



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: August 14, 2020

RE: August 18, 2020 CHA & CHALIS Board Meeting Agenda & Materials

Enclosed are the agenda packets for the CHA and CHALIS Board meetings next Tuesday, August 18, 2020. Included in the packet are staff memos and information related to each resolution. Please note the following:

Due to the COVID-19 pandemic, this meeting will be held virtually using the Zoom video conferencing feature. A link to log into the meeting will be sent to you through email.

CHA BOARD AGENDA ITEMS

Resolutions

- **Resolution 2851:** To approve the submission of a Family Self-Sufficiency grant application to HUD.
- **Resolution 2852:** To approve a revision to the CHA personnel policy related to equal employment opportunities.

BOARD REPORTS

- **Affordable Housing Initiative:** Enclosed is an update on the CHA Affordable Housing Initiative.
- **Building Expansion Report:** A progress report on planning for the building expansion is included.
- **Coronavirus (COVID-19) Response Report:** A report on the CHA's continuing response to the COVID-19 virus.
- **CHA Management Reports:** Public Housing & Affordable Housing Properties, Housing Choice Voucher Program, Human Services, and Safety.
- **CHA Financial Reports:** Enclosed are the financial reports for June 2020.
- **Current Events:** A report on current events is enclosed.

CHALIS BOARD AGENDA ITEMS

- **Resolution 117:** To approve the submission of a contract application to the City of Columbia for funding for our Moving Ahead After-School and Summer Program and our Money Smart Program.

Please contact me if you are unable to attend or have any questions or need additional information about any of the items on the meeting agenda.



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Open Meeting Notice

CHA Board of Commissioners Meeting

Date: Tuesday, August 18, 2020

Time: 5:30 p.m.

Place: Due to the COVID-19 pandemic, this will be a virtual meeting held through the Zoom video conferencing application. Those with computers with cameras may join with video and audio. Those without video access may listen in using computer audio or telephone. To receive an invitation to participate in the meeting send an email request to: columbiaha.info@gmail.com at least four (4) hours prior to the start of the meeting.

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of July 21, 2020 Open Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

RESOLUTIONS

Resolution 2851: To Approve the Submission of a Family Self-Sufficiency Grant Application to the U.S. Department of Housing and Urban Development to Fund Two Full-Time Family Self-Sufficiency Coordinator Positions at the Columbia Housing Authority in the Amount of \$110,000.

Resolution 2852: A Resolution to Approve a Revision to the Columbia Housing Authority Personnel Policy Related to Section III: Equal Employment Opportunities to Include Gender Identity and Socio-Economic Status.

REPORTS

- VI. Affordable Housing Initiative Report
- VII. Building Expansion Update
- VIII. Coronavirus (COVID-19) Response Report
- IX. Monthly Management Reports for Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, Human Services, and Safety.
- X. June 2020 Financial Report
- XI. Current Events

PUBLIC AND COMMISSIONER COMMENT

- XII. Public Comment (Limited to 5 minutes per speaker)

XIII. Commissioner Comment

XIV. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Ms. Charline Johns, Executive Assistant at (573) 443-2556, extension 1122, at least one working day prior to the meeting.
(Email: www.columbiaha.info@gmail.com)

Media Contact: Phil Steinhaus, CEO
Phone: (573) 443-2556
E-mail: www.columbiaha.info@gmail.com

A complete agenda packet is available for review at all CHA offices during regular business hours and posted on the CHA web site at: www.ColumbiaHA.com.



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING July 21, 2020 MEETING MINUTES

I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session via virtual meeting held through Zoom video conferencing application on June 16, 2020, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri, 65203. Mr. Hutton, Chair, called the meeting to order at 5:30 p.m.

II. Roll Call:

Present: Bob Hutton, Chair Commissioner
Robin Wenneker, Vice Chair Commissioner
Rigel Oliveri, Commissioner
Max Lewis, Commissioner

Absent: John French, Commissioner

CHA Staff: Phil Steinhaus, CEO
Renota Jenkins, Receptionist
Mary Harvey, Director of Finance
Andrea Tapia, Chief Operations Officer
Laura Lewis, Director of Affordable Housing Operations
Erin Friesz, Director of Human Services
Becky Markt, Former Director of Human Services

III. Adoption of Agenda:

Mr. Hutton called for a motion to approve the agenda. A motion was made by Mr. Lewis and second by Ms. Wenneker. All Commissioners voted "aye". Mr. Hutton declared the agenda adopted.

