



ST. LOUIS  
HOUSING  
AUTHORITY

# MONTHLY ACTIVITY REPORTS

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JANUARY 22

2026

## MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: January 16, 2026

Subject: Monthly Activities Report

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

### **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 November 2025
- Public Housing AMP Budgets as of November 2025
- Financial Condition Indicators as of November 2025
- Management Operations Indicators as of November 2025

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

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

### **III. Finance**

- Income Statement as of November 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: January 7, 2026

SUBJECT: Asset Management Board Report

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In addition to the attached reports, please find an update on activities and special projects that the Asset Management Department has undertaken to date.

**Management Meetings:** To monitor the performance of SLHA's public housing portfolio, Asset Management issues monthly property performance letters to management for SLHA's mixed finance developments. Asset Management tracks key performance indicators (occupancy, unit turnaround and late recertifications), which are discussed in the regular monthly meetings held with each SLHA management agent. Asset Management continues to work with McCormack Baron to address late recertifications that affect SLHA's Recertification Rate.

**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. Currently, thirty-two (32) individuals are 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. Requests were submitted to HUD, however, due to the government shutdown, SLHA has not received a response for requests submitted.

Number of HUD Approved Units (Start of the month)	487
New Requests Submitted to HUD (# of units)	15
Extension Requests Submitted to HUD (# of units)	0

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

**Current HUD Reporting Rate:**

<b>December</b>	<b>84.65%</b>
<b>HUD GOAL</b>	<b>95%</b>

**Prior Months:**

<b>November</b>	<b>October</b>	<b>September</b>
86.90%	89.92%	91.36%

## Public Housing Occupancy

AMP #	DEVELOPMENT	# UNITS	10/1/2025			11/1/2025			12/1/2025		
			Offline	Occupied	Occ. %	Offline	Occupied	Occ. %	Offline	Occupied	Occ. %
MO001000002	Clinton-Peabody	281	177	98	94.2%	177	97	93.3%	184	97	100.0%
MO001000010	James House	126	2	119	96.0%	2	114	91.9%	2	113	91.1%
MO001000013	Euclid Plaza Elderly	108		105	97.2%		104	96.3%		104	96.3%
MO001000017	West Pine	99		96	97.0%		96	97.0%		96	97.0%
MO001000019	Parkview Elderly	295	85	197	93.8%	84	193	91.5%	83	193	91.0%
MO001000028	Badenhaus/Badenfest	121		112	92.6%		111	91.7%		111	91.7%
MO001000034	LaSalle Park	148		144	97.3%		141	95.3%		141	95.3%
MO001000037	Cochran Plaza	78	15	58	92.1%	16	55	88.7%	16	55	88.7%
MO001000038	Southside Scattered Sites	143	25	99	83.9%	25	102	86.4%	25	102	86.4%
MO001000041	Northside Scattered Sites	128	64	60	93.8%	64	59	92.2%	64	59	92.2%
MO001000044	Murphy Park I	93	30	56	88.9%	29	57	89.1%	28	57	87.7%
MO001000045	Murphy Park II	64	16	46	95.8%	16	47	97.9%	15	47	95.9%
MO001000046	Murphy Park III	65	4	54	88.5%	4	54	88.5%	4	54	88.5%
MO001000047	King Louis Square	36		36	100.0%		35	97.2%		35	97.2%
MO001000048	Les Chateaux	40		34	85.0%		35	87.5%		35	87.5%
MO001000049	King Louis Square II	44		43	97.7%		43	97.7%		43	97.7%
MO001000050	Renaissance Pl @ Grand	62		54	87.1%		54	87.1%		54	87.1%
MO001000052	King Louis III	24	2	22	100.0%	2	22	100.0%	2	22	100.0%
MO001000054	Sr. Living at Renaissance Pl	75	1	69	93.2%		70	93.3%		69	92.0%
MO001000055	Gardens at Renaissance Pl	22		20	90.9%		21	95.5%		21	95.5%
MO001000056	Cahill House	80		79	98.8%		76	95.0%		76	95.0%
MO001000057	Renaissance Pl @ Grand II	36	2	34	100.0%	2	34	100.0%	2	34	100.0%
MO001000058	Cambridge Heights	46	29	17	100.0%	29	17	100.0%	29	17	100.0%
MO001000059	Renaissance Place @ Grand III	50	2	48	100.0%	2	48	100.0%	2	48	100.0%
MO001000060	Cambridge Heights II	44	21	20	87.0%	21	20	87.0%	21	20	87.0%
MO001000061	Kingsbury Terrace	120		115	95.8%		115	95.8%		114	95.0%
MO001000062	Sr. Living at Cambridge Heights	75		71	94.7%		72	96.0%		72	96.0%
MO001000063	Arlington Grove	70		67	95.7%		66	94.3%		66	94.3%
MO001000064	North Sarah	59	5	47	87.0%	5	49	90.7%	4	48	87.3%
MO001000065	North Sarah II	46	6	34	85.0%	6	34	85.0%	5	34	82.9%
MO001000066	North Sarah III	35	1	31	91.2%	1	31	91.2%	1	31	91.2%
MO001000067	Preservation Square I	19		19	100.0%		19	100.0%		18	94.7%
<b>TOTAL</b>		<b>2,732</b>	<b>487</b>	<b>2,104</b>	<b>93.7%</b>	<b>485</b>	<b>2,091</b>	<b>93.1%</b>	<b>487</b>	<b>2,086</b>	<b>92.9%</b>

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

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

	December 2025		October 2025 - November 2025	
Abandonment of Unit	-	-	4	6.2%
Deceased	2	13.3%	8	12.3%
Did Not Like Unit	-	-	-	-
Evicted-Legal Action	5	33.3%	19	29.2%
Incarcerated	-	-	-	-
Moved-In Legal	-	-	1	1.5%
Moved to HCV Prog S8	-	-	-	-
Moved with Notice	6	40.0%	26	40.0%
Moved without Notice	1	6.7%	1	1.5%
One Strike	-	-	-	-
Nursing Home Placement	-	-	-	-
Purchased Home	-	-	-	-
Relocation Transfer	-	-	1	1.5%
Transfer to Diff PH Unit	1	6.7%	5	7.7%
	-	-		
<b>Total</b>	<b>15</b>	<b>100%</b>	<b>65</b>	<b>100%</b>



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

	Disabled	Non-Disabled	Total
Number of Familes	653	1,500	<b>2,153</b>
Average Family Size	1.4	2.3	<b>2.0</b>
Average Age of Head of Household	58.2	45.6	<b>49.4</b>
Number of Youth Family Members (<18)	-	-	<b>1,780</b>
Average Age of Youth Family Members	-	-	<b>10.0</b>
Number of Senior (62+) Head of Household	309	341	<b>650</b>
Average Household Income	\$12,900	\$12,095	<b>\$12,339</b>
Number of Head of Households Employed	603	964	<b>1,567</b>
Average Monthly Rent	\$261.59	\$219.70	<b>\$232.41</b>
Average Cost of Uilties Paid by SLHA	\$5.33	\$31.85	<b>\$23.81</b>
Average Length of Occupancy (Years)	9.4	5.6	<b>6.8</b>

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	-	2	2
Any Other Combination	2	17	19
Asian Only	-	3	3
Black/African American Only	15	2,059	2,074
Native Hawaiian/Other Pacific Islander Only	-	-	-
White Only	2	39	41
White, American Indian/Alaskan Native	-	1	1
White, Black/African American	1	12	13
<b>Total</b>	<b>20</b>	<b>2,133</b>	<b>2,153</b>

**St. Louis Metropolitan Police Department**  
**CompStat Comparison by Neighborhood**  
**CompStat Period Ending 12/28/2025**

	LAST	7	DAYS	LAST	28	DAYS	YEAR	TO	DATE	2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
Columbus Square												
MURDER	0	0	*	0	0	*	1	2	-50%	0%	0%	-67%
SEXUAL ASSAULT	0	0	*	0	0	*	1	2	-50%	-50%	*	*
ROBBERY	0	0	*	1	0	*	5	4	25%	25%	-38%	-44%
AGGRAVATED ASSAULT	0	1	-100%	4	4	0%	73	50	46%	92%	52%	-9%
BURGLARY	0	0	*	1	3	-67%	14	19	-26%	17%	-7%	0%
FELONY THEFT	1	0	*	3	1	200%	28	23	22%	100%	27%	-33%
AUTO THEFT	0	0	*	1	1	0%	9	24	-63%	-67%	-75%	-50%
<b>TOTAL</b>	<b>1</b>	<b>1</b>	<b>0%</b>	<b>10</b>	<b>9</b>	<b>11%</b>	<b>131</b>	<b>124</b>	<b>6%</b>	<b>34%</b>	<b>1%</b>	<b>-21%</b>
SHOOTING INCIDENTS	0	0	*	0	1	-100%	10	9	11%	25%	0%	0%
SHOOTING VICTIMS	0	0	*	0	1	-100%	15	13	15%	67%	50%	15%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	1	-100%	4	2	100%	300%	300%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	1	-100%	6	2	200%	500%	500%	*
MISDEMEANOR THEFT	1	1	0%	2	7	-71%	44	27	63%	52%	38%	33%
GUN ARRESTS	0	0	*	0	1	-100%	6	8	-25%	-40%	-25%	-57%
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 12/28/2025**

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%	-100%
SEXUAL ASSAULT	0	0	*	0	0	*	1	2	-50%	-75%	-67%	-67%
ROBBERY	0	0	*	0	0	*	8	13	-38%	-43%	-47%	-53%
AGGRAVATED ASSAULT	0	0	*	1	0	*	30	32	-6%	-21%	-21%	-19%
BURGLARY	1	0	*	4	4	0%	25	32	-22%	-11%	-14%	108%
FELONY THEFT	0	0	*	3	1	200%	47	46	2%	-25%	-47%	-46%
AUTO THEFT	1	0	*	2	2	0%	20	42	-52%	-77%	-70%	-29%
<b>TOTAL</b>	<b>2</b>	<b>0</b>	<b>*</b>	<b>10</b>	<b>7</b>	<b>43%</b>	<b>131</b>	<b>168</b>	<b>-22%</b>	<b>-44%</b>	<b>-46%</b>	<b>-29%</b>
SHOOTING INCIDENTS	0	0	*	0	0	*	1	4	-75%	-88%	-86%	-86%
SHOOTING VICTIMS	0	0	*	0	0	*	1	4	-75%	-89%	-86%	-88%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	-100%	-100%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	-100%	-100%
MISDEMEANOR THEFT	2	2	0%	6	7	-14%	62	89	-30%	-35%	-23%	-35%
GUN ARRESTS	0	0	*	2	0	*	11	12	-8%	-45%	-42%	-8%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	2	-100%	-100%	-100%	-100%

**St. Louis Metropolitan Police Department**  
**CompStat Comparison by Neighborhood**  
**CompStat Period Ending 12/28/2025**

	LAST	7	DAYS	LAST	28	DAYS	YEAR	TO	DATE	2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
Lasalle Park												
MURDER	0	0	*	0	0	*	2	2	0%	*	100%	100%
SEXUAL ASSAULT	0	0	*	0	0	*	1	3	-67%	*	0%	*
ROBBERY	0	0	*	0	1	-100%	6	5	20%	50%	-40%	20%
AGGRAVATED ASSAULT	0	0	*	0	0	*	26	14	86%	4%	-21%	-7%
BURGLARY	0	0	*	0	0	*	3	7	-57%	-67%	-75%	-50%
FELONY THEFT	0	0	*	0	1	-100%	35	27	30%	-17%	-8%	9%
AUTO THEFT	0	0	*	1	0	*	7	16	-56%	-70%	-82%	-56%
TOTAL	0	0	*	1	2	-50%	80	74	8%	-22%	-40%	-9%
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	0	*	4	2	100%	67	105	-36%	26%	109%	168%
GUN ARRESTS	0	0	*	0	0	*	8	7	14%	33%	33%	33%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	3	0	*	200%	*	200%

**St. Louis Metropolitan Police Department**  
**CompStat Comparison by Neighborhood**  
**CompStat Period Ending 12/28/2025**

	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	2	-100%	-100%	*	*
ROBBERY	0	0	*	0	0	*	4	4	0%	0%	0%	-64%
AGGRAVATED ASSAULT	0	0	*	0	3	-100%	28	28	0%	0%	-32%	-59%
BURGLARY	0	1	-100%	0	1	-100%	14	15	-7%	-13%	-26%	-56%
FELONY THEFT	0	1	-100%	3	1	200%	15	21	-29%	-38%	-53%	-76%
AUTO THEFT	0	0	*	0	0	*	8	21	-62%	-69%	-79%	-68%
TOTAL	0	2	-100%	3	5	-40%	69	91	-24%	-30%	-49%	-66%
SHOOTING INCIDENTS	0	0	*	0	1	-100%	4	4	0%	100%	-67%	-56%
SHOOTING VICTIMS	0	0	*	0	1	-100%	6	4	50%	100%	-50%	-33%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	1	-100%	2	1	100%	*	-50%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	1	-100%	2	1	100%	*	-50%	*
MISDEMEANOR THEFT	4	1	300%	11	3	267%	69	52	33%	57%	138%	-8%
GUN ARRESTS	0	0	*	0	0	*	5	9	-44%	-29%	-67%	-62%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	1	2	-50%	0%	-50%	-86%

## MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: January 7, 2026

SUBJECT: Property Management Board Report

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### **Property Management Department:**

#### **Summary**

During December, the Property Management Department continued its focus on stabilizing operations, strengthening compliance and improving occupancy performance across the public housing portfolio. Key efforts centered around targeted occupancy improvement actions, and ongoing maintenance and work order oversight, all while operating within staffing and budget constraints.

#### **Occupancy & Leasing**

Occupancy across the portfolio remained strong, with 12 of 12 developments maintaining levels above HUD's 94% threshold. Seven sites closed the month above 96% occupancy or greater. The overall portfolio occupancy rate at the end of December stood at 95.75%. 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 24 move-ins in December 2025. For move-outs, 31.25% of residents were evicted and 37.50% moved with notice. There were no transfers in the month of December.
- Trend Consistency: The occupancy rate at the end of December 2025 was 95.75%, a 1.7% increase from November's occupancy percentage.

October 2025	November 2025	December 2025
93.83%	94.17%	95.75%

### Performance Monitoring

The Property Management Department continued its Occupancy Action Plan (OAP) for all developments operating below SLHA's internal 96% benchmark. Implementation of the OAP included enhanced oversight and hands-on engagement, with site staff to address operational barriers impacting leasing and unit readiness.

Key actions during the reporting period included:

- Weekly occupancy and leasing review meetings, with site management to monitor activity, track progress against targets and address barriers in real time
- On-site unit inspections to verify vacancy status, assess unit readiness and confirm appropriate MOD classifications
- Direct guidance and technical assistance provided to sites experiencing challenges related to unit turns, staffing constraints or coordination with Facilities and Compliance

Core elements of the OAP framework include:

- Site-specific leasing and occupancy targets
- Clearly defined responsibilities across Property Management, Facilities and Compliance
- Ongoing review of performance data to reinforce accountability and corrective action

In addition, the department implemented monthly performance monitoring to evaluate:

- Occupancy trends and vacancy reduction
- Rent collection performance and arrears management
- Compliance with HUD and SLHA documentation standards

### 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

**Recertifications**: Property Management closed out in December with 23 late recertifications, resulting in a 98.62% recertification rate.

