription-News/Magazines	17.85	943.33
D/A Testings/Results	238.50	1,422.05
Copying Expense	4,151.59	26,204.77
Allocated OH-Administrative Expense	1,585.39	70,521.31
Allocated OH-Legal Expense	0.00	1,296.42
Allocated OH-Tenant Services Expense	0.00	406.40
Allocated OH-Utilities Expense	2,604.97	10,255.07
Allocated OH-Materials Expense	2.98	885.55
Allocated OH-Maintenance Expense	846.88	10,214.15
Allocated OH-Protective Services Expense	410.61	4,494.72
Allocated OH-Insurance Expense	2,164.80	25,834.81
Allocated OH-General Expense	14.51	857.56
Total Miscellaneous Admin Expenses	<u>441,870.76</u>	<u>3,137,772.25</u>
TOTAL ADMINISTRATIVE EXPENSES	1,166,772.93	9,704,002.79
TENANT SERVICES		
Tenant Services Salaries	7,943.04	63,756.13
FICA	604.71	7,118.00
Health Benefits	1,106.22	8,718.05
Retirement Benefits	1,056.81	8,259.12
Unemployment Insurance	0.00	137.61
Long Term Disability	0.00	24.58
Dental	49.83	388.03
Cell Phones	69.24	540.07
Relocation Costs	7,422.18	27,607.70
Tenant Srv Rec/Pub/Other	292.60	1,646.34
Tenant Services- Ameren	105.29	105.29

St. Louis Housing Authority
Income Statement

Period = Aug 2025

Book = Accrual

	Period to Date	Year to Date
Tenant Srv Rec/Pub/Other-Clinton TAB	0.00	125.00
Tenant Srv Rec/Pub/Other-James House TAB	0.00	2,979.91
Tenant Srv Rec/Pub/Other-Euclid TAB	75.00	2,517.68
Tenant Srv Rec/Pub/Other-Parkview	265.13	8,631.70
Tenant Srv Rec/Pub/Other-Badenhaus TAB	191.79	191.79
Tenant Srv Rec/Pub/Other-LaSalle TAB	0.00	282.09
Tenant Srv Rec/Pub/Other-Renaissance PL @ Grand	0.00	-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	3,000.00	58,745.09
Landlord -Signing Bonus	0.00	500.00
Security Deposit Assistance	0.00	25,248.00
Tenant Services Screening	0.00	3,264.98
Tenant Participation Funds	329.98	6,860.53
Tenant Srv Lobby Monitors	2,461.50	17,883.91
Tenant Services -Other	0.00	2,878.05
Tenant Services Other-Circle of Friends (SLU)	1,131.96	20,995.57
TOTAL TENANT SERVICES EXPENSES	26,105.28	271,534.21
 UTILITIES		
Mixed Finance Utilities	146,155.24	1,607,707.64
Water	29,764.07	375,348.80
Electricity	139,325.76	814,177.94
Gas	8,448.95	254,297.31
Sewer	126,129.01	1,041,978.97
TOTAL UTILITY EXPENSES	449,823.03	4,093,510.66
 MAINTENANCE AND OPERATIONS		
General Maint Expense		
Maintenance -Salaries & Grounds	106,637.94	796,673.97
Maint Labor -Janitorial Cleaning	25,397.51	243,251.26
Maintenance Labor-Overtime	14,522.00	78,918.65
FICA	10,741.19	96,040.21
Health Benefits	21,911.28	180,251.93
Retirement Benefits	17,302.45	129,088.64
Unemployment Insurance	0.00	4,475.00
Long Term Disability	308.89	2,873.60
Dental	1,189.85	16,304.91
Cell Phones	126.24	7,538.34
Total General Maint Expense	198,137.35	1,555,416.51
Materials		
Materials-Custodial	16.87	4,615.63
Materials-Custodial	241.19	32,299.70
Materials-Electrical	0.00	125.04
Materials-Electrical	152.17	24,891.07
Materials-Plumbing	0.00	350.95
Materials-Plumbing	381.92	34,025.81
Materials-Lawn/Grounds/Snow Removal	0.00	81.88