IV. Approval of June 16, 2020 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of June 16, 2020. A motion was made by Ms. Wenneker and second by Mr. Lewis. All Commissioners voted "aye" and Mr. Hutton declared the motion approved.

V. Public Comment.

There were no public comments.

RESOLUTIONS

VI. Resolution 2849: A Resolution Authorizing the Submission of Two City of Columbia Community Development Applications to Assist with the Construction of the Kinney Point Apartments Project: (1) \$250,000 for HOME Rental Production Funding for Construction and (2) \$100,000 Community Development Block Grant (CDBG) for Infrastructure Improvements.

Mr. Steinhaus reported that CHA was awarded CDBG and HOME funds last year for our Providence Walkway project. However, since the MHDC did not fund the Providence Walkway project, the CHA was not able to utilize these funds. Mr. Steinhaus explained that HOME funds can be used towards new construction and CDBG funds can't be used for new construction but can be used for infrastructure improvements such as sewer mains and lateral service lines. These funds will go toward the CHA's new Kinney Point project.

Mr. Hutton called for further discussion and there was none.

Mr. Hutton called for a motion to approve Resolution 2849 as presented. A motion was made by Mr. Hutton. Second by Mr. Lewis. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Wenneker, Lewis, Oliveri

No: None

VII. Resolution 2850: A Resolution Authorizing the Submission of a \$100,000 HOME grant application to the City of Columbia to provide a two-year tenant-based rental assistance (TBRA) program for difficult to house populations with barriers to other housing assistance programs.

Mr. Steinhaus reported that the CHA was awarded TBRA funds last year. Mr. Steinhaus explained that these funds would work just like Housing Choice Vouchers but would be used for individuals that are more difficult to house and would come with matching supportive services. Mr. Steinhaus noted that this program would be similar to the Continuum of Care and Veterans Affairs Supportive Housing (VASH) programs.

Mr. Hutton called for further discussion and there was none.

Mr. Hutton called for a motion to approve Resolution 2850 as presented. A motion was made by Mr. Lewis. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Wenneker, Hutton, Oliveri, Lewis

No: None

VIII. Affordable Housing Initiative Report.

Mr. Steinhaus reviewed the affordable housing initiative report, reporting that a second call with the City Planning Department staff is being arranged in order to review the design changes to the Kinney Point layout and the configuration of the duplexes on Trinity Place. Mr. Steinhaus indicated that the current master plan will have four phases with two being to have 36 units on Kinney Point and Northwest Trinity Place and 34 units on Southeast Trinity Place and Providence Walkway. Mr. Steinhaus reported that one of the main goals of the project is to achieve the correct size of each project to be within 30-50 units and also to end up with bare ground/empty units to demolish for the next phase of the plan. Mr. Steinhaus stated that a new Rental Assistance Demonstration (RAD) application has been submitted and CHA is just waiting on approval. Mr. Steinhaus noted that the cap on RAD units has been lifted, therefore the application for a multiphase award should be approved.

Mr. Hutton inquired as to whether Mr. Steinhaus had heard anything new from MHDC. Mr. Steinhaus reported that he had not but has heard that possibly state LIHTC funding will be included and hopes that there isn't a tight timeframe to get the applications submitted to MHDC.

IX. Building Expansion Update.

Mr. Steinhaus reported that the Opinion of Probable Costs has been finalized and signed July 15, 2020. Mr. Steinhaus indicated that a copy of the Opinion of Probable Costs and design alternatives was included in the packet. Mr. Steinhaus indicated that the design alternatives increased the estimated cost of the project to \$699,091, noting that the total projected project budget also includes fees for the architect, civil engineer and owner costs bringing the total to \$864,191. Mr. Steinhaus stated that two bid alternatives were also included for a total of \$12,790 which would be for a sidewalk with stairs and a dumpster pad.

Mr. Steinhaus reported that Ms. Harvey had adjusted her numbers and stated that CHA Affordable Housing Development would receive an additional \$205,000 pending deferred developer fees from Bryant Walkway and Bryant Walkway II, leaving \$79,769 available if costs should exceed the current estimate.

X. Coronavirus (COVID-19) Response Report.

Mr. Steinhaus reported that with the recent spike in COVID-19 cases in Boone County that the CHA will continue to limit in-person contact with participants, applicants and the public. Mr. Steinhaus explained that all intakes, briefings, annual recertifications and interim will be conducted via U.S. Postal Service, telephone and/or video conferencing. Mr. Steinhaus noted that if an in-office visit is approved CHA will follow the standard procedure of temperature taking, mask wearing, washing hands and social distancing in the training room only.