August 2025	October 2025	November 2025
14	24	23

### Work Order Period Activity

Period Date From: 12/01/2025 - Period Date To: 12/31/2025

Property	Opening Balance	Created	Closed	Closing Balance
Baden	13	26	26	13
Southside Scattered Sites	81	15	1	95
Clinton-Peabody	36	25	17	44
Cochran Plaza	4	6	8	2
Euclid Plaza Elderly	17	1	0	18
James House	145	31	0	176
King Louis III	33	3	0	36
Kingsbury Terrace	2	0	0	2
LaSalle Park	61	34	50	45
Northside Scattered Sites	9	13	16	6
Parkview Elderly	130	52	83	99
West Pine	8	0	0	8
<b>Total</b>	<b>541</b>	<b>208</b>	<b>204</b>	<b>545</b>



PUBLIC HOUSING CASH ACTIVITY AS OF 11/01

<u>CHECKING, MONEY MARKET ACCOUNTS &amp; ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME &amp; NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	11\2025 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	11\2025 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$17,395,060.90	FED AGRICULTURAL	6/8/2026	\$246,521.70
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$26,711.58	ALLY BANK	4/21/2026	\$242,529.25
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$532,179.44	FEDERAL HOME LOAN	2/25/2026	\$992,728.98
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$691,323.38	OREGON COMMUNITY CR	1/15/2026	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$314,830.73	FIRST STATE COMMUNITY	11/20/2025	\$244,880.69
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$109,871.89	SALLIE MAE BANK	6/30/2026	\$230,665.96
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,886.55	UASLLIANCE FEC CR UNION CD	1/28/2026	\$242,428.84
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,806.16	OPEN BANK	11/20/2025	\$244,880.41
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$234,878.55	TREASURY BILL	2/26/2025	\$490,462.69
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$2,960.80	CORP AMERICA FAMILY	8/28/2026	\$245,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$8,848.60	GOLDMAN SACHS	11/21/2025	\$235,378.91
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$216,365.43	FIRST FED BANK	4/29/2026	\$250,000.00
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$718,060.34	INVESTAR BANK	1/20/2026	\$244,938.30
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$849,608.11	FREDDIE MAC	2/12/2026	\$245,244.91
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$147,671.14	FED HOME LOAN MORTGAGE	1/28/2026	\$518,796.47
		DELTA NATL BANK	6/26/2026	\$240,490.25
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$21,262,063.60	TOTAL INVESTMENTS		\$5,164,947.36

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

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	18,462.00	22,124.00	-3,662.00	132,744.00
Utility Reimb.-LIPH	-14,038.00	-12,038.00	-2,000.00	-72,228.00
Total Rental Income	4,424.00	10,086.00	-5,662.00	60,516.00
Other Tenant Income				
Laundry and Vending	0.00	166.00	-166.00	1,000.00
Damages/Maintenance	0.00	250.00	-250.00	1,500.00
Late Charges	973.00	784.00	189.00	4,700.00
Total Other Tenant Income	973.00	1,200.00	-227.00	7,200.00
NET TENANT INCOME	5,397.00	11,286.00	-5,889.00	67,716.00
GRANT AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	391,628.68	455,782.00	-64,153.32	2,734,700.00
Allocated Interest Income	0.00	24.00	-24.00	140.00
Fraud Recovery PH	-287.00	0.00	-287.00	0.00
Allocated Other Income	1,345.74	3,912.00	-2,566.26	23,477.00
TOTAL GRANT AND OTHER INCOME	392,687.42	459,718.00	-67,030.58	2,758,317.00
TOTAL INCOME	398,084.42	471,004.00	-72,919.58	2,826,033.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	24,426.48	86,164.00	61,737.52	516,972.00
TOTAL TENANT SERVICES EXPENSES	23,532.73	6,584.00	-16,948.73	39,499.00
TOTAL UTILITY EXPENSES	23,011.32	86,212.00	63,200.68	517,265.00
Total Maint Salaries	33,491.53	34,026.00	534.47	204,148.00
Total Materials	569.13	6,254.00	5,684.87	37,500.00
Total Contract Costs	14,137.07	55,800.00	41,662.93	334,800.00
TOTAL MAINTENACE EXPENSES	48,197.73	96,080.00	47,882.27	576,448.00
TOTAL PROTECTIVE SERVICES	0.00	58,352.00	58,352.00	350,117.00
TOTAL INSURANCE PREMIUMS	32,425.13	41,864.00	9,438.87	251,176.00
TOTAL GENERAL EXPENSES	-539.70	95,760.00	96,299.70	574,556.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	151,053.69	471,004.00	319,950.31	2,826,033.00
NET INCOME	247,030.73	0.00	247,030.73	0.00

**James House**  
**Income Statement**  
Period = Oct 2025-Nov 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	42,980.00	42,872.00	108.00	257,232.00
Total Rental Income	42,980.00	42,872.00	108.00	257,232.00
Other Tenant Income				
Damages/Maintenance	0.00	34.00	-34.00	200.00
Late Charges	2,040.00	2,500.00	-460.00	15,000.00
Legal Fees - Tenant	0.00	166.00	-166.00	1,000.00
Misc.Tenant Income	-15.00	0.00	-15.00	0.00
Total Other Tenant Income	2,025.00	2,700.00	-675.00	16,200.00
NET TENANT INCOME	45,005.00	45,572.00	-567.00	273,432.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	88,405.34	115,640.00	-27,234.66	693,843.00
Allocated Interest Income	0.00	2.00	-2.00	21.00
Fraud Recovery PH	-3,010.00	0.00	-3,010.00	0.00
Insurance Proceeds	67,393.36	0.00	67,393.36	0.00
Allocated Other Income	201.62	586.00	-384.38	3,517.00
TOTAL GRANT AND OTHER INCOME	152,990.32	116,228.00	36,762.32	697,381.00
TOTAL INCOME	197,995.32	161,800.00	36,195.32	970,813.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	19,406.72	33,186.00	13,779.28	199,115.00
TOTAL TENANT SERVICES EXPENSES	1,599.59	2,188.00	588.41	13,124.00
TOTAL UTILITY EXPENSES	30,385.95	42,168.00	11,782.05	253,000.00
Total Maint Salaries	16,233.03	19,480.00	3,246.97	116,878.00
Total Materials	1,130.15	4,252.00	3,121.85	25,500.00
Total Contract Costs	94,285.44	25,224.00	-69,061.44	151,360.00
TOTAL MAINTENACE EXPENSES	111,648.62	48,956.00	-62,692.62	293,738.00
TOTAL PROTECTIVE SERVICES	15,234.99	13,438.00	-1,796.99	80,626.00
TOTAL INSURANCE PREMIUMS	14,646.72	21,034.00	6,387.28	126,210.00
TOTAL GENERAL EXPENSES	0.00	834.00	834.00	5,000.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	192,922.59	161,800.00	-31,120.59	970,813.00
NET INCOME	5,072.73	0.00	5,072.73	0.00

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

Period = Oct 2025-Nov 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	43,619.00	38,844.00	4,775.00	233,064.00
Total Rental Income	43,619.00	38,844.00	4,775.00	233,064.00
Other Tenant Income				
Laundry and Vending	0.00	334.00	-334.00	2,000.00
Late Charges	3,415.50	2,500.00	915.50	15,000.00
Legal Fees - Tenant	0.00	1,916.00	-1,916.00	11,500.00
Misc.Tenant Income	-75.00	0.00	-75.00	0.00
Total Other Tenant Income	3,340.50	4,750.00	-1,409.50	28,500.00
NET TENANT INCOME	46,959.50	43,594.00	3,365.50	261,564.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	85,174.66	97,528.00	-12,353.34	585,166.00
Allocated Interest Income	0.00	2.00	-2.00	18.00
Fraud Recovery PH	-5,115.50	0.00	-5,115.50	0.00
Allocated Other Income	179.22	520.00	-340.78	3,126.00
TOTAL GRANT AND OTHER INCOME	80,238.38	98,050.00	-17,811.62	588,310.00
TOTAL INCOME	127,197.88	141,644.00	-14,446.12	849,874.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	10,658.70	32,422.00	21,763.30	194,548.00
TOTAL TENANT SERVICES EXPENSES	1,223.93	2,068.00	844.07	12,407.00
TOTAL UTILITY EXPENSES	20,838.61	41,304.00	20,465.39	247,831.00
Total Maint Salaries	16,752.03	20,188.00	3,435.97	121,129.00
Total Materials	1,104.37	3,290.00	2,185.63	19,750.00
Total Contract Costs	26,216.70	15,190.00	-11,026.70	91,100.00
TOTAL MAINTENACE EXPENSES	44,073.10	38,668.00	-5,405.10	231,979.00
TOTAL PROTECTIVE SERVICES	15,215.08	13,338.00	-1,877.08	80,026.00
TOTAL INSURANCE PREMIUMS	11,848.28	13,014.00	1,165.72	78,083.00
TOTAL GENERAL EXPENSE	18.95	834.00	815.05	5,000.00
TOTAL OPERATING EXPENSES	103,876.65	141,644.00	37,767.35	849,874.00
NET INCOME	23,321.23	0.00	23,321.23	0.00

**West Pine**  
**Income Statement**  
Period = Oct 2025-Nov 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Rental Income				
Tenant Rent	43,087.00	41,156.00	1,931.00	246,936.00
Total Rental Income	43,087.00	41,156.00	1,931.00	246,936.00
Other Tenant Income				
Laundry and Vending	0.00	250.00	-250.00	1,500.00
Damages/Maintenance	0.00	34.00	-34.00	200.00
Late Charges	960.00	1,500.00	-540.00	9,000.00
Legal Fees - Tenant	0.00	84.00	-84.00	500.00
Total Other Tenant Income	960.00	1,868.00	-908.00	11,200.00
NET TENANT INCOME	44,047.00	43,024.00	1,023.00	258,136.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	66,056.66	113,328.00	-47,271.34	679,955.00
Allocated Interest Income	0.00	2.00	-2.00	17.00
Fraud Recovery PH	-879.00	0.00	-879.00	0.00
Allocated Other Income	166.42	484.00	-317.58	2,903.00
TOTAL GRANT AND OTHER INCOME	65,344.08	113,814.00	-48,469.92	682,875.00
TOTAL INCOME	109,391.08	156,838.00	-47,446.92	941,011.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	15,620.14	27,810.00	12,189.86	166,877.00
TOTAL TENANT SERVICES EXPENSES	1,764.58	2,004.00	239.42	12,015.00
TOTAL UTILITY EXPENSES	33,805.98	38,988.00	5,182.02	233,935.00
Total Maint Salaries	13,152.80	20,002.00	6,849.20	119,998.00
Total Materials	1,175.53	3,750.00	2,574.47	22,500.00
Total Contract Costs	15,597.64	23,960.00	8,362.36	143,742.00
TOTAL MAINTENACE EXPENSES	29,925.97	47,712.00	17,786.03	286,240.00
TOTAL PROTECTIVE SERVICES	21,427.79	13,338.00	-8,089.79	80,026.00
TOTAL INSURANCE PREMIUMS	21,944.77	25,820.00	3,875.23	154,918.00
TOTAL GENERAL EXPENSES	61.71	1,166.00	1,104.29	7,000.00
TOTAL OPERATING EXPENSES	124,550.94	156,838.00	32,287.06	941,011.00
NET INCOME	-15,159.86	0.00	-15,159.86	0.00

**Parkview Elderly**  
**Income Statement**  
Period = Oct 2025-Nov 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	96,123.00	108,470.00	-12,347.00	650,820.00
Total Rental Income	96,123.00	108,470.00	-12,347.00	650,820.00
Other Tenant Income				
Laundry and Vending	0.00	166.00	-166.00	1,000.00
Late Charges	223.00	3,334.00	-3,111.00	20,000.00
Legal Fees - Tenant	981.00	166.00	815.00	1,000.00
Misc. Tenant Income	490.00	0.00	490.00	0.00
Vacate Charges	4,885.50	0.00	4,885.50	0.00
Total Other Tenant Income	6,579.50	3,666.00	2,913.50	22,000.00
NET TENANT INCOME	102,702.50	112,136.00	-9,433.50	672,820.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	172,974.66	180,190.00	-7,215.34	1,081,136.00
Allocated Interest Income	0.00	8.00	-8.00	48.00
Non-Dwelling Rent	2,354.00	2,354.00	0.00	14,124.00
Insurance Proceeds	6,243.39	0.00	6,243.39	0.00
Allocated Other Income	472.05	1,372.00	-899.95	8,235.00
TOTAL GRANT AND OTHER INCOME	182,044.10	183,924.00	-1,879.90	1,103,543.00
TOTAL INCOME	284,746.60	296,060.00	-11,313.40	1,776,363.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	41,165.75	75,356.00	34,190.25	452,138.00
TOTAL TENANT SERVICES EXPENSES	2,347.99	3,512.00	1,164.01	21,072.00
TOTAL UTILITY EXPENSES	55,384.40	67,896.00	12,511.60	407,371.00
Total Maint Salaries	32,864.38	41,064.00	8,199.62	246,384.00
Total Materials	900.18	8,250.00	7,349.82	49,500.00
Total Contract Costs	2,800.58	38,166.00	35,365.42	229,000.00
TOTAL MAINTENACE EXPENSES	36,565.14	87,480.00	50,914.86	524,884.00
TOTAL PROTECTIVE SERVICES	24,303.53	26,970.00	2,666.47	161,816.00
TOTAL INSURANCE PREMIUMS	27,453.88	30,264.00	2,810.12	181,582.00
TOTAL GENERAL EXPENSES	29.89	4,582.00	4,552.11	27,500.00
TOTAL EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	187,250.58	296,060.00	108,809.42	1,776,363.00
NET INCOME	97,496.02	0.00	97,496.02	0.00

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

Period = Oct 2025-Nov 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	41,041.00	39,476.00	1,565.00	236,856.00
Utility Reimb.-LIPH	-444.00	-444.00	0.00	-2,664.00
Total Rental Income	40,597.00	39,032.00	1,565.00	234,192.00
Other Tenant Income				
Laundry and Vending	0.00	84.00	-84.00	500.00
Damages/Maintenance	0.00	166.00	-166.00	1,000.00
Late Charges	1,764.00	2,334.00	-570.00	14,000.00
Misc. Tenant Income	30.00	0.00	30.00	0.00
Total Other Tenant Income	1,794.00	2,584.00	-790.00	15,500.00
NET TENANT INCOME	42,391.00	41,616.00	775.00	249,692.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	82,084.66	102,484.00	-20,399.34	614,901.00
Allocated Interest Income	0.00	2.00	-2.00	20.00
Fraud Recovery PH	-186.00	0.00	-186.00	0.00
Allocated Other Income	198.42	576.00	-377.58	3,461.00
TOTAL GRANT AND OTHER INCOME	82,097.08	103,062.00	-20,964.92	618,382.00
TOTAL INCOME	124,488.08	144,678.00	-20,189.92	868,074.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	24,190.46	40,846.00	16,655.54	245,097.00
TOTAL TENANT SERVICES EXPENSES	190.27	2,164.00	1,973.73	12,985.00
TOTAL UTILITY EXPENSES	20,745.11	36,334.00	15,588.89	218,000.00
Total Maint Salaries	15,537.11	21,332.00	5,794.89	127,995.00
Total Materials	3,347.25	3,738.00	390.75	22,426.00
Total Contract Costs	7,687.00	17,370.00	9,683.00	104,228.00
TOTAL MAINTENANCE EXPENSES	26,571.36	42,440.00	15,868.64	254,649.00
TOTAL PROTECTIVE SERVICES	16,257.17	13,438.00	-2,819.17	80,626.00
TOTAL INSURANCE PREMIUMS	8,336.84	8,954.00	617.16	53,717.00
TOTAL GENERAL EXPENSES	78.48	500.00	421.52	3,000.00
TOTAL OPERATING EXPENSES	96,369.69	144,678.00	48,308.31	868,074.00
NET INCOME	28,118.39	0.00	28,118.39	0.00

**LaSalle Park**  
**Income Statement**  
Period = Oct 2025-Nov 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	48,563.00	56,942.00	-8,379.00	341,652.00
Utility Reimb.-LIPH	-22,789.00	-18,908.00	-3,881.00	-113,448.00
Total Rental Income	25,774.00	38,034.00	-12,260.00	228,204.00
Other Tenant Income				
Laundry and Vending	0.00	634.00	-634.00	3,800.00
Damages/Maintenance	10.00	66.00	-56.00	400.00
Late Charges	2,460.00	1,250.00	1,210.00	7,500.00
Legal Fees - Tenant	0.00	250.00	-250.00	1,500.00
Vacate Charges	438.00	0.00	438.00	0.00
Total Other Tenant Income	2,908.00	2,200.00	708.00	13,200.00
NET TENANT INCOME	28,682.00	40,234.00	-11,552.00	241,404.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	171,428.00	202,286.00	-30,858.00	1,213,713.00
Allocated Interest Income	0.00	12.00	-12.00	74.00
Fraud Recovery PH	-561.00	0.00	-561.00	0.00
Allocated Other Income	724.88	2,108.00	-1,383.12	12,645.00
TOTAL GRANT AND OTHER INCOME	171,591.88	204,406.00	-32,814.12	1,226,432.00
TOTAL INCOME	200,273.88	244,640.00	-44,366.12	1,467,836.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	30,015.65	59,892.00	29,876.35	359,356.00
TOTAL TENANT SERVICES EXPENSES	835.08	3,988.00	3,152.92	23,925.00
TOTAL UTILITY EXPENSES	17,104.30	50,164.00	33,059.70	301,000.00
Total Maint Salaries	23,446.31	33,392.00	9,945.69	200,353.00
Total Materials	886.11	8,450.00	7,563.89	50,702.00
Total Contract Costs	6,307.79	40,918.00	34,610.21	245,500.00
TOTAL MAINTENANCE EXPENSES	30,640.21	82,760.00	52,119.79	496,555.00
TOTAL PROTECTIVE SERVICES	0.00	23,952.00	23,952.00	143,706.00
TOTAL INSURANCE PREMIUMS	20,794.00	16,314.00	-4,480.00	97,882.00
TOTAL GENERAL EXPENSES	3,093.13	7,568.00	4,474.87	45,412.00
TOTAL OPERATING EXPENSES	102,482.37	244,638.00	142,155.63	1,467,836.00
<b>OTHER FINANCING SOURCES</b>				
Operating Transfers IN	0.00	23,952.00	-23,952.00	143,706.00
TOTAL OTHER FINANCING SOURCES	0.00	23,952.00	-23,952.00	143,706.00
NET INCOME	97,791.51	23,954.00	73,837.51	143,706.00



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

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	16,447.00	15,610.00	837.00	93,660.00
Utility Reimb.-LIPH	-12,120.00	-8,762.00	-3,358.00	-52,572.00
Total Rental Income	4,327.00	6,848.00	-2,521.00	41,088.00
Other Tenant Income				
Damages/Maintenance	0.00	100.00	-100.00	600.00
Late Charges	1,530.00	834.00	696.00	5,000.00
Legal Fees - Tenant	0.00	416.00	-416.00	2,500.00
Vacate Charges	-218.00	0.00	-218.00	0.00
Total Other Tenant Income	1,312.00	1,350.00	-38.00	8,100.00
NET TENANT INCOME	5,639.00	8,198.00	-2,559.00	49,188.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	105,228.66	129,512.00	-24,283.34	777,057.00
Allocated Interest Income	0.00	6.00	-6.00	43.00
Fraud Recovery PH	-986.00	0.00	-986.00	0.00
Other Miscellaneous Income	148.41	0.00	148.41	0.00
Allocated Other Income	420.85	1,224.00	-803.15	7,342.00
TOTAL GRANT AND OTHER INCOME	104,811.92	130,742.00	-25,930.08	784,442.00
TOTAL INCOME	110,450.92	138,940.00	-28,489.08	833,630.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	20,734.83	32,349.34	11,614.51	194,099.00
TOTAL TENANT SERVICES EXPENSES	403.55	2,798.00	2,394.45	16,792.00
TOTAL UTILITY EXPENSES	8,771.90	29,810.00	21,038.10	178,860.00
Total Maint Salaries	15,931.44	28,014.00	12,082.56	168,096.00
Total Materials	578.87	3,438.00	2,859.13	20,650.00
Total Contract Costs	8,920.19	19,690.00	10,769.81	118,124.00
TOTAL MAINTENANCE EXPENSES	25,430.50	51,142.00	25,711.50	306,870.00
TOTAL PROTECTIVE SERVICES	0.00	12,724.00	12,724.00	76,339.00
TOTAL INSURANCE PREMIUMS	9,507.82	9,528.00	20.18	57,170.00
TOTAL GENERAL EXPENSES	1,597.63	584.00	-1,013.63	3,500.00
TOTAL OPERATING EXPENSES	66,446.23	138,940.00	72,493.77	833,630.00
NET INCOME	44,004.69	0.00	44,004.69	0.00