St. Louis Housing Authority
Income Statement

Period = Aug 2025

Book = Accrual

	Period to Date	Year to Date
Materials-Lawn/Grounds/Snow Removal	0.00	6,480.13
Materials-Tools/Equipment	64.99	139.70
Materials-Tools/Equipment	145.95	11,166.72
Materials-Boiler	0.00	45.97
Materials-Other	198.18	16,760.72
Materials-HVAC	6.99	46,241.40
Materials-Gas/Oil Vehicles	0.00	555.42
Materials-Appliances	0.00	56,977.17
Materials-Hardware	29.98	1,315.46
Materials-Paint	102.92	3,540.22
Materials-Flooring	0.00	861.54
Materials-Cabinets/Countertops Doors/Windows	193.45	25,664.86
Total Materials	1,534.61	266,139.39
Contract Costs		
Contracts Generic	77.25	77.25
Contract-Elevators	0.00	230.00
Contract-Elevators	2,105.10	166,774.09
Contract-Trash Removal	6,055.37	53,231.61
Contract-Trash Removal	231.86	265,967.06
Contract-Custodian	2,847.50	29,750.00
Contract-Custodian	0.00	77,513.65
Contract-Plumbing	300.00	450.00
Contract-Plumbing	3,242.03	138,690.90
Contract-Uniform Cleaning	2,897.14	34,433.67
Contract-Snow Removal	0.00	6,532.25
Contract-Snow Removal	0.00	35,644.41
Contract-Grounds/Lawn	1,227.75	12,827.50
Contract-Grounds/Lawn	29,673.00	188,694.57
Contract-Auto Gas	0.00	7,579.64
Contract-Auto Gas	0.00	7,133.87
Contract-HVAC	5,137.85	10,669.97
Contract-HVAC	0.00	185,187.64
Contract-Fire Protection	0.00	2,193.98
Contract-Fire Protection	0.00	54,825.57
Contract-Vehicle Repairs	826.00	10,659.21
Contract-Vehicle Repairs	317.68	1,933.81
Contract-Other	969.85	41,669.05
Contract-Other	0.00	90,564.32
Contract-Exterior Building Repairs	0.00	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	0.00	8,370.51
Contract-Pest Control/Extermination	243.15	3,240.35
Contract-Pest Control/Extermination	5,199.15	62,198.65
Contract-Flooring Installation	0.00	69,111.62
Contract-Painting/Wall Repairs	5,155.00	152,662.10
Contr-Cabinet/Counters/Door/Windows	0.00	2,310.00
Contr-Cabinet/Counters/Door/Windows	1,268.15	88,843.72

St. Louis Housing Authority
Income Statement

Period = Aug 2025

Book = Accrual

	Period to Date	Year to Date
Contract-Lease Automobiles	0.00	36,486.00
Contract-Occupancy Permits	1,261.98	8,311.40
Contract-Bed Bug Eradication	0.00	30,475.00
Contracts -Disaster Relief Expenses	263,959.72	436,725.78
Total Contract Costs	<u>332,995.53</u>	<u>2,368,461.73</u>
TOTAL MAINTENACE EXPENSES	532,667.49	4,190,017.63
PROTECTIVE SERVICES		
Security Alarm Service	0.00	2,352.65
Security Alarm Service	0.00	11,269.65
Security/Law Enforcement	39,158.15	660,234.18
Security Enforcement-Police	41,909.41	400,317.65
Security Enforcement/Sec Guards	3,695.47	36,548.00
TOTAL PROTECTIVE SERVICES	<u>84,763.03</u>	<u>1,110,722.13</u>
INSURANCE PREMIUMS		
Workers Comp Claims	46,399.44	222,474.93
Auto Insurance	5,305.51	58,360.61
Property Insurance	72,280.47	795,085.17
Cyber Security Insurance	0.00	11,921.12
Fidelity Bond Insurance	325.65	3,582.15
Liability Insurance	20,407.49	226,807.39
Excess Workers Comp Insurance	7,098.98	72,342.04
TOTAL INSURANCE PREMIUMS	<u>151,817.54</u>	<u>1,390,573.41</u>
GENERAL EXPENSES		
Misc. Taxes/Liscenses/Insurance	0.00	56.00
Severance Expense	0.00	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	244,633.30	2,899,490.83
Other General Expense	0.00	138.95
Other General Exp-Disaster Relief	0.00	13,500.00
PH FSS Escrow Expense	3,321.01	16,536.97
ACC Reserve Shortfall Disbursement	290,850.13	1,026,646.67
TOTAL GENERAL EXPENSES	<u>538,804.44</u>	<u>4,065,596.08</u>
TOTAL OPERATING EXPENSES	2,950,753.74	24,825,956.91
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payments	4,627,068.00	51,292,895.09
Tenant Utility Payments-Voucher	228,373.00	2,606,965.00
Portable Out HAP Payments	154,674.00	1,408,996.19
FSS Escrow Payments	2,574.00	43,751.01
TOTAL HOUSING ASSISTANCE PAYMENTS	<u>5,012,689.00</u>	<u>55,352,607.29</u>
OTHER FINANCING SOURCES		
Excess Cash Transfer IN	0.00	146,251.40
Excess Cash Transfer OUT	0.00	146,251.40