XI. Monthly Management Reports for Public Housing and Affordable Housing Properties, Housing Choice Voucher Programs, Resident Service, and Safety.

Mr. Steinhaus reviewed the property management report stating that AMP 1 occupancy is low with AMP 1 being low mainly due to these units being left vacant just in case the Providence Walkway Project was funded. Mr. Steinhaus stated that any properties that are left vacant for more than 60 days especially in the LIHTC properties hurt the percentages. Ms. Lewis explained that the percentages for some of the properties was due to the size of the property but stated that most of the properties are doing well. Ms. Lewis reported that the only property that would be under concern would be Paquin, stating that they have had mass briefings for this site and only two individuals showed up. Mr. Hutton inquired about the status of the waitlist. Ms. Lewis stated that the waitlist was decent but noted that for every 25 applicants pulled from Paquin waitlist, you may get 3 leased up and with every 50 files pulled from the family site waitlist, you may get 10 leased up. Ms. Lewis indicated that this is mainly due to the processing and wait time for the applicants because some have found other housing by the time their number has come up or may have forgotten to update their addresses, so that when their number does come up on the waitlist they are not able to respond to the letters. Ms. Tapia added that eligibility status is not determined until they are pulled from the waitlist.

Mr. Steinhaus reported that staff is continuing to do their best and manage things during these times with a significant increase in the Family Self-Sufficiency participation. Mr. Steinhaus stated that CHA has a new Family Self-Sufficiency Coordinator, Shantise Sipho and in March of 2020, the total number of participants enrolled were 97 and as of June 2020 there are 130 active FSS participants. Mr. Steinhaus reported that the first June 2020 FSS Graduate accomplished goals such as completed Money Smart, graduated from the

Nursing Program at Columbia College, obtained full-time employment in a hospital setting and increased her annual income from zero to \$63,074. Mr. Steinhaus reported that the second June 2020 FSS Graduate accomplished goals such as completing the Missouri Career Readiness Course, improved and maintained a high credit score, established a savings account, obtained full-time employment and increased annual income from \$1800 to \$34,080.

Mr. Steinhaus reported that the Continuum of Care program is under-leased but is certain that Ms. Stone, Special Programs Specialist, will be able to get those numbers back up. Mr. Steinhaus indicated that the 811 Mainstream Vouchers have been difficult to administer due to HUD regulations and the VASH program has about 35 vouchers to be issued due to the VA not being able to bring individuals over to get them leased up but the members of the functional task zero meetings will be working with the VA to get this issue resolved. Mr. Steinhaus explained that CHA is down about 265 HCV vouchers with 12 newly leased this month, 11 families looking for housing and 9 turnovers on the HCV report. Mr. Steinhaus reported that there were 32 vacancies throughout all of the LIHTC properties but have newly leased 18 units.

Regarding the Safety Department report, Mr. Steinhaus reported that there were 49 calls for law enforcement on CHA property last month, 65 medical calls at the family sites, 33 at Oak Towers, 28 at Paquin and none at Patriot Place. Mr. Steinhaus indicated that CHA Safety has completed 60 reports, 6 were check welfare and assist resident - medical. Mr. Steinhaus reported that the Safety Department is increasing parking surveillance, so that CHA ensures that residents will get use of the parking and also so that they can determine if CHA has the need to increase or decrease unauthorized guest investigations. Mr. Steinhaus stated that the Safety Department is seeing increases in request to handle calls that law enforcement has historically responded to.

XII. May 2020 Financial Reports.

Mr. Steinhaus reported that with the Coronavirus Aid, Relief, and Economic Security (CARES) Act, AMP 1 has up to \$55,851 in supplemental operating funds to address Coronavirus aid with sanitation supplies and masks. Mr. Steinhaus shared that a community partner had donated hand sanitizer to CHA at no cost. Mr. Steinhaus reviewed the financial reports from May 2020 for the properties and explained some of the surpluses and overages.

XIII. Current Events.

Mr. Steinhaus reported that the biggest event is that Ms. Markt is retiring, and Ms. Friesz will be replacing her. Mr. Steinhaus noted that Ms. Markt and himself have worked together for more than 15 years and he will truly miss Ms. Markt. Ms. Steinhaus indicated that CHA was featured in the Missourian regarding the Kinney Point Project. Mr. Steinhaus added that he believed that the article came out really nice.