## Northside Scattered Sites

### Income Statement

Period = Oct 2025-Nov 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	8,955.00	15,694.00	-6,739.00	94,164.00
Utility Reimb.-LIPH	-12,139.00	-10,656.00	-1,483.00	-63,936.00
Total Rental Income	-3,184.00	5,038.00	-8,222.00	30,228.00
Other Tenant Income				
Laundry and Vending	0.00	84.00	-84.00	500.00
Late Charges	1,380.00	1,000.00	380.00	6,000.00
Legal Fees - Tenant	0.00	334.00	-334.00	2,000.00
Misc. Tenant Income	25.00	0.00	25.00	0.00
Vacate Charges	-30.00	0.00	-30.00	0.00
Total Other Tenant Income	1,375.00	1,418.00	-43.00	8,500.00
NET TENANT INCOME	-1,809.00	6,456.00	-8,265.00	38,728.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	175,302.66	155,840.00	19,462.66	935,045.00
Allocated Interest Income	0.00	12.00	-12.00	73.00
Fraud Recovery PH	1,792.00	0.00	1,792.00	0.00
Allocated Other Income	710.48	2,066.00	-1,355.52	12,394.00
TOTAL GRANT AND OTHER INCOME	177,805.14	157,918.00	19,887.14	947,512.00
TOTAL INCOME	175,996.14	164,374.00	11,622.14	986,240.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	28,307.90	41,346.00	13,038.10	248,056.00
TOTAL TENANT SERVICES EXPENSES	681.27	3,890.00	3,208.73	23,337.00
TOTAL UTILITY EXPENSES	12,643.11	35,398.00	22,754.89	212,383.00
Total Maint Salaries	17,562.75	20,288.00	2,725.25	121,725.00
Total Materials	1,797.70	8,874.00	7,076.30	53,250.00
Total Contract Costs	109,467.30	35,568.00	-73,899.30	213,434.00
TOTAL MAINTENANCE EXPENSES	128,827.75	64,730.00	-64,097.75	388,409.00
TOTAL PROTECTIVE SERVICES	296.85	134.00	-162.85	800.00
TOTAL INSURANCE PREMIUMS	18,117.32	18,042.00	-75.32	108,255.00
TOTAL GENERAL EXPENSES	19.51	834.00	814.49	5,000.00
TOTAL OPERATING EXPENSES	188,893.71	164,374.00	-24,519.71	986,240.00
NET INCOME	-12,897.57	0.00	-12,897.57	0.00

## Southside Scattered Sites

### Income Statement

Period = Oct 2025-Nov 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	35,169.00	35,554.00	-385.00	213,324.00
Utility Reimb.-LIPH	-8,480.00	-6,516.00	-1,964.00	-39,096.00
Total Rental Income	26,689.00	29,038.00	-2,349.00	174,228.00
Other Tenant Income				
Laundry and Vending	0.00	1,334.00	-1,334.00	8,000.00
Cleaning Fee	25.00	0.00	25.00	0.00
Late Charges	1,440.00	834.00	606.00	5,000.00
Legal Fees - Tenant	0.00	416.00	-416.00	2,500.00
Vacate Charges	140.00	0.00	140.00	0.00
Total Other Tenant Income	1,605.00	2,584.00	-979.00	15,500.00
NET TENANT INCOME	28,294.00	31,622.00	-3,328.00	189,728.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	123,588.66	148,114.00	-24,525.34	888,687.00
Allocated Interest Income	0.00	6.00	-6.00	37.00
Fraud Recovery PH	-2,336.00	0.00	-2,336.00	0.00
Allocated Other Income	363.24	1,056.00	-692.76	6,337.00
TOTAL GRANT AND OTHER INCOME	121,615.90	149,176.00	-27,560.10	895,061.00
TOTAL INCOME	149,909.90	180,798.00	-30,888.10	1,084,789.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	25,126.66	50,698.00	25,571.34	304,193.00
TOTAL TENANT SERVICES EXPENSES	348.30	2,770.00	2,421.70	16,613.00
TOTAL UTILITY EXPENSES	15,667.19	36,492.00	20,824.81	218,959.00
Total Maint Salaries	10,769.70	38,628.00	27,858.30	231,774.00
Total Materials	2,874.22	7,362.00	4,487.78	44,180.00
Total Contract Costs	6,052.43	25,036.00	18,983.57	150,220.00
TOTAL MAINTENACE EXPENSES	19,696.35	71,026.00	51,329.65	426,174.00
TOTAL PROTECTIVE SERVICES	0.00	200.00	200.00	1,200.00
TOTAL INSURANCE PREMIUMS	73,809.72	18,692.00	-55,117.72	112,150.00
TOTAL GENERAL EXPENSES	24.39	916.00	891.61	5,500.00
TOTAL OPERATING EXPENSES	134,672.61	180,798.00	46,121.39	1,084,789.00
NET INCOME	15,237.29	0.00	15,235.29	0.00

# King Louis Square III

## Income Statement

Period = Oct 2025-Nov 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
TENANT INCOME				
Tenant Rent	9,928.00	9,650.00	278.00	57,900.00
Utility Reimb.-LIPH	-1,930.00	-1,932.00	2.00	-11,592.00
Total Rental Income	7,998.00	7,718.00	280.00	46,308.00
Other Tenant Income				
Late Charges	90.00	166.00	-76.00	1,000.00
Total Other Tenant Income	90.00	166.00	-76.00	1,000.00
NET TENANT INCOME	8,088.00	7,884.00	204.00	47,308.00
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	21,854.00	26,032.00	-4,178.00	156,183.00
Allocated Interest Income	0.00	0.00	0.00	9.00
Fraud Recovery PH	-68.00	0.00	-68.00	0.00
Allocated Other Income	89.61	260.00	-170.39	1,563.00
TOTAL GRANT AND OTHER INCOME	21,875.61	26,292.00	-4,416.39	157,755.00
TOTAL INCOME	29,963.61	34,176.00	-4,212.39	205,063.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,424.22	6,356.00	4,931.78	38,149.00
TOTAL TENANT SERVICES EXPENSES	85.93	1,560.00	1,474.07	9,353.00
TOTAL UTILITY EXPENSES	1,745.43	6,000.00	4,254.57	36,000.00
Total General Maint Expense	1,837.06	2,172.00	334.94	13,031.00
Total Materials	898.50	2,224.00	1,325.50	13,364.00
Total Contract Costs	2,874.50	7,914.00	5,039.50	47,480.00
TOTAL MAINTENACE EXPENSES	5,610.06	12,310.00	6,699.94	73,875.00
TOTAL PROTECTIVE SERVICES	0.00	3,884.00	3,884.00	23,304.00
TOTAL INSURANCE PREMIUMS	2,766.00	3,564.00	798.00	21,382.00
TOTAL GENERAL EXPENSES	0.00	500.00	500.00	3,000.00
TOTAL OPERATING EXPENSES	11,631.64	34,175.00	22,543.36	205,063.00
NET INCOME	18,331.97	1.00	18,330.97	0.00

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

Period = Oct 2025-Nov 2025

Book = Accrual

**Murphy Park I (44)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	89,334.00	12,972.00	76,362.00	77,837.20
Investment Inc -Restricted Non-Allocated	49.56	0.00	49.56	0.00
TOTAL GRANT AND OTHER INCOME	89,383.56	12,972.00	76,411.56	77,837.20
TOTAL INCOME	89,383.56	12,972.00	76,411.56	77,837.20
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	2,818.70	10,358.00	7,539.30	62,148.20
TOTAL UTILITY EXPENSES	24,477.16	0.00	-24,477.16	0.00
TOTAL INSURANCE PREMIUMS	1,120.66	1,318.00	197.34	7,913.00
TOTAL GENERAL EXPENSES	63,772.00	1,296.00	-62,476.00	7,776.00
TOTAL OPERATING EXPENSES	92,188.52	12,972.00	-79,216.52	77,837.20
NET INCOME	-2,804.96	0.00	-2,804.96	0.00

**Murphy Park II (45)**

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	63,658.00	7,836.00	55,822.00	47,013.68
Investment Inc -Restricted Non-Allocated	1,479.47	0.00	1,479.47	0.00
TOTAL GRANT AND OTHER INCOME	65,137.47	7,836.00	57,301.47	47,013.68
TOTAL INCOME	65,137.47	7,836.00	57,301.47	47,013.68
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,886.28	6,932.00	5,045.72	41,591.68
TOTAL UTILITY EXPENSES	16,687.84	0.00	-16,687.84	0.00
TOTAL INSURANCE PREMIUMS	994.16	904.00	-90.16	5,422.00
TOTAL GENERAL EXPENSES	31,413.84	0.00	-31,413.84	0.00
TOTAL OPERATING EXPENSES	50,982.12	7,836.00	-43,146.12	47,013.68
NET INCOME	14,155.35	0.00	14,155.35	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2025-Nov 2025

Book = Accrual

### Murphy Park III (46)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	60,493.34	8,406.00	52,087.34	50,431.88
Investment Inc -Restricted Non-Allocated	0.00	0.00	0.00	0.00
TOTAL GRANT AND OTHER INCOME	60,493.34	8,406.00	52,087.34	50,431.88
TOTAL INCOME	60,493.34	8,406.00	52,087.34	50,431.88
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	2,021.46	7,496.00	5,474.54	44,972.88
TOTAL UTILITY EXPENSES	17,279.66	0.00	-17,279.66	0.00
TOTAL INSURANCE PREMIUMS	867.00	910.00	43.00	5,459.00
TOTAL GENERAL EXPENSES	38,842.34	0.00	-38,842.34	0.00
TOTAL OPERATING EXPENSES	59,010.46	8,406.00	-50,604.46	50,431.88
NET INCOME	1,482.88	0.00	1,482.88	0.00

### King Louis Square (47)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	19,809.34	9,314.00	10,495.34	55,883.00
Investment Inc -Restricted Non-Allocated	5.06	0.00	5.06	0.00
TOTAL GRANT AND OTHER INCOME	19,814.40	9,314.00	10,500.40	55,883.00
TOTAL INCOME	19,814.40	9,314.00	10,500.40	55,883.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	866.15	2,958.00	2,091.85	17,742.68
TOTAL UTILITY EXPENSES	2,266.66	0.00	-2,266.66	0.00
TOTAL PROTECTIVE SERVICES	0.00	5,826.00	5,826.00	34,956.00
TOTAL INSURANCE PREMIUMS	647.66	530.00	-117.66	3,184.00
TOTAL GENERAL EXPENSES	10,198.34	0.00	-10,198.34	0.00
TOTAL OPERATING EXPENSES	13,978.81	9,314.00	-4,664.81	55,883.00
NET INCOME	5,835.59	0.00	5,835.59	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2025-Nov 2025

Book = Accrual

<b>Les Chateaux (48)</b>				
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	21,188.00	9,360.00	11,828.00	56,156.85
TOTAL GRANT AND OTHER INCOME	21,188.00	9,360.00	11,828.00	56,156.85
TOTAL INCOME	21,188.00	9,360.00	11,828.00	56,156.85
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	737.74	2,314.00	1,576.26	13,883.85
TOTAL TENANT SERVICES EXPENSES	-960.00	100.00	1,060.00	600.00
TOTAL UTILITY EXPENSES	9,309.00	0.00	-9,309.00	0.00
TOTAL PROTECTIVE SERVICES	0.00	6,474.00	6,474.00	38,840.00
TOTAL INSURANCE PREMIUMS	374.16	472.00	97.84	2,833.00
TOTAL GENERAL EXPENSES	9,897.34	0.00	-9,897.34	0.00
TOTAL OPERATING EXPENSES	19,358.24	9,360.00	-9,998.24	56,156.85
NET INCOME	1,829.76	0.00	1,829.76	0.00

<b>King Louis Square II (49)</b>				
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	30,034.66	11,492.00	18,542.66	68,954.08
Investment Inc -Restricted Non-Allocated	3.14	0.00	3.14	0.00
TOTAL GRANT AND OTHER INCOME	30,037.80	11,492.00	18,545.80	68,954.08
TOTAL INCOME	30,037.80	11,492.00	18,545.80	68,954.08
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,093.90	3,738.00	2,644.10	22,429.08
TOTAL UTILITY EXPENSES	4,250.00	0.00	-4,250.00	0.00
TOTAL PROTECTIVE SERVICES	0.00	7,120.00	7,120.00	42,724.00
TOTAL INSURANCE PREMIUMS	574.84	634.00	59.16	3,801.00
TOTAL GENERAL EXPENSES	14,786.66	0.00	-14,786.66	0.00
TOTAL OPERATING EXPENSES	20,705.40	11,492.00	-9,213.40	68,954.08
NET INCOME	9,332.40	0.00	9,332.40	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2025-Nov 2025

Book = Accrual

### Renaissance PI @ Grand (50)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	42,883.34	17,642.00	25,241.34	105,853.08
TOTAL GRANT AND OTHER INCOME	42,883.34	17,642.00	25,241.34	105,853.08
TOTAL INCOME	42,883.34	17,642.00	25,241.34	105,853.08
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,796.94	6,570.00	4,773.06	39,418.08
TOTAL TENANT SERVICES EXPENSES	2,061.03	156.00	-1,905.03	930.00
TOTAL UTILITY EXPENSES	12,486.16	0.00	-12,486.16	0.00
TOTAL PROTECTIVE SERVICES	0.00	10,034.00	10,034.00	60,203.00
TOTAL INSURANCE PREMIUMS	708.66	884.00	175.34	5,302.00
TOTAL GENERAL EXPENSES	20,338.34	0.00	-20,338.34	0.00
TOTAL OPERATING EXPENSES	37,391.13	17,642.00	-19,749.13	105,853.08
NET INCOME	5,492.21	0.00	5,492.21	0.00

### Senior Living @ Renaissance Place (54)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	55,079.34	16,682.00	38,397.34	100,090.00
Investment Inc -Restricted Non-Allocated	2,822.70	0.00	2,822.70	0.00
TOTAL GRANT AND OTHER INCOME	57,902.04	16,682.00	41,220.04	100,090.00
TOTAL INCOME	57,902.04	16,682.00	41,220.04	100,090.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	951.17	3,468.00	2,516.83	20,806.64
TOTAL TENANT SERVICES EXPENSES	0.00	188.00	188.00	1,125.00
TOTAL UTILITY EXPENSES	17,573.50	0.00	-17,573.50	0.00
TOTAL PROTECTIVE SERVICES	0.00	12,138.00	12,138.00	72,825.00
TOTAL INSURANCE PREMIUMS	817.66	888.00	70.34	5,334.00
TOTAL GENERAL EXPENSES	26,161.66	0.00	-26,161.66	0.00
TOTAL OPERATING EXPENSES	45,503.99	16,682.00	-28,821.99	100,090.00
NET INCOME	12,398.05	0.00	12,398.05	0.00



## Mixed Finance Properties Income Statement

Period = Oct 2025-Nov 2025

Book = Accrual

### Gardens @ Reaissance Place (55)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	22,294.00	5,012.00	17,282.00	30,080.00
Investment Inc -Restricted Non-Allocated	292.65	0.00	292.65	0.00
TOTAL GRANT AND OTHER INCOME	22,586.65	5,012.00	17,574.65	30,080.00
TOTAL INCOME	22,586.65	5,012.00	17,574.65	30,080.00

### EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	318.12	1,034.00	715.88	6,205.40
TOTAL TENANT SERVICES EXPENSES	0.00	56.00	56.00	330.00
TOTAL UTILITY EXPENSES	6,607.34	0.00	-6,607.34	0.00
TOTAL PROTECTIVE SERVICES	0.00	3,560.00	3,560.00	21,363.00
TOTAL INSURANCE PREMIUMS	277.34	364.00	86.66	2,181.00
TOTAL GENERAL EXPENSES	9,288.00	0.00	-9,288.00	0.00
TOTAL OPERATING EXPENSES	16,490.80	5,012.00	-11,478.80	30,080.00
NET INCOME	6,095.85	0.00	6,095.85	0.00

### Vaughn Elderly -Cahill House (56)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	52,318.66	5,008.00	47,310.66	30,043.00
Investment Inc -Restricted Non-Allocated	4,046.97	0.00	4,046.97	0.00
TOTAL GRANT AND OTHER INCOME	56,365.63	5,008.00	51,357.63	30,043.00
TOTAL INCOME	56,365.63	5,008.00	51,357.63	30,043.00

### EXPENSES

TOTAL ADMINISTRATIVE EXPENSES	402.76	3,570.00	3,167.24	21,419.76
TOTAL TENANT SERVICES EXPENSES	-186.15	200.00	386.15	1,200.00
TOTAL UTILITY EXPENSES	22,277.50	0.00	-22,277.50	0.00
TOTAL INSURANCE PREMIUMS	935.66	1,238.00	302.34	7,423.00
TOTAL GENERAL EXPENSES	21,000.16	0.00	-21,000.16	0.00
TOTAL OPERATING EXPENSES	44,429.93	5,008.00	-39,421.93	30,043.00
NET INCOME	11,935.70	0.00	11,935.70	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2025-Nov 2025