St. Louis Housing Authority
Income Statement

Period = Aug 2025

Book = Accrual

	Period to Date	Year to Date
Equity Transfer Capital Assets IN	278,772.45	6,561,702.13
Equity Transfer Capital Assets OUT	278,772.45	6,561,702.13
Operating Transfers IN	41,909.41	753,057.65
Operating Transfers IN	237,493.91	1,506,545.21
Operating Transfers OUT	279,403.32	2,259,602.86
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	9,411.15	136,619.89
Water Consumption Contra	9,411.15	136,619.89
Electric Consumption	982,355.00	7,296,913.26
Electric Consumption Contra	982,355.00	7,296,913.26
Gas Consumption	7,018.00	188,988.00
Gas Consumption Contra	7,018.00	188,988.00
Sewer Consumption	18,229.00	153,041.00
Sewer Consumption Contra	18,229.00	153,041.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	7,963,442.74	80,401,757.78
NET INCOME	-178,681.13	10,562,924.37

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: October 8, 2025

Subject: Development and Modernization Department Board Report

The Development and Modernization Department's highlights for the month of September 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 September 18, 2025.

The meeting focused on continuing efforts with the redevelopment and demolition of the first six (6) buildings in the Phase I footprint. At the time of the meeting, three (3) buildings had been fully demolished, with the remaining set for the following month and into October.

Updates were given related to property management concerns that were discussed at the August meeting. SLHA, POAH and Unicorn Group confirmed that a cleanup event would occur at Clinton-Peabody on October 11. In addition, updates were given by the St. Louis Neighborhood Improvement Specialist, property management and the POAH team regarding the "Road to a New Home" campaign.

Prior to the monthly September meeting, SLHA staff, POAH and the Clinton-Peabody TAB board met to discuss planning of the "All Aboard Holiday Express", which will be held December 18, 2025. The planning session allowed stakeholders to make suggestions on format, fundraising and programming ideas for the event.

On September 9, SLHA and POAH met with the new acting head of the St. Louis Development Corporation (SLDC) and various staff members there to give them an update on redevelopment efforts, demolition and the upcoming Phase I closing with the Missouri Housing Development Commission.

The next resident engagement meeting will be held on October 16, 2025.

Rental Assistance Demonstration (RAD)

Parkview RAD Conversion – Development and Modernization and its consultant, Development Resource Partners (DRP), submitted a low-income housing tax credit application to the Missouri Housing Development Commission on September 17, 2025. A successful application will provide funding to convert Parkview from public housing subsidy to project-based Section 8 and redevelop the property to preserve 295 units of affordable senior housing.

King Louis Square (KLS) and King Louis Square II (KLSII) – Development and Modernization staff continue to work toward a closing with the developer by the end of 2025. Documents have been updated and sent to HUD through the RAD Resource Desk portal and the closing is still on schedule.

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. Development and Modernization staff have recommended LPI Construction as the lowest responsive bidder for the make-ready work for the bids that were due August 7. SLHA has provided the required documentation to CDA to execute a contract with LPI Construction and is waiting for their approval. This work will continue into October.

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 contractor mobilized on September 22, 2025 at Samuel Shepard to begin work.

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.

With the roof complete at James House, the contractor continued completion of the contracted work by replacing the pressurization system. Development and Modernization staff and the

design team are evaluating repairs necessary to the lightning protection system. A recommendation should be made in October.

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 have finished review of the necessary documents and are expecting the work to resume in October.

RD 25-01 California Gardens Security Cameras (ESSG) 2024 – The contractor has completed about 70% of the cameras and will continue work into October.

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 mobilized on September 12, 2025 and began 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. Development and Modernization completed the turnover to Property Management in September and returned three (3) units of housing back to productive use and occupancy.