XIV. Public Comment.

There was no public comment.

XV. Commissioner Comment.

All of the Commissioners thanked Ms. Markt on her work and wished her the best with her retirement. Ms. Wenneker thanked Ms. Markt for her dedication and passion to the community.

XVI. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Second by Mr. Lewis. Mr. Hutton called the meeting adjourned at 6:27 PM.

Bob Hutton, Chair

Date

Phil Steinhaus, Chief Executive Officer

Date

Certification of Public Notice

I, Phil Steinhaus, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on July 17, 2020, I posted public notice of the July 21, 2020 Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda were also distributed to the public upon request.

The complete agenda packet was available for review at all CHA offices during regular business hours and posted on the CHA web site at: www.ColumbiaHA.com.

Phil Steinhaus, Chief Executive Officer

Date



Housing Authority of the City of Columbia, Missouri

Board Resolution Staff Memo

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: August 18, 2020

RE: **Resolution 2851:** To Approve the Submission of a Family Self-Sufficiency Grant Application to the U.S. Department of Housing and Urban Development to Fund Two Full-Time Family Self-Sufficiency Coordinator Positions at the Columbia Housing Authority in the Amount of \$110,000

Family Self-Sufficiency (FSS) is a program that enables HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies.

Public Housing Agencies (PHAs) work in collaboration with a Program Coordinating Committee (PCC) to secure commitments of public and private resources for the operation of the FSS program, to develop the PHA's FSS Action Plan (the FSS policy framework), and to implement the program.

Once an eligible family is selected to participate in the program, the PHA, and the head of each participating family execute an FSS Contract of Participation that specifies the rights and responsibilities of both parties. The term of the FSS contract is generally 5 years, but it may be extended for another 2 years by the PHA for good cause.

The FSS contract also incorporates the family's individual training and services plan (ITSP). The ITSP is the document that records the plan for the family. That is, the series of intermediate and long-term goals and the steps the family needs to take – and the services and resources they may need to access – to achieve those goals.

The CHA's Family Self-Sufficiency grant application will fund the continuation of two full-time Family Self-Sufficiency Coordinator positions for 2021. The amount of the request is \$110,000.

CEO Recommendation: Approve Resolution 2851 to authorizing the submission of a Family Self-Sufficiency Grant application to the U.S. Department of Housing and Urban Development to fund two full-time Family Self-Sufficiency Coordinator positions at the Columbia Housing Authority in the amount of \$110,000.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2851

To Approve the Submission of a Family Self-Sufficiency Grant Application to the U.S. Department of Housing and Urban Development to Fund a Full-Time Family Self-Sufficiency Coordinator Position at the Columbia Housing Authority in the amount of \$ 110,000

WHEREAS: Family Self-Sufficiency (FSS) is a program that enables HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies; and

WHEREAS: Public Housing Agencies (PHAs) work in collaboration with a Program Coordinating Committee (PCC) to secure commitments of public and private resources for the operation of the FSS program, to develop the PHA's FSS Action Plan (the FSS policy framework), and to implement the program; and

WHEREAS: Once an eligible family is selected to participate in the program, the PHA, and the head of each participating family execute a FSS Contract of Participation that specifies the rights and responsibilities of both parties. The term of the FSS contract is generally 5 years, but it may be extended for another 2 years by the PHA for good cause; and

WHEREAS: The FSS contract also incorporates the family's individual training and services plan (ITSP). The ITSP is the document that records the plan for the family; and

WHEREAS: The CHA's Family Self-Sufficiency grant application will fund the continuation of two full-time Family Self-Sufficiency Coordinator positions for 2021. The amount of the request is \$110,000.

THEREFORE BE IT RESOLVED that the Board of Commissioners of the Columbia Housing Authority hereby adopts Resolution 2851 authorizing the submission of a Family Self-Sufficiency Grant application to the U.S. Department of Housing and Urban Development to fund two full-time Family Self-Sufficiency Coordinator positions at the Columbia Housing Authority in the amount of \$110,000.

BE IT FURTHER RESOLVED, that if the application be approved, this Resolution authorizes the execution of the Contract Award Agreement and related documents.