Book = Accrual

### Reaissance Place @ Grand II (57)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	38,392.66	9,796.00	28,596.66	58,776.00
Investment Inc -Restricted Non-Allocated	659.56	0.00	659.56	0.00
TOTAL GRANT AND OTHER INCOME	39,052.22	9,796.00	29,256.22	58,776.00
TOTAL INCOME	39,052.22	9,796.00	29,256.22	58,776.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	919.88	3,364.00	2,444.12	20,187.60
TOTAL TENANT SERVICES EXPENSES	0.00	90.00	90.00	540.00
TOTAL UTILITY EXPENSES	10,138.66	0.00	-10,138.66	0.00
TOTAL PROTECTIVE SERVICES	0.00	5,826.00	5,826.00	34,956.00
TOTAL INSURANCE PREMIUMS	524.50	516.00	-8.50	3,092.00
TOTAL GENERAL EXPENSES	24,049.00	0.00	-24,049.00	0.00
TOTAL OPERATING EXPENSES	35,632.04	9,796.00	-25,836.04	58,775.60
NET INCOME	3,420.18	0.00	3,420.18	0.00

### Cambridge Heights (58)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	33,033.34	12,648.00	20,385.34	75,885.48
Investment Inc -Restricted Non-Allocated	1,842.96	0.00	1,842.96	0.00
TOTAL GRANT AND OTHER INCOME	34,876.30	12,648.00	22,228.30	75,885.48
TOTAL INCOME	34,876.30	12,648.00	22,228.30	75,885.48
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,221.35	4,428.00	3,206.65	26,559.48
TOTAL TENANT SERVICES EXPENSES	74.69	116.00	41.31	690.00
TOTAL UTILITY EXPENSES	12,935.00	0.00	-12,935.00	0.00
TOTAL PROTECTIVE SERVICES	0.00	7,444.00	7,444.00	44,667.00
TOTAL INSURANCE PREMIUMS	555.84	662.00	106.16	3,969.00
TOTAL GENERAL EXPENSES	23,136.52	0.00	-23,136.52	0.00
TOTAL OPERATING EXPENSES	37,923.40	12,649.00	-25,274.40	75,886.48
NET INCOME	-3,047.10	0.00	-3,047.10	0.00

# Mixed Finance Properties

## Income Statement

Period = Oct 2025-Nov 2025

Book = Accrual

### Reaissance Place @ Grand III (59)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	54,654.66	14,638.00	40,016.66	87,825.00
Investment Inc -Restricted Non-Allocated	715.39	0.00	715.39	0.00
TOTAL GRANT AND OTHER INCOME	55,370.05	14,638.00	40,732.05	87,825.00
TOTAL INCOME	55,370.05	14,638.00	40,732.05	87,825.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,564.58	5,720.00	4,155.42	34,315.08
TOTAL TENANT SERVICES EXPENSES	0.00	124.00	124.00	750.00
TOTAL UTILITY EXPENSES	13,696.16	0.00	-13,696.16	0.00
TOTAL PROTECTIVE SERVICES	0.00	8,092.00	8,092.00	48,551.00
TOTAL INSURANCE PREMIUMS	644.84	702.00	57.16	4,209.00
TOTAL GENERAL EXPENSES	29,751.50	0.00	-29,751.50	0.00
TOTAL OPERATING EXPENSES	45,657.08	14,638.00	-31,019.08	87,825.00
NET INCOME	9,712.97	0.00	9,712.97	0.00

### Cambridge Heights II (60)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	38,316.00	12,992.00	25,324.00	77,956.00
Investment Inc -Restricted Non-Allocated	643.22	0.00	643.22	0.00
TOTAL GRANT AND OTHER INCOME	38,959.22	12,992.00	25,967.22	77,956.00
TOTAL INCOME	38,959.22	12,992.00	25,967.22	77,956.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,446.85	5,246.00	3,799.15	31,478.00
TOTAL UTILITY EXPENSES	12,263.50	0.00	-12,263.50	0.00
TOTAL PROTECTIVE SERVICES	0.00	7,120.00	7,120.00	42,724.00
TOTAL INSURANCE PREMIUMS	591.50	626.00	34.50	3,754.00
TOTAL GENERAL EXPENSES	20,128.72	0.00	-20,128.72	0.00
TOTAL OPERATING EXPENSES	34,430.57	12,992.00	-21,438.57	77,956.00
NET INCOME	4,528.65	0.00	4,528.65	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2025-Nov 2025

Book = Accrual

### Kingsbury Terrace (61)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	81,895.32	52,658.00	29,237.32	315,943.00
Investment Inc -Restricted Non-Allocated	4,203.52	0.00	4,203.52	0.00
TOTAL GRANT AND OTHER INCOME	86,098.84	52,658.00	33,440.84	315,943.00
TOTAL INCOME	86,098.84	52,658.00	33,440.84	315,943.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,398.18	5,184.00	3,785.82	31,106.00
TOTAL TENANT SERVICES EXPENSES	0.00	1,500.00	1,500.00	9,000.00
TOTAL UTILITY EXPENSES	38,750.00	33,692.00	-5,058.00	202,157.00
TOTAL INSURANCE PREMIUMS	0.00	12,280.00	12,280.00	73,680.00
TOTAL GENERAL EXPENSES	65,905.16	0.00	-65,905.16	0.00
TOTAL OPERATING EXPENSES	106,053.34	52,657.00	-53,396.34	315,943.00
NET INCOME	-19,954.50	0.00	-19,954.50	0.00

### Sr. Living @ Cambridge Heights (62)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	35,286.00	16,462.00	18,824.00	98,772.00
Investment Inc -Restricted Non-Allocated	40.32	0.00	40.32	0.00
TOTAL GRANT AND OTHER INCOME	35,326.32	16,462.00	18,864.32	98,772.00
TOTAL INCOME	35,326.32	16,462.00	18,864.32	98,772.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	968.88	3,436.00	2,467.12	20,623.00
TOTAL UTILITY EXPENSES	20,091.00	0.00	-20,091.00	0.00
TOTAL PROTECTIVE SERVICES	0.00	12,138.00	12,138.00	72,825.00
TOTAL INSURANCE PREMIUMS	754.84	870.00	115.16	5,224.00
TOTAL GENERAL EXPENSES	6,859.16	0.00	-6,859.16	0.00
TOTAL OPERATING EXPENSES	28,673.88	16,462.00	-12,211.88	98,772.00
NET INCOME	6,652.44	0.00	6,652.44	0.00

## Mixed Finance Properties Income Statement

Period = Oct 2025-Nov 2025

Book = Accrual

### Arlington Grove (63)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	76,924.66	7,798.00	69,126.66	46,791.00
Investment Inc -Restricted Non-Allocated	39.80	0.00	39.80	0.00
TOTAL GRANT AND OTHER INCOME	76,964.46	7,798.00	69,166.46	46,791.00
TOTAL INCOME	76,964.46	7,798.00	69,166.46	46,791.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,883.09	6,826.00	4,942.91	40,962.00
TOTAL UTILITY EXPENSES	24,715.50	0.00	-24,715.50	0.00
TOTAL INSURANCE PREMIUMS	818.50	972.00	153.50	5,829.00
TOTAL GENERAL EXPENSES	37,662.16	0.00	-37,662.16	0.00
TOTAL OPERATING EXPENSES	65,079.25	7,798.00	-57,281.25	46,791.00
NET INCOME	11,885.21	0.00	11,885.21	0.00

### North Sarah (64)

	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	53,856.66	6,870.00	46,986.66	41,216.00
Investment Inc -Restricted Non-Allocated	17.24	0.00	17.24	0.00
TOTAL GRANT AND OTHER INCOME	53,873.90	6,870.00	47,003.90	41,216.00
TOTAL INCOME	53,873.90	6,870.00	47,003.90	41,216.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,587.02	5,886.00	4,298.98	35,324.00
TOTAL TENANT SERVICES EXPENSES	0.00	148.00	148.00	885.00
TOTAL UTILITY EXPENSES	11,113.34	0.00	-11,113.34	0.00
TOTAL INSURANCE PREMIUMS	748.34	834.00	85.66	5,007.00
TOTAL GENERAL EXPENSES	31,966.00	0.00	-31,966.00	0.00
TOTAL OPERATING EXPENSES	45,414.70	6,870.00	-38,544.70	41,216.00
NET INCOME	8,459.20	0.00	8,459.20	0.00

# Mixed Finance Properties

## Income Statement

Period = Oct 2025-Nov 2025

Book = Accrual

North Sarah II (65)				
	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	42,930.66	6,226.00	36,704.66	37,356.00
Investment Inc -Restricted Non-Allocated	51.81	0.00	51.81	0.00
TOTAL GRANT AND OTHER INCOME	42,982.47	6,226.00	36,756.47	37,356.00
TOTAL INCOME	42,982.47	6,226.00	36,756.47	37,356.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	1,072.13	3,974.00	2,901.87	23,845.00
TOTAL UTILITY EXPENSES	7,266.66	0.00	-7,266.66	0.00
TOTAL INSURANCE PREMIUMS	98.66	654.00	555.34	3,923.00
TOTAL GENERAL EXPENSES	20,315.20	1,598.00	-18,717.20	9,588.00
TOTAL OPERATING EXPENSES	28,752.65	6,226.00	-22,526.65	37,356.00
NET INCOME	14,229.82	0.00	14,229.82	0.00

North Sarah III (66)				
	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	28,829.34	3,662.00	25,167.34	21,968.00
Investment Inc -Restricted Non-Allocated	1,266.57	0.00	1,266.57	0.00
TOTAL GRANT AND OTHER INCOME	30,095.91	3,662.00	26,433.91	21,968.00
TOTAL INCOME	30,095.91	3,662.00	26,433.91	21,968.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	848.74	3,158.00	2,309.26	18,961.00
TOTAL UTILITY EXPENSES	5,413.34	0.00	-5,413.34	0.00
TOTAL INSURANCE PREMIUMS	850.66	502.00	-348.66	3,007.00
TOTAL GENERAL EXPENSES	23,896.16	0.00	-23,896.16	0.00
TOTAL OPERATING EXPENSES	31,008.90	3,662.00	-27,346.90	21,968.00
NET INCOME	-912.99	0.00	-912.99	0.00

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

Period = Oct 2025-Nov 2025

Book = Accrual

Preservation Square (67)				
	YTD Actual	YTD Budget	Variance	Annual Budget
<b>REVENUE</b>				
GRANT INCOME AND OTHER INCOME				
HUD PHA Operating Subsidy/CF Operations	14,723.34	2,484.00	12,239.34	14,903.00
Investment Inc -Restricted Non-Allocated	2.54	0.00	2.54	0.00
TOTAL GRANT AND OTHER INCOME	14,725.88	2,484.00	12,241.88	14,903.00
TOTAL INCOME	14,725.88	2,484.00	12,241.88	14,903.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	604.35	2,220.00	1,615.65	13,321.00
TOTAL UTILITY EXPENSES	2,712.50	0.00	-2,712.50	0.00
TOTAL INSURANCE PREMIUMS	528.50	264.00	-264.50	1,582.00
TOTAL GENERAL EXPENSES	11,160.00	0.00	-11,160.00	0.00
TOTAL OPERATING EXPENSES	15,005.35	2,484.00	-12,521.35	14,903.00
NET INCOME	-279.47	0.00	-279.47	0.00

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of November 30, 2025

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
Indicator #1 - Quick Ratio (QR)								
FDS #								
111 Cash -unrestricted		\$ 2,590,951.20	\$ 592,369.84	\$ 226,883.35	\$ 241,216.36	\$ 747,727.77	\$ 283,959.04	
114 Cash - tenant security deposits		\$ 21,072.43	24,057.85	\$ 37,021.27	\$ 30,441.09	\$ 50,641.33	\$ 23,342.70	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 33,482.30	\$ 69,941.89	\$ 49,152.55	\$ 22,335.25	\$ 70,233.38	\$ 7,140.00	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
135 Investments - restricted for pymt of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 535,610.40	\$ 155,353.98	\$ 117,637.78	\$ 109,004.84	\$ 290,871.82	\$ 107,792.98	
144 Inter-program due-from		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QR Numerator Total:		\$ 3,181,116.33	\$ 841,723.56	\$ 430,694.95	\$ 402,997.54	\$ 1,159,474.30	\$ 422,234.72	
310 Total Current Liabilities		\$ 53,517.00	\$ 64,685.34	\$ 51,178.30	\$ 41,169.00	\$ 82,753.64	\$ 40,635.39	
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds		\$ -		\$ -	\$ -	\$ -	\$ -	
QR Denominator Total:		\$ 53,517.00	\$ 64,685.34	\$ 51,178.30	\$ 41,169.00	\$ 82,753.64	\$ 40,635.39	
Quick Ratio:		59.44	13.01	8.42	9.79	14.01	10.39	
Quick Ratio Score (max points 12):		12	12	12	12	12	12	
Indicator #2 - Months Expendable Net Assets Ratio (MENAR)								
FDS #								
111 Cash -unrestricted		\$ 2,590,951.20	\$ 592,369.84	\$ 226,883.35	\$ 241,216.36	\$ 747,727.77	\$ 283,959.04	
114 Cash - tenant security deposits		\$ 21,072.43	\$ 24,057.85	\$ 37,021.27	\$ 30,441.09	\$ 50,641.33	\$ 23,342.70	
115 Cash - restircted for payment of current liability		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
120 Total Receivables		\$ 33,482.30	\$ 69,941.89	\$ 49,152.55	\$ 22,335.25	\$ 70,233.38	\$ 7,140.00	
131 Investments - unrestricted		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
142 Prepaid Expenses and Other Assets		\$ 535,610.40	\$ 155,353.98	\$ 117,637.78	\$ 109,004.84	\$ 290,871.82	\$ 107,792.98	
310 (-) Total Current Liabilities		\$ 53,517.00	\$ 297,146.96	\$ 51,178.30	\$ 41,169.00	\$ 82,753.64	\$ 40,635.39	
MENAR Numerator Total:		\$ 3,127,599.33	\$ 544,576.60	\$ 379,516.65	\$ 361,828.54	\$ 1,076,720.66	\$ 381,599.33	
Average Monthly Operating Expenses:								
96900 Total Operating Expenses		\$ 151,053.69	\$ 192,922.59	\$ 103,876.65	\$ 124,550.94	\$ 187,250.58	\$ 96,369.69	
97100 Extraordinary Maintenance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
97200 Causalty Losses Non-capitalized		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MENAR Denominator Total:		\$ 75,526.85	\$ 96,461.30	\$ 51,938.33	\$ 62,275.47	\$ 93,625.29	\$ 48,184.85	
MENAR:		41.41	5.65	7.31	5.81	11.50	7.92	
MENAR Score (max points 11):		11	11	11	11	11	11	



St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of November 30, 2025

		Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>								
FDS #	Adjusted Operating Income:							
97000	Excess Operating Revenue over Operating Expenses		\$ 247,030.73	\$ 5,072.73	\$ 23,321.23	\$ (15,159.86)	\$ 97,496.02	\$ 28,118.39
96700	Interest Expense and Amortization Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:			\$ 247,030.73	\$ 5,072.73	\$ 23,321.23	\$ (15,159.86)	\$ 97,496.02	\$ 28,118.39
Annual Debt Service excluding CFFP debt*								
96710	Interest on Mortgage (or bonds payable)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
96720	Interest on notes payable (short & long-term)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11020	Required Annual Debt Payments		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:			0	0	0	0	0	0
DSCR Score (max points 2):			2	2	2	2	2	2
<b>Overall AMP Score</b>								
Indicator #1 - Quick Ratio (QR)			12	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)			11	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)			2	2	2	2	2	2
Project FASS score			25	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)		199	19	21	18	17	35	20
Weighted Value (Project FASS score times number of units)		4966	477	519	450	413	877	504
Total number of units in PHA's portfolio		198.67	19	21	18	17	35	20
Overall AMPs Financial Condition Indicator Score		25.00	25.00	25.00	25.00	25.00	25.00	24.99
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>								

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
As of November 30, 2025

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Quick Ratio (QR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 955,323.12	\$ 1,086,582.70	\$ 580,044.72	\$ 1,036,305.48	\$ 392,453.48
114 Cash - tenant security deposits	\$ 40,081.50	\$ 17,045.00	\$ 31,294.50	\$ 30,478.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 17,850.12	\$ 18,731.75	\$ 49,536.81	\$ 17,829.48	\$ 3,903.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
135 Investments - restricted for pymt of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 252,651.81	\$ 161,835.37	\$ 198,693.92	\$ 300,983.45	\$ 32,768.53
144 Inter-program due-from	\$ -	\$ -	\$ -	\$ -	\$ -
<b>QR Numerator Total:</b>	<b>\$ 1,265,906.55</b>	<b>\$ 1,284,194.82</b>	<b>\$ 859,569.95</b>	<b>\$ 1,385,596.62</b>	<b>\$ 434,431.32</b>
310 Total Current Liabilities	\$ 61,149.00	\$ 628,145.95	\$ 38,702.29	\$ 70,591.20	\$ 7,570.37
343 CFFP Current Portion-long-term debt capital projects/mortgage revenue bonds	\$ -	\$ 580,000.00	\$ -		\$ -
<b>QR Denominator Total:</b>	<b>\$ 61,149.00</b>	<b>\$ 48,145.95</b>	<b>\$ 38,702.29</b>	<b>\$ 70,591.20</b>	<b>\$ 7,570.37</b>
<b>Quick Ratio:</b>	<b>20.70</b>	<b>26.67</b>	<b>22.21</b>	<b>19.63</b>	<b>57.39</b>
<b>Quick Ratio Score (max points 12):</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
<b>Indicator #2 - Months Expendable Net Assets Ratio (MENAR)</b>					
<b>FDS #</b>					
111 Cash -unrestricted	\$ 955,323.12	\$ 1,086,582.70	\$ 580,044.72	\$ 1,036,305.48	\$ 392,453.48
114 Cash - tenant security deposits	\$ 40,081.50	\$ 17,045.00	\$ 31,294.50	\$ 30,478.21	\$ 5,306.00
115 Cash - restircted for payment of current liability	\$ -	\$ -	\$ -	\$ -	\$ -
120 Total Receivables	\$ 17,850.12	\$ 18,731.75	\$ 49,536.81	\$ 17,829.48	\$ 3,903.31
131 Investments - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ -
142 Prepaid Expenses and Other Assets	\$ 252,651.81	\$ 161,835.37	\$ 198,693.92	\$ 300,983.45	\$ 32,768.53
310 (-) Total Current Liabilities	\$ 61,149.00	\$ 48,145.95	\$ 38,702.29	\$ 70,591.20	\$ 7,570.37
<b>MENAR Numerator Total:</b>	<b>\$ 1,204,757.55</b>	<b>\$ 1,236,048.87</b>	<b>\$ 820,867.66</b>	<b>\$ 1,315,005.42</b>	<b>\$ 426,860.95</b>
<b>Average Monthly Operating Expenses:</b>					
96900 Total Operating Expenses	\$ 102,482.37	\$ 66,446.23	\$ 134,672.61	\$ 188,893.71	\$ 11,631.64
97100 Extraordinary Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
97200 Causalty Losses Non-capitalized	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MENAR Denominator Total:</b>	<b>\$ 51,241.19</b>	<b>\$ 33,223.12</b>	<b>\$ 67,336.31</b>	<b>\$ 94,446.86</b>	<b>\$ 5,815.82</b>
<b>MENAR:</b>	<b>23.51</b>	<b>37.20</b>	<b>12.19</b>	<b>13.92</b>	<b>73.40</b>
<b>MENAR Score (max points 11):</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>