RD 24-07 Parkview Apartments First Floor Renovation – The low voltage permit that was applied for in August was received in September. Wiring work began shortly after and the contractor was able to complete about 70% of that task. In addition, the contractor completed repairs to the common kitchen cabinetry and additional work on ceiling, electrical and drywall. Work continues into October.

RD24-08 Cochran Plaza Security Upgrades – The City performed its inspection in September and Ameren ran the service to the new panel. Work will continue into October.

RD 24-04 Badenhau Sewer Repair – The final lighting that was delayed in August and was received and installed in September. Staff will begin the close-out process in October.

RD 23-03A Parkview Apartments Access Control System – The low voltage wiring that was completed in September will allow for the programming of this system in October.

RD 22-10 The California Garden Fence Replacement and Security Upgrades – Staff are working on final items necessary to complete the project. Minor concrete work, site clean-up and mesh fabric adjustments need to be made before the system can be functional.

Parkview Parking Deck Evaluation – Development and Modernization staff are still monitoring the Parkview parking deck.

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 developer expects to host a groundbreaking ceremony in October to commemorate the start of Phase II.

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. Staff contacted an appraiser that specializes in this type of environment and has set up a meeting to discuss. The process will continue into October.

Projects Ready for Close-Out

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

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 October.

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 their request.

Solicitations

Al Chappelle Roof Replacement – The solicitation for the roof replacement was released on July 29, 2025. Two bids were received on September 4, 2025 and are being evaluated.

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 SEPTEMBER 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	HUD Approval of Environmental Review
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/16/2019	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	5/16/2016	100%	100%	100%	100%	100%	N/A	N/A	Part 50	44096	9/22/2020
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/1/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	0	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58		
MO001000002	Al Chappelle Building	N/A	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%	7/30/25%
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	9/22/2020, Tier II required
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	0	N/A	N/A	N/A	Webb Engineering	N/A	100%	100%	100%	100%	100%	11/16/2020	6/2/2021	Part 50	N/A	11/14/2022
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	0	N/A	N/A	N/A	Hurst-Rosche	5/4/2023	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	0	N/A	N/A	N/A	St. Louis Design Alliance	9/22/2023	100%	100%	100%	100%	100%	11/16/2020	6/2/2021	Part 50	9/23/2024	1/14/2022
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	N/A
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	0	N/A	N/A	N/A	Hurst-Rosche	9/22/2023	100%	100%	100%	100%	100%	4/27/2020	5/11/2020	Part 50	9/21/2020	10/2/2020
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	10/2/2020
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	9/23/2020
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/17/2024	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024
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	9/23/2020
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	9/23/2020 1/7/2025
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	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	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	TBD
MO001000041	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	9/23/2020
MO001000041	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	9/23/2020
MO001000038	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%	0%	0%	0%	9/8/2023	9/26/2023	Part 50	9/22/2020	9/23/2020
MO001000017	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	TBD
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	40	(9/1/24)	8/31/2026	TBD	St. Louis Design Alliance	8/22/2025	100%	100%	100%	90%	0%	TBD	TBD	TBD	TBD	TBD

DEVELOPMENT AND MODERNIZATION SEPTEMBER 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	73%	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%	99%	
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%	99%	
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%	60%	
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	6/19/2025	12/16/2025	2/12/2025	TBD	N/A	N/A	62%	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	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	2/21/2025	4/22/2025	TBD	TBD	TBD	TBD	100%	99%	
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	7/25/2025	9/23/2025	TBD	TBD	N/A	N/A	100%	50%	
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000028 MO001000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	9/19/2025	3/18/2026	TBD	TBD	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	TBD	TBD	N/A	TBD	N/A	N/A	N/A	0%	
MO001000038	California Gardens	N/A	PTAC/Unit repairs	3	28	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000041	Lookaway	N/A	Unit Repairs	17	5	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	TBD	TBD	N/A	TBD	N/A	N/A	N/A	0%	