Bob Hutton, Chair

Phil Steinhaus, Secretary

Adopted August 18, 2020



Housing Authority of the City of Columbia, Missouri

Board Resolution Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: June 19, 2018

RE: **Resolution 2852:** A Resolution to Approve a Revision to the Columbia Housing Authority Personnel Policy Related to Section III: Equal Employment Opportunities to Include Gender Identity and Socio-Economic Status.

The last paragraph of the CHA's current personnel policy reads as follows regarding Equal Employment Opportunities:

CHA's policy is to select, place, train, and promote the best qualified individuals based upon relevant factors such as work quality, attitude, and experience, so as to provide equal employment opportunity for all employees in compliance with applicable local, state, and federal laws and without regard to non-work-related factors such as race, color, religion/creed, sex, pregnancy, national origin, age, disability, citizenship, marital status, sexual orientation. This equal opportunity policy applies to all CHA activities, including, but not limited to, recruiting, hiring, training, transfers, promotions, and benefits.

As our community culture of acceptance expands and becomes more diverse and protective of marginalized populations, the CHA feels that it is important to recognize gender identify and socio-economic status as factors that need to be included in the CHA personnel policy in the section regarding Equal Employment Opportunity. Gender identify is now included in the City of Columbia's Human Rights Ordinance and is also provided protections in HUD regulations.

The following changes are proposed to the CHA's personnel policy.

CHA's policy is to select, place, train, and promote the best qualified individuals based upon relevant factors such as work quality, attitude, and experience, so as to provide equal employment opportunity for all employees in compliance with applicable local, state, and federal laws and without regard to non-work-related factors such as race, color, religion/creed, sex, pregnancy, national origin, age, disability, citizenship, marital status, sexual orientation, gender identity or socio-economic status. This equal opportunity policy applies to all CHA activities, including, but not limited to, recruiting, hiring, training, transfers, promotions, and benefits.

CEO Recommendation: Adopt Resolution 2852 approving a resolution to approve a revision to the Columbia Housing Authority personnel policy related to Section III: Equal Employment Opportunities to include gender identity and socio-economic status.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION # 2852

A Resolution to Approve a Revision to the Columbia Housing Authority Personnel Policy Related to Section III: Equal Employment Opportunities to Include Gender Identity and Socio-Economic Status.

WHEREAS, the Housing Authority of the City of Columbia, Missouri, adopted a revised Personnel Policy by Resolution 2792 on June 19, 2018; and

WHEREAS, The Columbia Housing Authority's (CHA) personnel policy currently provides Equal Employment Opportunities protections for all employees without regard to non-work-related factors such as race, color, religion/creed, sex, pregnancy, national origin, age, disability, citizenship, marital status, sexual orientation; and

WHEREAS, As our community culture of acceptance expands and becomes more diverse and protective of marginalized populations, The CHA feels that it is important to recognize gender identify and socio-economic status as factors that need to be included in the CHA personnel policy in the section regarding Equal Employment Opportunity; and

WHEREAS, Gender identify is now included in the City of Columbia's Human Rights Ordinance and is also provided protections in HUD regulations;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution #2852 approving a revision to the Columbia Housing Authority Personnel Policy related to Section III: Equal Employment Opportunities to include gender identity and socio-economic status.

NOW, BE IT FUTHER RESOLVED that all previously adopted personnel policies and amendments are hereby rescinded, and a revised Personnel Policy dated August 18, 2020 is adopted, copy of which is incorporated by reference hereto and made a part hereof.

Bob Hutton, Chair

Phil Steinhaus, Secretary

Adopted August 18, 2020



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To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: August 18, 2020

RE: Affordable Housing Initiative Report

The following is a current status report for the Columbia Housing Authority's (CHA) Affordable Housing Initiative which includes any significant activity for the past month. All Affordable Housing Initiative reports and information (current and archived) are on our website at www.ColumbiaHA.com, under "What We Do" / "Affordable Housing Initiative".

To date the Columbia Housing Authority has renovated 597 units of public housing and constructed 25 new units for homeless Veterans.

Completed projects are as follows:

Project Name	Designation	# Units	Completion Date
Patriot Place Apartments	Housing for Homeless Veterans	25	April 2016
Stuart Parker Apartments	Renovated Public Housing	84	September 2017
Paquin Tower Apartments	Renovated Public Housing	200	September 2017
Bear Creek Apartments	Renovated Public Housing	76	October 2017
Oak Towers Apartments	Renovated Public Housing	147	October 2018
Bryant Walkway II Apartments	Renovated Public Housing	36	December 2018
Bryant Walkway Apartments	Renovated Public Housing	54	September 2019
Total Completed Affordable Housing Projects to Date:		622	

Purpose of this Report

This report is designed to communicate to two audiences: 1.) The CHA Board of Commissioners; and 2.) the general public, media, and other interested parties. With this in mind, the most recent activity is included in this report without a lot of background information as the CHA Board of Commissioners are well informed on this subject and has been receiving reports on a monthly basis. Recent activity is then followed by a more project summary report that provides the general public, media, and others a more detailed report providing a great deal of background information on our current projects.