St. Louis Housing Authority  
Financial Condition Indicators-AMPs  
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	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #3 - Debt Service Coverage Ratio (DSCR)</b>					
FDS # Adjusted Operating Income:					
97000 Excess Operating Revenue over Operating Expenses	\$ 97,791.51	\$ 44,004.69	\$ 15,237.29	\$ (12,897.57)	\$ 18,331.97
96700 Interest Expense and Amortization Costs	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Numerator Total:	\$ 97,791.51	\$ 44,004.69	\$ 15,237.29	\$ (12,897.57)	\$ 18,331.97
Annual Debt Service excluding CFFP debt*					
96710 Interest on Mortgage (or bonds payable)	\$ -	\$ -	\$ -	\$ -	\$ -
96720 Interest on notes payable (short & long-term)	\$ -	\$ -	\$ -	\$ -	\$ -
11020 Required Annual Debt Payments	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR Denominator Total:	\$ -	\$ -	\$ -	\$ -	\$ -
DSCR:	0	0	0	0	0
DSCR Score (max points 2):	2	2	2	2	2
<b>Overall AMP Score</b>					
Indicator #1 - Quick Ratio (QR)	12	12	12	12	12
Indicator #2 - Months Exp. Net Assets Ratio (MENAR)	11	11	11	11	11
Indicator #3 - Debt Service Coverage Ratio (DSCR)	2	2	2	2	2
Project FASS score	25	25	25	25	25
Number of units in Project (FDS #11190 (UMA)/ 12)	25	10	20	11	4
Weighted Value (Project FASS score times number of units)	617	260	492	267	92
Total number of units in PHA's portfolio	25	10	20	11	4
Overall AMPs Financial Condition Indicator Score	25.00	24.96	25.00	25.00	25.00
<p>*The denominator of FDS lines items is derived from the Operations Column of the FDS</p>					

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
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	Total AMPs	Clinton Peabody AMP 000002	James House AMP 000010	Euclid Plaza Elderly AMP 000013	West Pine AMP 000017	Parkview Elderly AMP 000019	Badenhaus / Badenfest AMP 000028
<b>Indicator #1 - Occupancy Rate (OR)</b>							
FDS #							
11210 Unit Months Leased		195	233	209	192	390	223
OR Numerator Total:		195	233	209	192	390	223
11190 Unit Months Available		229	249	216	198	421	242
OR Denominator Total:		229	249	216	198	421	242
Occupancy Rate:		0.85153	0.93574	0.96759	0.96970	0.92637	0.92149
Occupancy Rate Score (max points 16):		0	4	12	12	4	4
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>							
FDS #							
(Maximum points 5)							
126 Accounts Receivable - Tenants		\$ 21,850.69	\$ 23,062.00	\$ 19,801.48	\$ 85,056.27	\$ 40,488.57	\$ 54,434.07
TAR Numerator Total:		\$ 21,850.69	\$ 23,062.00	\$ 19,801.48	\$ 85,056.27	\$ 40,488.57	\$ 54,434.07
70500 Total Tenant Revenue		\$ 32,382.00	\$ 270,030.00	\$ 281,757.00	\$ 264,282.00	\$ 616,215.00	\$ 254,346.00
TAR Denominator Total:		\$ 32,382.00	\$ 270,030.00	\$ 281,757.00	\$ 264,282.00	\$ 616,215.00	\$ 254,346.00
TAR:		67.0%	9.0%	7.0%	32.0%	7.0%	21.0%
TAR Score (max points 5):		0	5	5	2	5	2
<b>Indicator #3 - Accounts Payable (AP)</b>							
FDS #							
(Maximum points 4)							
312 Accounts Payable - Current		\$ 18,608.80	\$ 13,196.14	\$ 27,082.41	\$ 17,656.39	\$ 29,645.92	\$ 12,099.68
313 Accounts Payable - Past Due		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:		\$ 18,608.80	\$ 13,196.14	\$ 27,082.41	\$ 17,656.39	\$ 29,645.92	\$ 12,099.68
96900 Total Operating Expenses /12		\$ 75,526.85	\$ 96,461.30	\$ 51,938.33	\$ 62,275.47	\$ 93,625.29	\$ 48,184.85
AP Denominator Total:		\$ 75,526.85	\$ 96,461.30	\$ 51,938.33	\$ 62,275.47	\$ 93,625.29	\$ 48,184.85
AP:		0.25	0.14	0.52	0.28	0.32	0.25
AP Score (max points 4):		4	4	4	4	4	4
<b>Overall AMP Score</b>							
Indicator #1 - Occupancy Rate (OR)		0	4	12	12	4	4
Indicator #2 - Tenant Accounts Receivable (TAR)		0	5	5	2	5	2
Indicator #3 - Accounts Payable (AP)		4	4	4	4	4	4
Physical condition adjustment		1	1	1	1	1	1
Neighborhood environment adjustment		1	0	1	0	0	0
Project MASS score (Maximum points 25)		6	14	23	19	14	11
Number of units in Project	1340	196	126	108	99	266	117
Weighted Value (Project MASS score times number of units)	17592	1176	1764	2484	1881	3724	1287
Total number of units in PHA's portfolio	1340	196	126	108	99	266	117
Overall AMPs Management Operations Indicator Score:	13.13	6.00	14.00	23.00	19.00	14.00	11.00

St. Louis Housing Authority  
Management Operations Indicators-AMPs  
As of November 30, 2025

	LaSalle Park AMP 000034	Cochran Plaza AMP 000037	Southside Scattered Sites AMP 000038	Northside Scattered Sites AMP 000041	King Louis Square III AMP 000052
<b>Indicator #1 - Occupancy Rate (OR)</b>					
FDS #					
11210 Unit Months Leased	285	113	201	119	44
OR Numerator Total:	285	113	201	119	44
11190 Unit Months Available	296	125	236	128	44
OR Denominator Total:	296	125	236	128	44
Occupancy Rate:	0.96284	0.90400	0.85169	0.92969	1.00000
Occupancy Rate Score (max points 16):	12	1	0	4	16
<b>Indicator #2 - Tenant Accounts Receivable (TAR)</b>					
FDS # (Maximum points 5)					
126 Accounts Receivable - Tenants	\$ 47,833.87	\$ 21,074.00	\$ 8,506.00	\$ 86,213.03	\$ 4,214.00
TAR Numerator Total:	\$ 47,833.87	\$ 21,074.00	\$ 8,506.00	\$ 86,213.03	\$ 4,214.00
70500 Total Tenant Revenue	\$ 172,092.00	\$ 33,834.00	\$ 93,678.00	\$ 65,232.00	\$ 48,528.00
TAR Denominator Total:	\$ 172,092.00	\$ 33,834.00	\$ 93,678.00	\$ 65,232.00	\$ 48,528.00
TAR:	28.0%	62.0%	9.0%	132.0%	9.0%
TAR Score (max points 5):	2	0	5	0	5
<b>Indicator #3 - Accounts Payable (AP)</b>					
FDS # (Maximum points 4)					
312 Accounts Payable - Current	\$ 13,764.89	\$ 31,948.56	\$ 10,455.75	\$ 116,099.43	\$ 1,976.70
313 Accounts Payable - Past Due	\$ -	\$ -	\$ -	\$ -	\$ -
AP Numerator Total:	\$ 13,764.89	\$ 31,948.56	\$ 10,455.75	\$ 116,099.43	\$ 1,976.70
96900 Total Operating Expenses /12	\$ 51,241.19	\$ 33,223.12	\$ 67,336.31	\$ 94,446.86	\$ 5,815.82
AP Denominator Total:	\$ 51,241.19	\$ 33,223.12	\$ 67,336.31	\$ 94,446.86	\$ 5,815.82
AP:	0.27	0.96	0.16	1.23	0.34
AP Score (max points 4):	4	2	4	2	4
<b>Overall AMP Score</b>					
Indicator #1 - Occupancy Rate (OR)	12	1	0	4	16
Indicator #2 - Tenant Accounts Receivable (TAR)	2	0	5	0	5
Indicator #3 - Accounts Payable (AP)	4	2	4	2	4
Physical condition adjustment	1	1	1	1	0
Neighborhood environment adjustment	1	1	0	1	1
Project MASS score (Maximum points 25)	20	5	10	8	25
Number of units in Project	148	69	116	92	3
Weighted Value (Project MASS score times number of units)	2960	345	1160	736	75
Total number of units in PHA's portfolio	148	69	116	92	3
Overall AMPs Management Operations Indicator Score:	20.00	5.00	10.00	8.00	25.00

# **HOUSING CHOICE VOUCHER PROGRAM**

## SECTION 8 CASH ACTIVITY AS OF 11/30/2025

### CHECKING ACCOUNTS

#### VOUCHER PROGRAM

<b>BANK AND TYPE OF ACCOUNT</b>	<b>BALANCE</b>
BMO Harris Bank - CHECKING HAP	\$ 5,759,136.60

### INVESTMENTS

#### VOUCHER PROGRAM

<b>BANK AND TYPE OF INVESTMENT</b>	<b>MATURITY DATE</b>	<b>INTEREST RATE</b>	<b>VALUE AT ISSUE DATE</b>
BMO Harris Bank - F.S.S. ESCROW			\$ 165,641.02
	<b>TOTAL INVESTED</b>		<b>\$ 165,641.02</b>

# SLHA - Housing Choice Voucher Income Statement

Period = Oct 2025-Nov 2025

Book = Accrual

	YTD Actual	YTD Budget	Variance	Annual
<b>REVENUE</b>				
GRANT INCOME				
Section 8 HAP Earned	9,727,807.00	9,287,922.00	439,885.00	55,727,530.00
Section 8 Admin. Fee Income	865,739.00	753,700.00	112,039.00	4,522,203.00
Port-In Admin Fees Earned	1,301.94	0.00	1,301.94	0.00
Port In HAP Earned	28,363.00	0.00	28,363.00	0.00
TOTAL GRANT INCOME	10,623,210.94	10,041,622.00	581,588.94	60,249,733.00
OTHER INCOME				
Operating Shortfall Revenue	0.00	89,520.00	-89,520.00	537,115.00
TOTAL OTHER INCOME	0.00	89,520.00	-89,520.00	537,115.00
TOTAL INCOME	10,623,210.94	10,131,142.00	492,068.94	60,786,848.00
<b>EXPENSES</b>				
TOTAL ADMINISTRATIVE EXPENSES	431,596.26	772,830.00	341,233.74	4,636,959.00
TOTAL TENANT SERVICES EXPENSES	5,503.66	416.00	-5,087.66	2,500.00
TOTAL UTILITY EXPENSES	4,306.07	6,976.00	2,669.93	41,856.00
Total Materials	55.69	450.00	394.31	2,700.00
Total Contract Costs	5,099.95	10,058.00	4,958.05	60,342.00
TOTAL MAINTENACE EXPENSES	5,155.64	10,508.00	5,352.36	63,042.00
TOTAL PROTECTIVE SERVICES	5,989.32	6,440.00	450.68	38,640.00
TOTAL INSURANCE PREMIUMS	31,285.70	38,800.00	7,514.30	232,821.00
TOTAL GENERAL EXPENSES	30.27	7,250.00	7,219.73	43,500.00
TOTAL OPERATING EXPENSES	483,866.92	843,227.26	359,360.34	5,059,318.00
TOTAL HOUSING ASSISTANCE PAYMENTS	10,109,294.31	9,287,922.00	-821,372.31	55,727,530.00
TOTAL EXPENSES	10,593,161.23	10,131,142.00	-462,019.23	60,786,848.00
NET INCOME	30,049.71	0.00	30,049.71	0.00



## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: January 7, 2026

Subject: Housing Choice Voucher Board Report

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The Housing Choice Voucher (HCV) program is the Saint Louis Housing Authority's primary program for providing housing assistance to thousands of Saint Louis families.

### **HCV Programs**

The Department currently operates several general and special purpose voucher programs to meet a variety of housing needs:

#### **1) Housing Choice Voucher (Section 8)**

The general Section 8 program assists very low-income, elderly and disabled families in affording decent and safe housing in the private market. There are 5,759 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 325 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.

October 2025	November 2025	December 2025
100%	100%	100%

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

A briefing was held on December 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. Five referrals were received during the month of December.

## **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. Nine families are currently searching for a unit.

## **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, one referral was received and 23 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 18 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 82 Mainstream vouchers, with 56 active families under lease and six families are searching for housing. To promote maximum program utilization, HCV has taken the following steps: partnered with the Department of Human Services (DHS) to utilize available vouchers via the Emergency Winter Housing Pilot Program.

## **7) Tenant Protection Vouchers**

Tenant Protection Vouchers (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. Seven 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**

Five hundred thirty-three (533) annual recertifications were completed during this reporting period. Recertifications are being completed online using our new online recertification process. Currently, 149 annual recertifications are over 14 months past due. Staff is working to resolve outstanding recertifications by conducting weekly reviews of overdue recertifications.

#### **Housing Quality Standards Inspections**

During the reporting period, HCV conducted 351 inspections: 144 biennial inspections, 139 reinspection, 38 initial inspections, 10 quality control, one 24-hour emergency and 19 special inspections. This represents a constant tread in the number of inspections over the past three months.

	October 2025	November 2025	December 2025
Biennial Inspections	221	144	144
Reinspection	184	156	139
Initial Inspections	126	88	38
Quality Control	13	10	10
Special Inspections	27	15	19
24-hour emergency	0	0	1
Total	571	413	351

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

### **SEMAP Indicators**

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

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

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

### Rent Café

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

	October 2025	November 2025	December 2025
HCV Participants	4846	4851	4901
Landlords	1976	1981	1987
Total	6822	6832	6888

### 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, 70 participants are enrolled and approximately 31 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

**Demographic Report**  
**Housing Choice Voucher Program**  
December 1 - December 31, 2025

<b>HCV Programs</b>	<b>Disabled</b>	<b>Non-Disabled</b>	<b>Total</b>
Number of Families	2339	3250	5589
Average Length of Occupancy (Years)	6	4	5
Average Age of Head of Household	58	44	51
Average Household Income	\$15,017.18	\$ 15,332.71	\$15,174.94
Average Family Size	2	3	2
Average Age of Head of Household	58	44	51
Average Monthly Rent	\$242.72	\$270.83	\$256.77
Number of Head of Households Employed	2253	2279	2266
Number of Senior (62+) Head of Household	1096	326	1422
Average Age of Youth Family Members	10	10	10
Number of Youth Family Members (<18)	410	5159	5569

<b>Head of Household - Race / Ethnicity</b>	<b>Non Hispanic</b>	<b>Hispanic</b>	<b>Total</b>
American Indian or Alaska Native Only	11		11
Any Other Combination	10		10
Asian Only	10		10
Black/African American Only	5281	3	5284
Native Hawaiian/Other Pacific Islander Only	7	1	8
White Only	264	2	266
White, Black/African American	6		6
<b>Total</b>	<b>5589</b>	<b>6</b>	<b>5595</b>

**St. Louis Housing Authority**  
**December 2025 Housing Choice Voucher Inspections Activity Report**

	<b>Number Scheduled</b>	<b>Number Completed</b>	<b>Difference</b>	<b>Number Passed</b>	<b>Number Inconclusive</b>	<b>Number Failed</b>	<b>No Entry</b>	<b>Rescheduled</b>	<b>Vacant Unit</b>	<b>Number Canceled</b>	<b>Percent Complete</b>
Specials	19	19	0	2	0	13	3	0	0	1	100%
24 Hour Emergency	1	1	0	0	0	1	0	0	0	0	100%
Biennials	147	144	3	81	0	36	24	0	0	3	98%
Initials	38	38	0	0	0	0	0	0	0	0	100%
Reinspections	140	139	1	72	1	30	34	0	0	2	99%
Quality Control	10	10	0	8	0	0	0	0	0	2	100%
<b>Total</b>	<b>355</b>	<b>351</b>	<b>4</b>	<b>163</b>	<b>1</b>	<b>80</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>100%</b>