DEVELOPMENT AND MODERNIZATION SEPTEMBER MONTHLY ACTIVITY REPORT

Project Information						Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units	
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	The third and final elevator passed state inspection on May 27, 2025. Punchlist was completed on June 19. Closeout activities are continuing.
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	19	0	Lighting installation was completed in September. Punchlist was held September 29, 2025. Closeout activities are beginning.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0	The fence and gates have been installed; the electrical work and system setup were completed in September. Training of SLHA staff on the access control system and steel structural repairs are anticipated in October.
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. Two bids were received on September 4; staff are reviewing for contract award.
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	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	Construction is ongoing.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	Ameren restored power to the Minimmall in September. Installation and configuration of the camera system will continue in October.
MO001000038	Folsom/Marie Fanger	N/A	Folsom/Marie Fanger Make Ready Units	2	3	Punchlist was August 27, 2025. Closeout activities are ongoing in October.
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	Construction is ongoing.
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	Mobilization occurred on September 12, 2024
MO001000028 MO001000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	0	Mobilization is anticipated mid-October.
MO001000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26	Contract execution was executed in August. Mobilization was September 22, 2025.
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	LIHTC Application submitted in October
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.
MO001000038	California Gardens	N/A	PTAC/Unit repairs	3	28	On hold
MO001000041	Lookaway	N/A	Unit Repairs	17	5	Two bids were received August 7, 2025. Notice of Award issued 9/5/25 to LPI Construction Management. Contract pending CDA approval, anticipated October

DEVELOPMENT AND MODERNIZATION SEPTEMBER MONTHLY ACTIVITY REPORT

<i>Project Information</i>							
Development Number	Development Name	Phase	Work Category	Buildings Impacted	Units		Monthly Narrative
MO001000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13		Design work is on hold pending remediation of water damage.
MO001000038	California Gardens	N/A	Elevator Replacement	3	0		
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0		Design Work is ongoing.

DEVELOPMENT AND MODERNIZATION SEPTEMBER MONTHLY ACTIVITY REPORT



West Pine Elevator Replacement



Parkview First Floor Renovations



Clinton-Peabody Redevelopment - Phase 1 Demo



Parkview First Floor Renovations

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

AT 9/30/2025

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150117	558	294,831.00	294,831.00	0.00	294,831.00	0.00	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	1,785,875.00	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	8,264,284.53	756,648.47	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,341,520.00	0.00	8,341,520.00	0.00	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	123,277.00	0.00	123,277.00	0.00	9-Sep-2022	9-Sep-2023
MO36P00150122	567	9,630,778.00	9,630,778.00	0.00	8,091,261.37	1,539,516.63	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	6,494,913.59	2,510,665.41	5,114,605.39	3,890,973.61	16-Feb-2026	16-Feb-2028
MO36E00150123	569	250,000.00	250,000.00	0.00	250,000.00	0.00	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	2,893,371.32	6,357,256.68	5-May-2026	5-May-2028
MO36E00150124	572	206,295.00	194,080.67	12,214.33	9,393.22	196,901.78	19-Jun-2025	19-Jun-2026
Totals		\$57,217,860.00	\$49,820,115.50	\$7,397,744.50	\$43,956,262.83	\$13,261,597.17		
			87.1%			76.8%		

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: October 8, 2025

Subject: Resident Initiatives Board Report

In September 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
1	179	90%

Resident Engagement

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

- Financial Education: 5
- Employment: 15
- Digital Inclusion: 10
- Utility Assistance: 3
- Violence Prevention: 1
- Rental Assistance: 0
- Education: 15
- Health and Wellness: 5
- Bus Cards: 76

Community Outreach

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

9/10/2025 - Cambridge Heights TAB Meet and Greet

The ROSS Coordinators attended the Cambridge Heights TAB Meet and Greet to share program resources with attendees and build relationships with residents.



Pictured above: Cambridge Heights residents and TAB President, Linda Dailey, enjoying art, karaoke and light refreshments at the Cambridge Heights TAB's Meet and Greet.

9/16/2025 - PCC Meeting

The Department of Resident Initiatives hosted the quarterly PCC meeting at the SLHA's central office, where nine partner organizations attended to network and provide updates on programming from their organizations.

9/16/2025 - West Pine Voter Registration Day

The ROSS Coordinator partnered with the West Pine Property Manager to host a national voter registration day table, where they shared non-partisan information about voter registration, upcoming elections and various resources in the area linked to education, health and wellness and employment.

9/17/2025 - St. Louis Tenant Affairs Board Monthly Meeting

The ROSS Coordinators attended the monthly meeting to introduce the TAB board to the new ROSS Coordinator.

9/25/2025 - West Pine TAB Tenant Fellowship Meet and Greet



The ROSS Coordinators attended the event and provided information regarding community events, employment, digital inclusion and education programs.

Pictured left: West Pine TAB President, Eric Smallwood, grilling for his neighbors at the TAB's Meet and Greet.