Recent Activity (July - August 2020)

The most significant activities to occur in the past month include the following:

- CHA staff and A Civil Group staff held a plan review meeting on July 30, 2020 with city staff to review the revised layout plans for the Kinney Point project. Items identified by city staff include:
 - A tree preservation plan will be required.
 - Screening may be required on the northern property line of the Kinney Point property.
 - City staff would not support a rezoning request.
 - The CHA will not be able to build within 75' at the intersection of Garth and Sexton due to planned future improvements to the intersection which may include a roundabout in the future.
 - Parking calculations were a concern at the Kinney Point site.
 - There were no concerns expressed about the Trinity Place site, however our civil engineer believes there may be some stormwater retention issues at this site
- On August 6., 2020, the CHA received a Commitment to Enter into a Housing Assistance Program Contract (CHAP) from the HUD Rental Assistance Demonstration (RAD) program for our Kinney Point project.
- The Missouri Housing Development Commission (MHDC) is in the process of issuing its Qualified Allocation Plan for the low-income housing tax credit program. This year's LIHTC program includes both federal and state low-income housing tax credits. The state LIHTC funding is capped at 70% of the federal LIHTC cap. Applications are due October 30, 2020.

Project Summary

Trinity Place & Providence Walkway Apartments 2020

2020 Project

The CHA submitted applications for low-income housing tax credit (LIHTC) funding to the Missouri Housing Development Commission (MHDC) in 2018 and 2019 to renovate and replace respectively apartments in the Providence Walkway and Trinity Place areas. During our strategic planning review process of the 2018 and 2019 applications, it became apparent that we needed a master plan for our final 120 public housing units that would result in new construction on bare ground for each project, if possible. If the CHA is to proceed with new construction for our final 120 public housing units, being able to build on bare ground helps to resolve two major issues:

1. **Relocation Issues:** Building new apartments allows the CHA to easily relocate our residents once the new units are completed with minimal interruption in their daily lives. The one downside is that children in these families might have to change schools.
2. **LIHTC Construction Timing Issues:** The LIHTC program requires that construction be completed, and units filled within a two-year (24 months) time frame. Tearing down and replacing existing units that are partially occupied make this a near impossible feat. It would be a formidable task to relocate all the residents from the property during the construction process due to the demolition process and the process to replace the infrastructure.

Rethinking the Project and the Process

After much thought and internal deliberations, CHA staff have concluded that the best option is to build as many replacement units on the property we own at 1 East Sexton Road, which has an acreage of 1.96 acres. This property was named “Kinney Point” after the late Marvin Kinney, on a previous attempt at new construction.

Our plan is to construct 24 new units on our Kinney Point property, once we relocate residents from the corresponding units on Trinity Place and Providence Walkway, we will demolish the empty buildings in preparation for redevelopment of the Trinity Place and Providence Walkway sites in the future. As part of this first phase, we would also demolish five (5) buildings on the northwest side of Trinity Place. (One 3-bedroom 4-plex and four 4-bedroom duplexes.) Four three-bedroom duplexes and one one-bedroom fourplex will be constructed on the northwest side of Trinity Place bringing the total new units in this phase to 36 units.

With this plan we would only have to relocate or not refill the twelve units on the northwest side of Trinity Place so that we could demolish these five buildings and replace them with four three-bedroom duplexes and one one-bedroom fourplex. By switching from two 3-bedroom fourplexes to four 3-bedroom duplexes a lot of parking issues are resolved.

This plan reduces many relocation issues and costs. It also results in our goal of having bare ground to work with on the next project. The downside is that the costs of demolition between projects may have to be funded with sources other than LIHTC funding. This is because when you add the cost of demolition and infrastructure replacement to any project, the result is a project that approaches or exceeds the MHDC total development cost limit, thus making our project less competitive for 9% LIHTC funding.