## Inspection Deficiency Statistical Report

Inspected Date: 12/01/2025 - 12/31/2025

Property: HCV

Primary Status: Fail

	Total Observations
Absent or insecure railings	1
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	1
All burners not working (all burners have to be operable)	10
All operating knobs must be present	1
Badly cracked outlet	2
Broken or frayed wire	1
Broken/missing steps or boards	3
Ceiling material is bulging and/or buckling and must be repaired	2
Ceiling surface is wet and has mold-like substances	15
Clogged	4
Cracked pane	6
Damaged floor boards	7
Does not shut	1
Door leading to outside or common public hall does not lock	1
Door lock(s) are not operable	4
Entry of significant ground water into unit (flooding of basement)	1
Evidence of severe leakage of water or the presence of sewer gas	2
Evidence of sewer back-up	6
Excessive paint issues	1
Exhaust fan is inoperable and must be repaired or replaced (Bathroom)	1
Falling material	15
Gutter in poor condition	1
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	1
Heating equipment not capable of providing adequate heat	16
Heavy accumulation of large piles of trash and garbage in or around unit	2
Holes or cracks	37
Holes or cracks - air penetration	1
Holes which are approximately 4" in diameter or larger (such as missing hot air register cover)	2
Internal water damage	1
Lack of security for the unit (24 hr)	2
Large cracks or holes	2
Large piles of garbage	1
Leaking	9
Leaks	5
Light fixture hanging from electrical wires without other firm support of fixture	1
Lock(s) not fasten securely to door	2
Lock(s) striker plate not operable or fasten securely to frame (jamb)	8
Locks exterior door	7
Locks porch	1
Loose sections of plaster which are in danger of falling	1
Major leak at main water drain and feed pipes	1
Many missing parts such as ceiling tile	1
Mechanism within toilet does not work	1
Missing cover plate	4
Missing cover plate on switch or outlets	2
Missing fixture	1
Missing handrail	2
Missing height protection	1
Missing outlet	2
Missing pane	1



No cold water	6
No fixture or outlet	5
No flush toilet	3
No hot water	6
No hot water (24hr)	3
No natural light	1
No outside/public entrance	5
No permanent fixture	3
No railing	2
No Refrigerator	1
No sink	3
No smoke detector	9
No storage space	7
No trash storage space	1
No tub or shower	4
No window or exhaust fan	1
Not connected to a system that delivers hot and cold running water	3
Not enough equipment	4
Not served by approvable system	2
Not weatherized	6
Not working	2
Obstacles prevent safe entrance or exit from unit (24 hr)	1
Oven does not work	7
Overloaded circuits evidenced by frequently "blown/tripped" fuses	2
Permanent floor covering or floor boards which present serious tripping hazards	1
Poor condition	2
Refrigerator not maintaining a low enough temperature to keep food from spoiling	3
Repair/replace leaking water heater	4
Roof in poor condition	6
Roof leaks	6
Severe buckling or movement under walking stress	2
Severe bulging	5
Severe floor damage caused by water from tub or shower	2
Severe leakage of water	1
Severe leaning	1
Severe structural defects indicating the potential for collapse	1
Sewer gas	2
Signs of rats, mice or vermin	4
Sink connectors have severe leakage of water or escape of sewer gas	2
Sink is not connected to a properly operating drain system	3
Sink is not connected to water system to provide hot or cold water	1
Smoke detector not working	9
Stove does not work	3
Stove is missing oven door handle	2
Temperature too high	3
There is no covered refuse disposal (covered dumpster, trash chute, local pick-up)	1
Toilet does not flush	2
Toilet does not work	11
Toilet is clogged	1
Tripping hazard	5
Undermining of footings, walls, posts or slabs	1
Unit cannot be entered without go through another unit	1
Unit has evidence of roach infestation	5
Unit has mice or rats as evidenced by mice and rat holes and or droppings	8
Unsafe hallway	4

Unsafely equipped	1
Unsafely installed	1
Unsecured handrail	1
Unsecured height protection	1
Unsupported fixture	4
Un-vented space or room heater	1
Wall holes allowing significant drafts to enter the unit	3
Water damage to interior ceiling (indicating leaks)	3
Window does not have a tight seal, allowing serious drafts to enter unit	1
Window not openable designed to be opened	1
Wires lying in or located near standing water or other unsafe places	1
<b>Total</b>	<b>408</b>

**FINANCE**

# St. Louis Housing Authority

## Balance Sheet

Period = Nov 2025

Book = Accrual

	Current Balance
<b>ASSETS</b>	
CURRENT ASSETS:	
CASH	
Unrestricted Cash	
Cash HCV Admin	5,305,740.75
Cash Non-Fed Gala Fundraiser	517.64
Cash SLHA Property Management	1,929,496.81
Petty Cash	500.00
Cash General Disbursing	14,044,784.14
Cash Non-Fed Rent	364,933.91
Cash-Non-Fed-Link Market	20,496.94
Cash Clinton Peabody TAB	2,845.21
Cash City Faces	24,679.97
Cash James House TAB	24,762.65
Cash Euclid TAB	43,506.30
Cash West Pine TAB	393.49
Cash Parkview TAB	53,428.52
Cash Lafayette Sr TAB	7,151.30
Cash California Gard TAB	3,503.55
Cash Badenhaus TAB	3,953.38
Cash LaSalle Youth Festival	1,629.32
Cash Les Chateaux TAB	61.51
Cash-Renaissance PL @ Grand	3,591.92
Cash -Kingsbury	4,307.12
Cash Cambridge Sr TAB	613.92
Cash Payroll	133,658.30
Total Unrestricted Cash	21,974,556.65
Restricted Cash	
Cash Restricted-Security Deposits	466.50
Cash Restricted-FSS Escrow	380,008.29
Cash Restricted-HAP	578,478.65
Cash Restricted-Trust/Escrow Reserves	3,505,766.84
Cash Restricted-SLHA Mgt Security Deposits	310,315.38
Cash Restricted-Endowment/Homeownership	849,620.11
Cash Restricted-Cochran Program Income	729,819.16
Cash Restricted-Rev Bonds Debt Service	37,475.86
Total Restricted Cash	6,391,950.79
TOTAL CASH	28,366,507.44

# St. Louis Housing Authority

## Balance Sheet

Period = Nov 2025

Book = Accrual

	Current Balance
<b>ACCOUNTS AND NOTES RECEIVABLE</b>	
A/R-Tenants	861,442.05
Allowance for Doubtful Accounts-Tenants	-81,749.45
A/R Repayment Agreement	29,173.31
A/R-HUD	14,268.02
A/R-Other	277,017.50
A/R-Other	3,832.00
A/R-Other-Section 8 Owners/Tenants	1,549,796.88
A/R Fraudulent	11,636.38
A/R Port Ins	32,703.70
Accrued Interest Receivable	3,734.90
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE</b>	<b>2,701,855.29</b>
<b>OTHER CURRENT ASSETS</b>	
Investments-Unrestricted	5,164,947.36
Investments-Restricted	897,892.19
Investments Restricted -WC Self Insurance	373,783.24
Prepaid Insurance Auto	59,679.08
Prepaid Insurance Property	726,320.44
Prepaid Insurance Liability	195,578.48
Prepaid Insurance Fidelity Bond	3,256.50
Prepaid Insurance Workers Comp	7,099.02
Insurance Surplus Deposits	1,409,454.77
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>8,838,011.08</b>
<b>TOTAL CURRENT ASSETS</b>	<b>39,906,373.81</b>
<b>NONCURRENT ASSETS:</b>	
<b>FIXED ASSETS</b>	
Development Cost	60,648,442.21
Development Cost Contra	-60,648,442.21
Land	13,227,104.61
Buildings	233,609,610.88
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	11,601,366.43
Construction in Progress	14,813,964.26
Accum Depreciation-Buildings	-193,465,495.18
Accum Depreciation-Furn & Equip Dwellings	-153,860.00
Accum Depreciation-Furn & Equip Nondwelling	-462,804.60

# St. Louis Housing Authority

## Balance Sheet

Period = Nov 2025

Book = Accrual

	Current Balance
Accum Depreciation-Vehicles	-349,860.92
Accum Depreciation-Leashold Improvements	-321,082.63
Accum Depreciation-Site Improvements	-4,900,212.96
Operations	13,997,535.90
Capital Funds Operations	2,055,857.00
Administration & Other Costs	5,838,787.71
Project Coordinator	710,613.82
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	5,578,229.86
Soft Cost Contra	-31,271,880.51
CFG-Hard Cost Contra	-15,775,194.55
CFG-Site Improvement	1,397,240.18
CFG-Site Improvement-Soft	102,524.51
CFG-Dwelling Structure	13,361,033.22
CFG-Dwelling Structure-Soft	132,380.89
CFG-Dwelling Equipment	298,542.33
CFG-Non-Dwelling Structure	63,540.00
CFG-Non-Dwelling Equipment	408,900.77
CFG_Non-Dwelling Equip-Soft	10,976.94
CFG - Demolition	960.00
CFG-Relocation	66,515.16
CFG-Bond Debt Obligation	5,290,366.00
CFG-Contra Bond Debt Obligation	-5,290,366.00
<b>TOTAL FIXED ASSETS (NET)</b>	<b>75,043,357.18</b>
<b>NOTES, LOANS &amp; MORTGAGES RECEIVABLE</b>	
Notes & Mortgages Receivable	110,729,848.09
Notes & Mortg Interest Receivable	2,078,066.85
Discount Notes/Amortization	-46,785,780.42
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	-569,417.00
Notes & Mortgages - SOLAR	5,608,174.00

# St. Louis Housing Authority

## Balance Sheet

Period = Nov 2025

Book = Accrual

	Current Balance
TOTAL NOTES, LOANS & MORTGAGE RECEIVABLE	71,856,543.19
OTHER ASSETS	
Right of Use Asset -Leases	151,306.88
Right of Use Asset -Leases	74,645.18
Right of Use- Accum/Amort-Leases	-144,770.10
Right of Use -Accum/Amort-Leases	-74,645.18
TOTAL OTHER ASSETS	6,536.78
TOTAL NONCURRENT ASSETS	146,906,437.15
TOTAL ASSETS	186,812,810.96

### LIABILITIES & EQUITY

#### LIABILITIES:

##### CURRENT LIABILITIES:

A/P Vendors and Contractors	-1,273,831.24
A/P Vendors -Non Control	1,551,630.88
A/P Vendors and Contractors	47,826.48
Tenant Security Deposits	177,997.58
Security Deposit Interest	220.97
Security Deposit Clearing Account	2,955.50
Security Deposit-Pet	-128.00
Garnishment Clearing Account	-2,025.13
United Way	1,182.45
Dental Deduction	-9,560.06
Union Dues	-922.62
United Negro College Fund	26.00
Arts & Education	77.40
Garnishments	153.24
Deferred Comp PEBSCO	-680.00
Retirement Pension	2,434.23
Deferred Comp SBG	0.03
Roth 457 Deduction SBG	1,485.52
Retirement Insurance	10,591.26
Section 125 Childcare Deduction	7,578.15
Section 125 Medical Deduction	5,201.54
Medical Insurance	-27,036.95
Long Term Disability	-4,977.93
Vision Insurance	-87.41
Voluntary/Term Life Ins Deduction	1,163.11
Colonial Life Ins Deduction	1,844.53
Landlord Back-up Withholdings	13,237.90
A/P -Other	1,880.00

# St. Louis Housing Authority

## Balance Sheet

Period = Nov 2025

Book = Accrual

	<b>Current Balance</b>
Current Portion of LT Debt - Bonds	950,000.00
Accrued Interest Payable-Bonds	0.75
Accrued Compensated Absences-Current	145,715.39
Lease Liability-Short Term	4,542.48
Prepaid Bank Rent-PNC	2,933.33
Tenant Prepaid Rents	37,605.86
Unearned Revenue -EHV	227,217.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,876,252.24</b>
 <b>NONCURRENT LIABILITIES:</b>	
Accrued Compensated Absences-LT	381,398.03
FSS Escrow	205,092.48
Lease Liability -Long Term	1,994.30
Bonds Payable-Long Term	995,000.00
Bonds LT-HUD Guaranteed Issued	116,802,000.00
Bonds LT_HUD Guarantee Retired	-116,802,000.00
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>1,583,484.81</b>
<b>TOTAL LIABILITIES</b>	<b>3,459,737.05</b>
 <b>EQUITY</b>	
<b>RESERVED FUND BALANCE:</b>	
Restricted Net Position	81,610,356.28
Restricted Net Position	57,113.72
<b>TOTAL RESERVED FUND BALANCE</b>	<b>81,667,470.00</b>
 <b>RETAINED EARNINGS:</b>	
Invested in Capital Assets-Net of Debt	69,063,135.19
Unrestricted Net Assets-Retained Earnings	29,744,321.07
Unrestricted Net Assets -Retained Earnings	2,878,147.65
<b>TOTAL RETAINED EARNINGS:</b>	<b>101,685,603.91</b>
<b>TOTAL EQUITY</b>	<b>183,353,073.91</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>186,812,810.96</b>



# St. Louis Housing Authority

## Income Statement

Period = Nov 2025

Book = Accrual

	Period to Date	Year to Date
<b>REVENUE &amp; EXPENSES</b>		
INCOME		
TENANT INCOME		
Rental Income		
Tenant Rent	195,698.50	404,374.00
Utility Reimb.-LIPH	-35,004.00	-71,940.00
Total Rental Income	160,694.50	332,434.00
Other Tenant Income		
Cleaning Fee	25.00	25.00
Damages/Maintenance	10.00	10.00
Late Charges	7,721.50	16,275.50
Legal Fees - Tenant	0.00	981.00
Misc.Tenant Income	-60.00	455.00
Vacate Charges	2,206.00	5,215.50
Total Other Tenant Income	9,902.50	22,962.00
NET TENANT INCOME	170,597.00	355,396.00
GRANT INCOME		
HUD PHA Operating Grants/!	942,715.86	1,883,917.71
HUD PHA Operating Grants/!	287,173.00	574,346.00
Section 8 HAP Earned	4,682,950.00	9,727,807.00
Section 8 Admin. Fee Income	471,879.00	865,739.00
Port-In Admin Fees Earned	777.90	1,301.94
Port In HAP Earned	15,439.00	28,363.00
Capital Fund Grants	662,007.53	865,714.63
Capital Fund Grants-Soft Cos	121,460.86	222,038.41
TOTAL GRANT INCOME	7,184,403.15	14,169,227.69
OTHER INCOME		
Investment Income - Unrest	21,387.73	44,331.71
Investment Inc -Restricted N	9,188.59	18,320.29
Fraud Recovery PH	-2,314.00	-11,636.50
Non-Dwelling Rent	1,177.00	2,354.00
Vending Income-James Hou	2,167.96	2,167.96
Vending Income-Parkview	7,174.85	7,617.91
Vending Income-Badenhaus	125.63	228.66
Vending Income -Kingsb	224.62	490.30
Contributions- Clinton Peabo	0.00	2,635.00
Contributions -LaSalle Yo	0.00	2,500.00
Other Miscellaneous Income	104,231.55	104,442.83
Other Income-Bank Rent	3,216.67	6,433.34
Pension Forfeitures	6,909.87	11,696.99
Insurance Proceeds	67,393.36	67,393.36
Insurance Proceeds	0.00	6,243.39
TOTAL OTHER INCOME	220,883.83	265,219.24
TOTAL INCOME	7,575,883.98	14,789,842.93

### EXPENSES

#### OPERATING EXPENSES

# St. Louis Housing Authority

## Income Statement

Period = Nov 2025

Book = Accrual

	Period to Date	Year to Date
<b>ADMINISTRATIVE</b>		
Administrative Salaries	261,046.43	438,367.59
Administrative Salaries	81,862.91	118,373.68
Administrative Salaries-P	6,235.60	10,155.52
Manager/Superintendent	0.00	1,031.24
Admin Salaries-Overtime	227.36	849.99
FICA	18,769.32	30,993.14
Health Benefits	40,672.24	67,130.14
Retirement Benefits	33,988.00	56,077.12
Unemployment Insurance	32.20	84.90
Long Term Disability	396.46	686.83
Dental	1,455.89	2,359.95
Cell Phones	1,018.72	1,690.55
Beneflex HSA	0.00	4,092.43
WC MO 2nd Injury Fund	0.00	13.63
WC Self-Insurers Qtrly T	0.00	210.15
FICA	5,577.22	8,595.24
Health Benefits	12,613.80	21,687.57
Retirement Benefits	8,536.81	13,883.33
Unemployment Insurance	105.47	184.97
Long Term Disability	71.40	122.93
Dental	564.71	946.74
Cell Phones	92.42	152.51
Total Administrative Salaries	473,266.96	777,690.15
<b>Legal Expense</b>		
Legal Services	-1,452.50	-1,452.50
Total Legal Expense	-1,452.50	-1,452.50
<b>Other Admin Expenses</b>		
Staff Training	0.00	-905.00
Travel/Mileage	2,857.09	6,968.55
Port Out Admin Fee Paid	4,283.23	9,261.20
Total Other Admin Expenses	7,140.32	15,324.75
<b>Miscellaneous Admin Expenses</b>		
Office Supplies	1,781.64	3,694.29
Office Supplies	414.47	589.06
Postage	0.00	3,600.00
Postage	225.00	225.00
Advertising	0.00	7,579.88
Fiscal Agent Fees	0.00	400.00
Printing & Publications	770.62	1,175.22
Printing & Publications	161.47	455.25
Membership Fees	1,149.00	1,149.00
Telephone	0.00	2,796.00
Telephone	13,359.62	15,966.50
Maint Agreement-Office I	0.00	1,850.00
Professional/Technical Se	105,794.46	186,070.16
Consultants-LaSalle Youtl	0.00	2,046.65
Software License Fees	353.44	645.52
Internet / Cable	210.00	4,462.06