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 September, Circle of Friends groups focused on hosting their regularly scheduled meetings for members. The Coordinator is currently working with the Cambridge Heights TAB to determine if residents are interested in starting a Circle of Friends group at their site.

In September, SLHA seniors began Tai Chi classes, further supporting their health and wellness. In October, the residents will celebrate their completion of the computer class with the Urban League of Metropolitan St. Louis.

Additionally, the Coordinator is beginning to enroll qualifying residents into the Salvation Army's holiday program.



Pictured above: SLHA seniors enjoying a Tai Chi class and an art class planned by the Elderly and Disabled Coordinator.

Family Self Sufficiency

As of September 2025, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had sixty-nine (69) participants, thirteen (13) with established escrow accounts and four (4) actively receiving a monthly escrow credit. In addition, there were seventy-two (72) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which eight (8) have established escrow accounts and four (4) received a monthly escrow credit. There was (1) new participant enrolled in HCV-FSS program and three (3) new participants enrolled in the PH-FSS program. There was one graduate from the HCV-FSS program, with an escrow issuance in the amount of \$39,947.55.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	69	13	1	13/18%	4/31%
PH	72	8	3	8/11%	4/50%



Additionally, the Coordinators hosted the FSS Roadshow 2.0 at West Pine to connect with residents who have expressed an interest in joining the program.

TABs

The St. Louis Tenant Affairs Board held their monthly meeting on Wednesday, September 17. The Director of Resident and Community Engagement was invited to answer TAB questions around TAB roles, gather feedback on the Resident Commissioner election documents and to introduce the new ROSS staff.

Additionally, the Director conducted budgeted meetings with each TAB to prepare them for the 2026 fiscal year.

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.

9/2/25 - Meeting with SLATE

The Director attended this meeting to discuss the possibility of pursuing a Jobs Plus grant in partnership with SLATE.

9/11/25 - Special Committee Meeting

The Director attended a special committee meeting with members of the Board of Commissioners and tenant associations to discuss a funding opportunity and establish a training outline for TAB members.

9/16/25 - Program Coordinating Committee

The Resident Initiatives Department hosted the quarterly PCC meeting at SLHA's central office. During this meeting, the Director of Operations - HCV presented on the Bridge-to-Homeownership program.

Pictured right: Director of Operations - HCV, Carla Matthews, presenting at the Program Coordinating Committee Meeting



9/26/25 - Violence Prevention Commission Leadership Council

The Director attended this meeting as a member of the leadership council to receive updates on violence prevention strategies in the St. Louis region and to provide insights on next steps.



9/30/25 - Brown School Practicum Fair

The Director tabled at the Practicum Fair to advertise the open Circle of Friends practicum opportunity.

Pictured left: Director of Resident and Community Engagement, Vontrice McDowell, speaking with Brown School students about a Practicum opportunity with the St. Louis Housing Authority.

In addition to ongoing partner meetings, the Director continues to communicate with Lincoln University Cooperative Extension. Though they wrapped up summer camp in August, Lincoln continued to support SLHA families by provided food boxes to all camp participants.

Pictured right: Maintenance Tech, Kennel Barksdale, receives food box donations from Lincoln University on behalf of the summer camp participants.



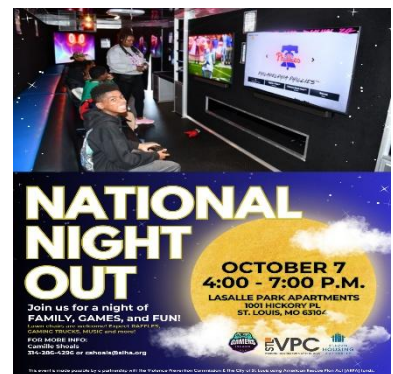
Other Business and Upcoming Events

In September, the ROSS and FSS Coordinators had the opportunity to attend the National Association of Housing and Redevelopment Officials' 2025 National Conference & Exhibition in Phoenix, AZ. At this conference, they participated in workshops and presentations focused on advancing the creation of strong, sustainable and affordable communities through advocacy, professional development and empowerment.



Pictured left: SLHA's ROSS and FSS Coordinators, along with Executive Director, Latasha Barnes, enjoying the NAHRO Conference.

In October, the Resident Initiatives Department will host SLHA's annual National Night Out at LaSalle Park Apartments. This event is funded by the Violence Prevention Commission.



LEGAL

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: October 8, 2025

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

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 was awarded to LPI Construction Management on September 5, 2025.