Another downside of new construction is that the new properties will need to meet existing city codes, in particular, parking requirements which will significantly reduce green space on the property and very likely will result in stormwater mitigation requirements. We will need to receive the highly competitive 9% LIHTC funding in order to replace our final 120 units of public housing with new construction.

On May 26, 2020 CHA staff held a conference call with Planning Department Staff from the City of Columbia to conduct an initial plan review. Several items were discussed that affect our plans. We are taking staff comments into consideration as we proceed with finalizing our site layouts.

CHA staff and A Civil Group staff held a plan review meeting on July 30, 2020 with city staff to review the revised layout plans for the Kinney Point project. Items identified by city staff include:

- A tree preservation plan will be required.
- Screening may be required on the northern property line of the Kinney Point property.
- City staff would not support a rezoning request.
- The CHA will not be able to build within 75’ at the intersection of Garth and Sexton due to planned future improvements to the intersection which may include a roundabout in the future.
- Parking calculations were a concern at the Kinney Point site.
- There were no concerns expressed about the Trinity Place site, however our civil engineer believes there may be some stormwater retention issues at this site

Trinity Place & Providence Walkway, East Park Avenue, and Fisher Walkway Strategic Planning Process

Our current master plan will have four phases as follows:

- | | |
|---|-----------|
| 1. Kinney Point and Northwest Trinity Place | 36 Units |
| 2. Southeast Trinity Place & Providence Walkway | 34 Units |
| 3. East Park Avenue..... | 40 Units |
| 4. Fisher Walkway | 30 Units |
| Total | 140 Units |

This plan is subject to amendment as we move through the process. There four main goals:

1. Achieve the correct size of each project to be within 30-50 new units.
 - a. Projects that are too small have high administrative costs and lower returns.
 - b. Projects that exceed 50 units are too large and costly to be competitive for LIHTC funding.
2. Plan projects that can be completed and filled within the 24-month LIHTC funding window.
3. Reduce the amount of temporary relocation of current residents.
4. End up with bare ground/empty units to demolish for the next phase of the plan.

It is worth noting that 9% low-income housing tax credits will be required for each phase of the plan.

Rental Assistance Demonstration (RAD) Program Expansion and Approval

In 2017, the CHA was issued a multiphase RAD award for our remaining 120 public housing units to be renovated. However, since our two previous applications for LIHTC funding were not approved, our multiphase RAD award was rescinded, and we have submitted a new RAD application and are awaiting approval. Fortunately, the cap on RAD units has been lifted, therefore our application for a multiphase award should be approved.

The RAD program requires that the CHA hold two informational meeting that will be relocated as a result of the Kinney Point Apartments project. Phil Steinhaus and Housing Manager, Veronica Martin held a series of informational meetings with residents the week of May 18, 2020. There are seven (7) different languages spoken among our residents which required separate meetings with language interpretation provided. The languages are English, Arabic, Chinese, French, Kirundi, Lingala, and Swahili.

On August 6., 2020, the CHA received a Commitment to Enter into a Housing Assistance Program Contract (CHAP) from the HUD Rental Assistance Demonstration (RAD) program for our Kinney Point project.