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

Period = Nov 2025

Book = Accrual

	Period to Date	Year to Date
Computer Supplies	0.00	2,570.14
Computer Supplies	0.00	-619.90
Other Admin Expense	3,803.63	9,513.55
Other Admin Expense	0.00	11,133.82
Bank Fees	2,189.54	3,179.73
Bank Fees -FSS	0.00	163.90
Office Equipment Repairs	0.00	297.50
Subscription-News/Maga:	17.95	35.94
D/A Testings/Results	86.40	86.40
Copying Expense	0.00	4,296.26
Allocated OH-Administrat	693.47	2,875.59
Allocated OH-Tenant Ser	28.92	28.92
Allocated OH-Utilities Exp	61.89	1,076.52
Allocated OH-Materials E	0.00	13.92
Allocated OH-Maintenanc	318.20	936.72
Allocated OH-Protective S	437.74	798.58
Allocated OH-Insurance E	0.00	12,439.17
Allocated OH-General Exp	0.00	0.06
Total Miscellaneous Admin E	131,857.46	281,531.41
<b>TOTAL ADMINISTRATIVE EXPE</b>	<b>610,812.24</b>	<b>1,073,093.81</b>
<b>TENANT SERVICES</b>		
Tenant Services Salaries	5,295.36	8,737.34
FICA	404.06	666.70
Health Benefits	737.48	1,216.84
Retirement Benefits	704.54	1,162.49
Dental	16.61	38.20
Cell Phones	58.14	66.86
Relocation Costs	873.00	21,987.31
Tenant Srv Rec/Pub/Other	21.25	21.25
Tenant Srv Rec/Pub/Other-E	228.17	303.17
Tenant Srv Rec/Pub/Other-P	414.09	638.27
Tenant Srv Rec/Pub/Other-L	0.00	21.25
Tenant Srv Rec/Pub/Other-R	0.00	2,422.01
Tenant Srv Rec/Pub/Other	0.00	74.69
Landlord -Excess Damage R	5,200.00	5,200.00
Tenant Services Screening	1,055.58	1,230.58
Tenant Participation Funds	536.61	1,128.21
Tenant Srv Lobby Monitors	5,848.75	11,803.75
Tenant Services Other-Circle	800.00	2,516.23
<b>TOTAL TENANT SERVICES EXP</b>	<b>22,193.64</b>	<b>59,235.15</b>
<b>UTILITIES</b>		
Mixed Finance Utilities	146,155.24	292,310.48
Water	0.00	20,277.85
Electricity	42,242.04	112,269.24
Gas	6.25	6,987.56
Sewer	34,864.36	106,668.93
<b>TOTAL UTILITY EXPENSES</b>	<b>223,267.89</b>	<b>538,514.06</b>

# St. Louis Housing Authority

## Income Statement

Period = Nov 2025

Book = Accrual

	Period to Date	Year to Date
<b>MAINTENANCE AND OPERATIONS</b>		
General Maint Expense		
Maintenance -Salaries & Wages	62,918.92	104,622.74
Maint Labor -Janitorial Clerk	16,273.40	24,895.55
Maintenance Labor-Overtime	6,223.68	14,184.29
FICA	6,735.70	11,178.93
Health Benefits	13,341.70	23,006.25
Retirement Benefits	11,026.80	17,966.61
Unemployment Insurance	25.95	25.95
Long Term Disability	134.25	218.48
Dental	806.09	1,340.49
Cell Phones	84.16	138.85
Total General Maint Expense	117,570.65	197,578.14
Materials		
Materials-Custodial	0.00	78.90
Materials-Custodial	3,344.57	3,751.31
Materials-Electrical	1,648.12	1,648.12
Materials-Plumbing	946.46	946.46
Materials-Lawn/Grounds/	40.94	40.94
Materials-Other	1,633.12	1,633.12
Materials-HVAC	1,296.15	2,136.48
Materials-Appliances	575.97	1,929.09
Materials-Paint	30.76	30.76
Materials-Flooring	2,197.90	2,197.90
Materials-Cabinets/Count	920.83	947.83
Total Materials	12,634.82	15,340.91
Contract Costs		
Contract-Elevators	205.25	7,177.86
Contract-Trash Removal	568.51	1,563.13
Contract-Trash Removal	1,800.00	1,800.00
Contract-Custodian	0.00	2,847.50
Contract-Custodian	0.00	633.39
Contract-Plumbing	3,470.00	3,470.00
Contract-Plumbing	10,030.29	12,607.79
Contract-Grounds/Lawn	378.25	378.25
Contract-Grounds/Lawn	18,419.00	34,280.00
Contract-Auto Gas	1,289.77	1,289.77
Contract-Auto Gas	1,339.71	1,339.71
Contract-HVAC	0.00	1,570.00
Contract-HVAC	26,417.76	26,417.76
Contract-Fire Protection	0.00	283.75
Contract-Fire Protection	0.00	2,729.60
Contract-Vehicle Repairs	0.00	1,161.82
Contract-Vehicle Repairs	291.45	291.45
Contract-Other	603.72	603.72
Contract-Exterior Building	500.00	500.00
Contract-Electrical	195.00	2,381.09
Contract-Pest Control/Ex	238.85	588.20

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

Period = Nov 2025

Book = Accrual

	Period to Date	Year to Date
Contract-Pest Control/Ext	3,963.48	8,040.48
Contract-Flooring Installa	3,898.00	3,898.00
Contract-Painting/Wall R	5,590.00	7,840.00
Contr-Cabinet/Counters/I	1,145.00	1,145.00
Contract-Lease Automobi	2,320.00	966.24
Contract-Bed Bug Eradic	0.00	2,675.00
Contracts -Disaster Relief	177,886.95	180,099.55
Total Contract Costs	260,550.99	308,579.06
TOTAL MAINTENACE EXPENSE	390,756.46	521,498.11
PROTECTIVE SERVICES		
Security Alarm Service	400.00	400.00
Security/Law Enforcement	39,023.35	92,335.41
Security Enforcement/Sec G	3,939.62	7,187.18
TOTAL PROTECTIVE SERVICES	43,362.97	99,922.59
INSURANCE PREMIUMS		
Workers Comp Claims	8,653.75	72,431.37
Auto Insurance	5,967.90	14,796.64
Property Insurance	72,632.04	145,264.11
Cyber Security Insurance	0.00	12,095.16
Fidelity Bond Insurance	325.65	651.30
Liability Insurance	19,557.86	39,366.72
Excess Workers Comp Insur	7,098.98	14,197.96
TOTAL INSURANCE PREMIUMS	114,236.18	298,803.26
GENERAL EXPENSES		
Other General Expense	269,403.56	534,429.41
Other General Exp-Disaster I	1,407.95	1,407.95
PH FSS Escrow Expense	1,581.99	15,974.60
TOTAL GENERAL EXPENSES	272,393.50	551,811.96
TOTAL OPERATING EXPENSES	1,677,022.88	3,142,878.94
HOUSING ASSISTANCE PAYMENTS		
Housing Assistance Payment	4,712,580.00	9,392,141.00
Tenant Utility Payments-Vou	207,648.00	424,241.00
Portable Out HAP Payments	124,809.00	277,757.26
FSS Escrow Payments	5,601.05	15,155.05
TOTAL HOUSING ASSISTANCE	5,050,638.05	10,109,294.31
OTHER FINANCING SOURCES		
Equity Transfer Capital Asset	662,007.53	865,714.63
Equity Transfer Capital Asset	662,007.53	865,714.63
TOTAL OTHER FINANCING SOL	0.00	0.00
UTILITY CONSUMPTION		
Water Consumption	7,988.11	7,988.11
Water Consumption Contra	7,988.11	7,988.11
Electric Consumption	409,216.00	922,570.00

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

Period = Nov 2025

Book = Accrual

	<b>Period to Date</b>	<b>Year to Date</b>
Electric Consumption Contra	408,967.27	922,569.71
Gas Consumption	0.00	6,305.00
Gas Consumption Contra	0.00	6,305.00
Sewer Consumption	5,083.00	14,886.00
Sewer Consumption Contra	5,083.00	14,886.00
TOTAL UTILITY CONSUMPTION	0.00	0.00
TOTAL EXPENSES	6,727,909.66	13,252,173.54
NET INCOME	847,974.32	1,537,669.39

# DEVELOPMENT

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

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

Date: January 7, 2026

Subject: Development and Modernization Department Board Report

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

### General

RD 22-03 – Clinton-Peabody Apartments Redevelopment – The Clinton-Peabody TAB initiated planning for a holiday event to be held at the Al Chappelle Community Center. Through the months of August through November, the TAB, SLHA's Resident Initiatives Department, POAH and Key Strategic Group have been planning the "All Aboard the Holiday Express" party for residents of Clinton-Peabody, LaSalle Park and King Louis Square III. This event occurred during our monthly resident engagement meeting on December 18, 2025. Prior to the festivities, residents got a brief update on redevelopment efforts, but the rest of the time was devoted to the holidays.

During the celebrations, residents were treated to a "Holiday Express" experience, including golden tickets, train conductors, a mock train set up for photo opportunities, and of course, Santa. Resident Initiatives also created a cupcake decorating station for the kids. There were many donated toys and gift cards given away at the event and a holiday dinner was provided for the residents.

Work on finishing the financial closing for Phase I will continue into January. The goal is to close on financing by the end of February so that construction can begin.

The next resident engagement meeting will be held on January 29, 2026.

### Rental Assistance Demonstration (RAD)

Parkview RAD Conversion – On December 9, 2025, the Missouri Housing Development Commission (MHDC) awarded SLHA almost \$9 million in tax credits and grant funding for the renovation of Parkview Elderly Apartments. This major award will facilitate a \$54 million renovation of Parkview and set the property up for success for decades to come. The public



housing units in the building will be converted to project-based vouchers through the Section 8 subsidy program.

Work on the construction documents to be used for bidding will begin in January 2026 and SLHA staff have scheduled a financial closing in the fourth quarter of the year.

King Louis Square (KLS) and King Louis Square II (KLSII) – Work continues on the closing for the MHDC financing and RAD conversion of these units.

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

Al Chappelle Roof Replacement – Development and Modernization staff have identified Raineri Construction as the lowest responsive bidder. SLHA is still working with the Community Development Administration to finalize a contract. That work is still ongoing and it is hoped to be wrapped up in January.

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. The contract with LPI was signed on December 18, 2025 and the work will begin in January 2026.

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. All units at Samuel Shepard received their new electrical appliances in December. Make-ready work will continue into January and work on Page Manor units will begin later in the month.

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 was severely damaged.

The design of the lightning protection system has been finalized and work was negatively affected by weather in December and will begin in January.

RD 24-13 PHA Wide Asphalt Shingle Roof Replacement – The work was delayed by weather in December, but will be completed in January.

RD 25-01 California Gardens Security Cameras (ESSG) 2024 – The contractor has completed about 90% of the cameras. The relocation of the conduit has been completed and the contractor will complete the install in January.

RD 25-06 Parkview Apartments First Floor Furniture – The delivery of the remaining furniture has been delayed pending completion of the first-floor renovation.

RD 25-02 West Pine Elevator Replacement – The contractor installed new gears, buttons and door hardware on the elevator they are working on. Work will continue well into 2026.

RD 24-07 Parkview Apartments First Floor Renovation – The new desk for the lobby was installed and most of the west wing work was also completed. This part of the project should be completed in January.

RD 24-08 Cochran Plaza Security Upgrades – The contractor was working through configuration issues with the system in December. The work is expected to be completed in January.

RD 23-03A Parkview Apartments Access Control System – The completion of this work is tied to the Parkview Lobby work and will be completed in 2026.

RD 22-10 The California Garden Fence Replacement and Security Upgrades – The issue with the strike plate was resolved in December and SLHA staff have completed the punch list. The contractor is working through those items and should be complete in January 2026.

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. The final unit was sold in December.

LaSaison Phase II – The developer is mobilizing for construction of the second phase.

## **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 is ongoing.

## Projects Ready for Close-Out

N/A

## Grant Applications

Community Development Administration (CDA) Vacant Unite Turn (VUT) Tornado Response Grant – Development and Modernization staff submitted a grant application to CDA in response to a NOFA requesting units that could be turned quickly. CDA awarded SLHA \$250,000 to turn 25 units.

## Solicitations

None.

## 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 will be put out to bid in the first quarter.

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 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**

N/A

DEVELOPMENT AND MODERNIZATION DECEMBER MONTHLY ACTIVITY REPORT

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Uploaded Questionnaire	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	7/14/2025	7/30/2025
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
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	45841	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
MO0010000028	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
MO0010000041	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	(CDA) Part 50 / Part 58	9/22/2020 / 9/26/25	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	11/1/2025	11/1/2027	TBD	St. Louis Design Alliance	5/22/2024	100%	100%	85%	40%	0%	TBD	TBD	TBD	TBD	TBD
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	2	3/3/2025	3/3/2027	TBD	St. Louis Design Alliance	3/27/2025	100%	100%	100%	100%	100%	N/A	N/A	(CDA) Part 58	9/26/2025	1/7/2025
MO0010000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/27/2025	100%	100%	100%	90%	0%	N/A	N/A	(CDA) TBD	TBD	TBD
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%	TBD	TBD	TBD	TBD	TBD
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	Hurst-Rosche, Inc.	4/18/2025	20%	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%	100%	100%	TBD	TBD	TBD	TBD	TBD

DEVELOPMENT AND MODERNIZATION DECEMBER MONTHLY ACTIVITY REPORT

Project Information						Acquisition Plan Info.					Contract Award & Performance Goals						
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	# of Construction/Contract Days	Estimate Value	Date to Advertise	Pre-Bid Mtg Date	Contract Date	Contract Award - General Contractor / Developer	Contract Amount	% Sec 3 Bus	MBE \$ (Value)	% MBE	WBE \$ (Value)	% WBE
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	730	\$ 1,000,000	6/26/2022	8/25/2022	4/3/2023	Hankins Const.	\$ 2,030,000	0.0%	\$29,975	1.4%	\$ -	0.0%
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	270	\$ 1,834,000	12/17/2023	1/9/2024	7/29/2024	Davinroy Mechanical Contractor	\$ 1,834,000	0	\$85,348	5%	\$ 15,800	1%
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	90	\$ 250,000	11/6/2022	11/17/2022	9/24/2023	Roady Exteriors	\$ 514,400	0%	\$ -	0%	\$ -	0%
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	365	\$ 1,271,329				Habitat for Humanity Saint Louis	\$ 409,250					
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	180	\$ 950,000	8/7/2025	8/5/2025	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	-
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	60	\$ 250,000	10/1/2023	10/12/2023	3/25/2024	LK Communications	\$ 218,112.00	0%	\$ -	0%	0	0%
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	180	\$ 700,000	2/26/2024	3/12/2024	TBD	Raineri Construction	\$ 611,979.00	16%	\$ 115,818	19%	\$ 121,275	20%
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	180	\$ 550,000	N/A	5/19/2025	6/6/2025	Roady Exteriors	\$ 601,000.00	0%	\$ -	0%	0	0%
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	120	\$ 500,000	4/14/2024	4/30/2024	9/6/2024	Utilitra	\$552,450.21	0%	\$147,725	29%	\$459,243.01	91%
MO001000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	60	\$ 210,000	N/A	11/19/2024 1/9/2025	2/21/2025	LPI Construction	\$200,137.00	TBD	\$ 200,137	100%	TBD	TBD
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	60	\$ 150,000	N/A	2/26/2025	4/29/2025	Utilitra, LLC	\$169,530.95	0%	\$ 77,633	46%	\$153,936.98	91%
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	546	\$ 1,000,000	12/1/2024	12/17/2024	4/4/2025	Hankins Construction	\$ 1,145,000.00	0%	\$ -	0%	\$ 8,914.00	1%
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	180	\$ 500,000	3/9/2025	3/18/2025	6/3/2025	Roady Exteriors	\$ 439,000.00	76%	\$ -	0%	\$ -	0%
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	180	\$ 820,300	5/14/2025	5/20/2025	TBD	Raineri Construction	\$ 1,384,765.00	TBD	\$ 296,824	21%	\$ 205,000	15%
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	PTAC/Unit repairs	3	28	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	90	\$ 250,000	7/9/2025	7/15/2025	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO0010000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	TBD	\$ 650,000	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	Elevator Replacement	3	0	TBD	\$ 700,000	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	TBD	TBD	TBD	TBD	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	120	\$ 640,000	11/3/2025	11/18/2025	TBD	TBD	TBD	TBD	N/A	N/A	N/A	N/A

DEVELOPMENT AND MODERNIZATION DECEMBER MONTHLY ACTIVITY REPORT

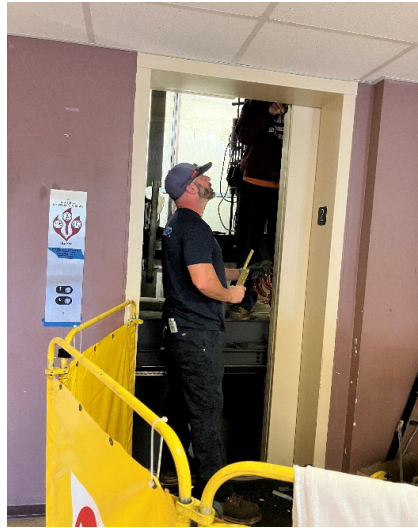
Project Information						Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion/Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original 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	85%	100%	12/17/2025
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	8/30/2024	5/27/2025	7/15/2025	9/30/2025	N/A	N/A	100%	100%	12/5/2025
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	6/13/2024	9/11/2024	9/1/2025	11/5/2025	N/A	N/A	100%	90%	
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%	
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	1/10/2025	7/9/2025	12/23/2025	TBD	N/A	N/A	100%	65%	
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	6/19/2025	12/16/2025	2/12/2025	TBD	N/A	N/A	100%	85%	
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%	95%	
MO001000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	2/21/2025	4/22/2025	9/30/2025	5/14/2025	TBD	TBD	100%	100%	12/16/2025
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	7/25/2025	9/23/2025	1/14/2026	TBD	N/A	N/A	100%	75%	
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	9/12/2025	3/12/2027	TBD	TBD	N/A	N/A	22%	35%	
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	10/21/2025	1/19/2026	TBD	TBD	N/A	N/A	87%	90%	
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	9/19/2025	3/25/2026	TBD	TBD	N/A	N/A	59%	25%	
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%	
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
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 DECEMBER MONTHLY ACTIVITY REPORT

Project Information						
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Monthly Narrative
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	The third and final elevator passed state inspection on May 27, 2025. Punchlist was completed on June 19. Closeout activities were completed December 17, 2025
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 were completed December 5, 2025.
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 occurred in October. The concrete and steel structural repair portions of the contract are being moved to a new project. Punchlist was performed November 5, 2025. Closeout is anticipated in January 2026.
N/A	Homeownership, La Saison	II	New Home Construction	5	5	Construction mobilization is anticipated first quarter of 2026.
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; review and coordination with CDA continue into 2026.
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 fom HUD.
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	The project is on hold pending completion of wiring.
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	Construction activities continue.
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	Installation of the Lightning Protection system is anticipated in January pending weather.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	Installation and configuration of the camera system was completed in November. Training and closeout activities are anticipated in January.
MO001000038	Folsom/Marie Fanger	N/A	Folsom/Marie Fanger Make Ready Units	2	3	Closeout activities were completed December 16, 2025.
MO0010000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	Construction completion is anticipated in January pending weather.
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	Mobilization occurred on September 12, 2025; construction is ongoing.
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	0	The contractor mobilized in October; construction completion is anticipated in January pending weather. Closeout activities are anticipated in February.
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26	Contract execution was executed in August. Mobilization was September 22, 2025. Work continues at Sam Shepard into January.
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	MHDC notified SLHA of tax credit award. Design activities will resume in January 2026.
MO001000019	Parkview Apartments	N/A	RAD Conversion: Garage Demo/Parking Lot construction	1	0	MHDC notified SLHA of tax credit award. Design activities will resume in January 2026.
MO0010000038	California Gardens	N/A	PTAC/Unit repairs	3	28	On hold
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	Two bids were received August 7, 2025. Notice of Award issued 9/5/25 to LPI Construction Management. Contract was executed with LPI Construction Management on December 18, 2025 for \$320,000.00.
MO0010000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	Design work is on hold pending remediation of water damage. Solicitation will go out to bid first quarter 22026.
MO0010000038	California Gardens	N/A	Elevator Replacement	3	0	On hold
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	Design Work is ongoing.