B. Solicitations Pending

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 were due September 4, 2025. Two bids were received and are being reviewed.

Other Contracting Activity

A. Contracts Awarded

None.

B. Solicitations Pending

None.

COMMUNICATIONS

Communications Department

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: October 8, 2025

Subject: Communications Board Report

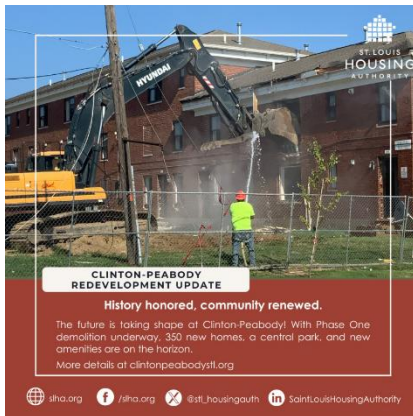
ACTIVITY	TOTAL	DETAILS
News and Announcements	1	Clinton-Peabody Demolition
Outreach		
News coverage	4	Clinton-Peabody Demolition (FOX2) Clinton-Peabody Demolition (Post-Dispatch) Clinton-Peabody Resident Reaction (KSDK)
New Social Media Campaign(s)		
Facebook Posts	16	Highest Performing <ul style="list-style-type: none"> • Clinton-Peabody Demolition 1,308 Reach; 21 Engagements • Above & Beyond: Meagon Bradley 1,081 Reach; 22 Engagements
Twitter Posts	15	Highest Performing <ul style="list-style-type: none"> • Folsom Apartments Update 64 Impressions • Above & beyond: Meagon Bradley 39 Impressions
LinkedIn Posts	14	Highest Performing <ul style="list-style-type: none"> • Clinton-Peabody Redevelopment 1,483 Impressions; 91 Engagements • Above & Beyond: Jason Hensley 110 Impressions; 4 Engagements

Social media analytics:

Facebook Total Followers: 3,608	SEPT 2025	AUGUST 2025	JULY 2025
Reach	14,693 (-67%)	43,928 (+462%)	7,820 (-73%)
Post Engagement	208 (-84%)	1,337 (+208%)	434 (-71%)
Visits	948 (-68%)	2,963 (+128%)	1,297 (-36%)
New Followers	32 (-85%)	219 (+248%)	63 (-72%)

LinkedIn Total Followers: 592	SEPT 2025	AUGUST 2025	JULY 2025
Impressions	2,182 (+125%)	968 (-0.41%)	972 (-97%)
Page Views	86 (-18%)	105 (-13%)	120 (-99%)
Unique Visitors	36 (-5%)	38 (-68%)	120 (-47%)
Post Reactions	62 (210%)	20 (-20%)	25 (-98%)

Monthly Highlights:



1. Clinton-Peabody Demolition
2. Landlord Inventory Survey
3. SLHA seniors bridge the digital divide

HUMAN RESOURCES



Human Resources Department

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

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: October 8, 2025

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF SEPTEMBER 30, 2025

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
102	0	4	106

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Chaitra Ragland	Assistant Property Manager

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>
Devin Harris	Acting Property Manager	Property Manager
Roxanne Whiting	Acting Property Manager	Property Manager

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: 4

Applications

Received This Month

Position Vacancies Published this Month:

Assistant Property Manager	26
Circle of Friends – Practicum	3
Property Manager	59

Additional Applications Received this Month:

Community Beautification Intern	5
HQS Inspector	149
Senior Maintenance Technician	36
Social Work Intern	15

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>
Chaitra Ragland	Cyber Awareness Challenge	2.00
Lucius Bennett	Nan McKay & Associates – Public Housing Executive Management	40.00

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>
Darlisha Cooper	Finance	Nashville, TN	9/22/25	9/25/25	Nuts & Bolts HUD Acctg.
Latasha Barnes	Executive	Phoenix, AZ	9/27/25	9/30/25	2025 NAHRO National Conf.
Justin Mosley	Resident Int.	Phoenix, AZ	9/27/25	9/30/25	2025 NAHRO National Conf.
Sredrick Robinson	Resident Int.	Phoenix, AZ	9/27/25	9/30/25	2025 NAHRO National Conf.
Camille Shoals	Resident Int.	Phoenix, AZ	9/27/25	9/30/25	2025 NAHRO National Conf.
Vera Wren	Resident Int.	Phoenix, AZ	9/27/25	9/30/25	2025 NAHRO National Conf.