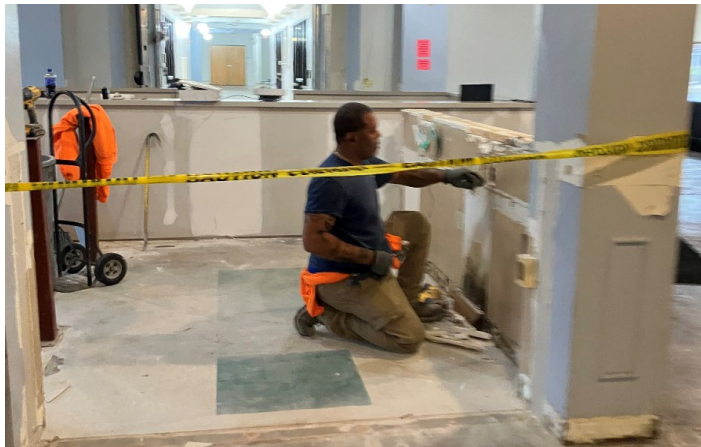
## DEVELOPMENT AND MODERNIZATION DECEMBER MONTHLY ACTIVITY REPORT



**West Pine Elevator Replacement**



**NSSS Electrification & Unit Repairs  
(Samuel Shepard)**



**Parkview First Floor Renovation**



**Northside Asphalt Roof Replacement  
(Badenhaus)**

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

AT 12/31/2025

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150117	558	294,831.00	294,831.00	0.00	294,831.00	0.00	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	1,785,875.00	0.00	1,785,875.00	0.00	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,787,844.00	0.00	8,787,844.00	0.00	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	9,020,933.00	0.00	8,748,648.19	272,284.81	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	8,728,496.82	902,281.18	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	8,415,222.89	590,356.11	6,088,846.58	2,916,732.42	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	14,695.36	505,604.64	7-Sep-2025	7-Sep-2027
MO36P00150124	571	9,250,628.00	4,433,663.24	4,816,964.76	3,135,825.60	6,114,802.40	5-May-2026	5-May-2028
MO36E00150124	572	206,295.00	196,718.08	9,576.92	45,626.21	160,668.79	19-Jun-2025	19-Jun-2026
MO36P00150125	573	9,280,621.00	1,925,412.00	7,355,209.00	0.00	9,280,621.00	13-May-2027	13-May-2029
<b>Totals</b>		\$66,498,481.00	\$53,726,374.21	\$5,416,897.79	\$46,345,485.76	\$10,872,374.24		
			<b>80.8%</b>		<b>69.7%</b>			

# **RESIDENT INITIATIVES**

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: January 7, 2026

Subject: Resident Initiatives Board Report

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In December 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
0	189	95%

### Resident Engagement

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

- Transportation (1)
- Utility Assistance (1)
- Food Assistance (1)
- Health and Wellness (1)

### Community Outreach

In December, the ROSS Coordinators attended the following events to increase program enrollment, support current participants and identify opportunities for partnerships:

#### 12/11/2025 - WashU West Pine Senior Holiday Outreach

In partnership with Washington University in St. Louis, Parkview Apartments and West Pine, seniors received a special holiday outreach event. WashU volunteers delivered holiday cheer through gift bags, photo opportunities and warm conversation. The Resident Initiatives team supported coordination efforts and ensured smooth distribution to participating residents.

### 12/19/2025 - James House Christmas Party

The ROSS team partnered with Property Management to host a holiday party for James House residents. The event included festive décor, holiday music and a variety of food and beverages. Staff and volunteers supported setup, guest engagement and activity facilitation to ensure a warm and joyful celebration for all attendees.

### **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 December, Circle of Friends (CoF) groups focused on hosting their regularly scheduled meetings for members. The Elderly and Disabled Services Coordinator also organized a birthday celebration for CoF participants with birthdays in the final quarter of the year. Additionally, SLHA seniors are continuing their second computer class at the Urban League. In January 2026, SLHA seniors will begin water aerobics classes at Tandy Community Center.

Pictured right: Circle of Friends participants celebrating December birthdays at the Catfish Kettle



### **Family Self Sufficiency**

As of December 2025, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had sixty-nine (69) participants, fourteen (14) with established escrow accounts and five (5) actively receiving a monthly escrow credit. In addition, there were seventy-three (73) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which twelve (12) have established escrow accounts and six (6) are receiving a monthly escrow credit. There was one voluntary exit from the HCV-FSS program. There were two (2) new participants enrolled in the FSS program – one (1) in HCV-FSS and one (1) in PH-FSS. There was one (1) graduate in the month of December, receiving an FSS escrow disbursement of \$17,474.01.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	69	14	1	14/20%	5/36%
PH	73	12	1	10/14%	6/60%



## TABs

The St. Louis Tenant Affairs Board is on holiday break until January 2026. They did not hold a monthly meeting in December, however, several SLHA TABs hosted holiday activities at their sites.

The Parkview TAB partnered with Property Management to host a Holiday Cheer event at their site. The gathering included festive decorations, holiday music and refreshments.



The ROSS team supported the Euclid Plaza TAB in organizing and hosting a Holiday Bingo event, offering residents a fun and festive opportunity to gather and socialize. Seasonal prizes, snacks and music added to the cheerful atmosphere

Pictured left: Euclid Plaza resident celebrating her win during Holiday Bingo hosted by the Euclid Plaza TAB.

The West Pine TAB partnered with Resident Initiatives and Property Management to provide each youth residing at their site with two wrapped toys.

The Renaissance Place Community Tenant Association hosted a holiday partner at their community building and youth and families. They partnered with Bethlehem Missionary Baptist Church, who donated more than 50 new coats for youth, and Ascend STL, who provided toys for kids.

Pictured Above: Staff of the St. Louis Housing Authority, Deacon Walter Buggs (Left) and Pastor Daryl Lee (Center) of Bethlehem Missionary Baptist Church delivering coats and toys to the President of the Renaissance Community Tenant Association.



The Clinton-Peabody TAB partnered with the St. Louis Housing Authority and Preservation for Affordable Housing to host “All Aboard the Holiday Express” for residents of Clinton-Peabody, King Louis III and Lafayette. The event featured themed decor, costumes, music and crafts. Each family received a bag of presents and household supplies. The Resident Initiatives Department received a mini grant from the Violence Prevention Commission to provide youth activities via Gamers Island and Behind it All Foundation. Pictured right: SLHA staff, Clinton-Peabody TAB President and partners with Santa (ROSS Coordinator Justin Mosley).



Pictured above: SLHA staff Kennel Barksdale (far left) and Reann Hines of Behind it All Foundation (far right) celebrating with residents as they receive raffle prizes, gifts and cupcakes at the Clinton-Peabody Holiday Party.



Pictured right: SLHA staff Lucius Bennett and Jason Hensley go all out with the Holiday Express theme – serving as conductors and punching golden tickets at the Clinton-Peabody Holiday Party.

### **Director's Activities**

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

In December, the Director focused on supporting the Election Judges and Credentials Committee with conducting and finalizing the Resident Commissioner's election.

#### **12/1/25 - Meeting with Election Judges**

The Director met with the Election Judges to finalize the volunteer schedule and day of logistics for the election.

#### **12/3/25 - Resident Commissioner Candidate Forum #2**

This was the second of three candidate forums organized by the Director. This forum was held at Badenhaus. All, but one, candidates attended. Due to the light resident attendance, the candidates spent time reviewing their questions for the upcoming forum.

#### **12/4/25 - Quarterly PCC Meeting - Bridge to Homeownership Convening**

The Resident Initiatives team partnered with HCV and SLHA Leadership to host a PCC meeting focused on the re-energized Bridge to Homeownership program. The meeting was open to PCC partners, as well as potential partners, that can assist with strengthening the program for SLHA families interested in purchasing a home.

#### 12/5/25 - Resident Commissioner Candidate Forum #3

This was the third and final candidate forums organized by the Director. This forum was held via zoom. All candidates, as well as several residents, attended.

#### 12/6/25 - Resident Commissioner Elections

Election day was held on a Saturday from 9 a.m. to 5 p.m. Polls were located at 15 SLHA sites and were managed by election judges from 100 Black Men and the League of Women Voters.

#### 12/10/25 - Coordinate Credentials Committee to Certify Election Results

The Director scheduled a meeting for the full Credentials Committee to certify the Resident Commissioner's election results.

#### 12/11/25 – Follow-Up with Harris Stowe State University (HSSU)

The Resident Initiatives team met with HSSU representatives to finalize proposed partnership opportunities for 2026.



**LEGAL**

## MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: January 7, 2026

Subject: Procurement Board Report

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### Capital Fund

#### A. Contracts Awarded

RD 25-22 Invitation for Bid for Lookaway Unit Repairs. 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 for five homes. The solicitation was issued on July 9, 2025. Bids were due on August 7, 2025. Two bids were received and a contract was executed with LPI Construction Management for \$320,000.

#### 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 on July 29, 2025. Bids were due on September 4, 2025. Two bids were received and are still being reviewed.

RD 26-02 Invitation for Bid for Parkview Unit Repair. The scope of work for this project will consist of the replacement/repair of all damaged flooring, walls, ceilings, electrical, light fixtures, plumbing, HVAC, and door and door hardware for forty (40) units in the Parkview Elderly Apartments. The solicitation was issued on November 3, 2025 and a pre-bid conference was held on November 18, 2025. Bids were due on December 16, 2025. Two bids were received and are still being reviewed.

## **Property Management**

### **A. Contracts Awarded**

- PM 25-32 Invitation for Snow and Ice Removal. The scope of work for this project will consist of snow and ice removal for the SLHA Property Management portfolio. Services will include clearing of parking lots and salting as required. The solicitation was issued on October 29, 2025. Bids were due on November 7, 2025. Two bids were received and a contract was awarded to Superior Construction for \$50,000.
- PM 26-16 Alarm Services. A contract was awarded to ACF Alarm Company for 24-hour security and fire-alarm monitoring at James House, Badenfest, Badenhau, Kingsbury Terrace and Euclid Plaza. The \$8,500 contract was awarded on December 8, 2025.
- PM 26-17 Alarm Services. A contract was awarded to Burnes-Citadel for 24-hour digital security monitoring and fire-alarm monitoring for the Northside Scattered Sites office located at 1007 N. Taylor. The \$4,300 contract was awarded on December 3, 2025.

### **B. Solicitations Pending**

- PM 25-34 Invitation for Bids for High-Rise Preventative Maintenance and Repairs. The scope of work for this project will consist of biannual inspections, routine maintenance and repairs to HVAC and/or boiler systems for SLHA's high-rise developments: James House, Euclid Plaza, Kingsbury Terrace, Parkview and West Pine. The solicitation was issued November 7, 2025. Bids were due on November 14, 2025. Three bids were received and are still being reviewed.
- PM 26-12 Invitation for Bids for Trash Out Services. The scope of work for this project will consist of trash and debris removal from vacant units. The solicitation was issued on December 2, 2025 and bids were due on December 15, 2025. No qualified bids were received. A solicitation will be reissued on January 7, 2026 and bids will be due on January 16, 2026.

## **Other Contracting Activity**

Resident Initiatives contracted with Gamers Island, LLC and Peacemaker Defense Group, LLC related to a Christmas event held on December 18, 2025 at the Al Chappelle Community Center. Gamers Island was awarded a contract for \$1,425 on December 17, 2025 to provide staffing equipment and entertainment services and Peacemaker Defense Group, LLC was awarded a contract for \$720 to provide security officers for the event.

# COMMUNICATIONS

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: January 7, 2026

Subject: Communications Board Report

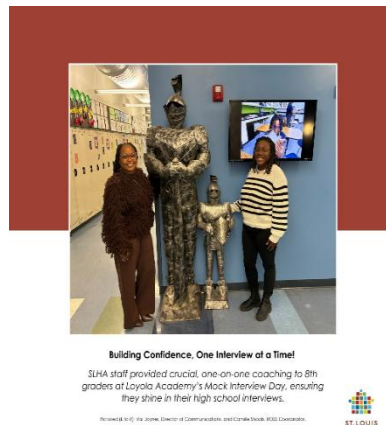
ACTIVITY	TOTAL	DETAILS
<a href="#">News and Announcements</a>		
Outreach	5	<ul style="list-style-type: none"> <li>Bridge to Homeownership</li> <li>SLHA and Loyola high school preparation</li> <li>Holiday Help for Seniors</li> <li>ASCEND Lighting Up the Holidays</li> <li>Clinton-Peabody Polar Express</li> </ul>
News coverage		
New Social Media Campaign(s)	1	Season of Gratitude highlighting giveback events
Facebook Posts	15	Highest Performing (Facebook) <ul style="list-style-type: none"> <li><a href="#">Q4 Staff Meeting</a> 5,633 Reach; 74 Engagements; 7 new follows</li> <li><a href="#">Hiring: Housing Specialist</a> 4,721 Reach; 26 Engagements; 4 new follows</li> </ul>
Twitter Posts	14	Highest Performing (Twitter) <ul style="list-style-type: none"> <li><a href="#">Hiring: HQS Inspector</a> 51 Impressions; 0 Engagement</li> <li><a href="#">Holiday Help for Seniors</a> 45 Impressions; 1 Engagement</li> </ul>
LinkedIn Posts	11	Highest Performing (LinkedIn) <ul style="list-style-type: none"> <li><a href="#">SLHA and Loyola Academy high school preparation</a> 122 Impressions; 7 Engagements</li> <li><a href="#">Hiring: Housing Specialist</a> 106 Impressions; 8 Engagements</li> </ul>

## Social media analytics:

<b>Facebook</b> <b>Total Followers: 3,707</b>	<b>DEC 2026</b>	<b>NOV 2025</b>	<b>OCT 2025</b>	<b>SEPT 2025</b>
Reach	21,498 (+96%)	10,977 (-9%)	12,011 (-18%)	14,693 (-67%)
Post Engagement	259 (+185%)	91 (-12%)	103 (-51%)	208 (-84%)
Visits	1,152 (+32%)	875 (+9%)	799 (-16%)	948 (-68%)
New Followers	108 (+33%)	81 (+127%)	18 (-44%)	32 (-85%)

<b>LinkedIn</b> <b>Total Followers: 530</b>	<b>DEC 2026</b>	<b>NOV 2025</b>	<b>OCT 2025</b>	<b>SEPT 2025</b>
Impressions	1,012 (+15%)	882 (-21%)	1,087 (-50%)	2,182 (+125%)
Page Views	94 (+9%)	86 (+39%)	58 (-33%)	86 (-18%)
Unique Visitors	37 (+12%)	33 (+20%)	27 (-25%)	36 (-5%)
Post Reactions	23 (-12%)	26 (+4%)	27 (-56%)	62 (210%)

## Monthly Highlights:



1. [Above and Beyond: Tameka Wicks](#)
2. [SLHA and Loyola Academy high school preparation](#)
3. [Holiday Help for SLHA Seniors](#)

# **HUMAN RESOURCES**

## MEMORANDUM

To: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: January 7, 2026

Subject: Human Resources Board Report

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### EMPLOYEE CENSUS AS OF DECEMBER 31, 2025

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

### STAFFING CHANGES

#### New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Terrance Winn	Janitor

#### New Employees Temporary Full-Time:

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

#### New Employees Regular Part-Time:

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

#### New Employees Temporary Part-Time:

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

#### Promotions:

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

#### Status Change Acting Positions:

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

#### Title Change:

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



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

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
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: 1****number of position vacancies carried over from previous month: 4****Applications****Received This Month****Position Vacancies Published this Month:**

Housing Specialist	38
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**Additional Applications Received this Month:**

Circle of Friends – Practicum	8
Director of Finance	10
HQS Inspector	12
Social Work Intern	19

**Position Applied for by Residents:**

None this reporting period.

**EEO COMPLAINTS:**

None this reporting period.

**EMPLOYEE TRAINING – LOCAL:**

<u>Name</u>	<u>Training</u>	<u>Hour</u>
5 SLHA Employees	Cyber Awareness Challenge 2025	1.20

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

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