MHDC Low-Income Housing Tax Credits Funding for 2020

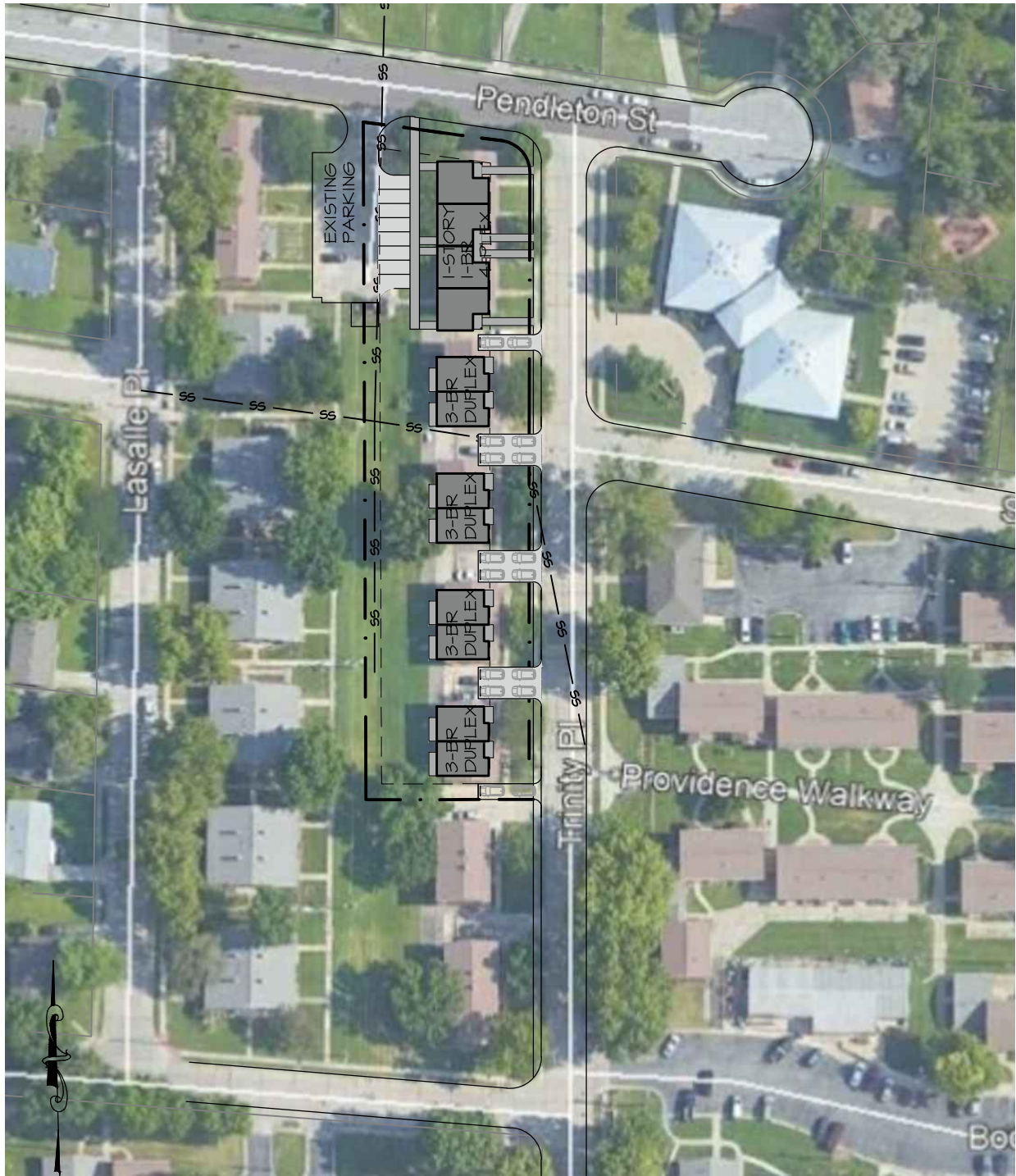
The Missouri Housing Development Commission (MHDC) is in the process of issuing its Qualified Allocation Plan for the low-income housing tax credit program. This year's LIHTC program includes both federal and state low-income housing tax credits. The state LIHTC funding is capped at 70% of the federal LIHTC cap. Applications are due October 30, 2020.



KINNEY POINT SITE PLAN

SCALE: 1" = 50'-0"

MAY 2020



UNIT MIX:
 (4) 1-BR UNITS
 (8) 3-BR UNITS
 (12) TOTAL UNITS

(24) PARKING SPACES

SCALE: 1" = 100'-0"

JUNE 2020

TRINITY SITE PLAN

KINNEY POINT APARTMENTS

Columbia, Missouri

Wallace
 ASSOCIATES, L.L.C.
 COLUMBIA, MO 65201





Housing Authority of the City of Columbia, Missouri

Board Staff Memo

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: August 18, 2020

RE: Administration Office Space Planning Process Report

CHA staff completed the final review and approval of the schematic design process on June 2, 2020 and began the review of the design development with the mechanical, electrical, and plumbing engineer on June 9, 2020.

The schematic design review included finalizing the offices and other workspaces, meeting with the civil engineer for an update in civil engineering issues, and a review of structural design issues. Mechanical design issues were discussed including the addition of one ADA restroom in the new addition.

The demolition keynotes were reviewed and revised. New work items were discussed. The roof design, HVAC, electrical, lighting, sanitary sewer, and water and gas plans were reviewed.

The Opinion of Probable Costs has been finalized and signed as of July 15, 2020. The design alternatives increased the estimated cost of the project to \$699,091. The total projected project budget also includes fees for the architect, civil engineer and owner costs bringing the total projected cost to \$864,191.

Meetings have been held with J-Squared Engineering, the mechanical, electrical, plumbing design engineer and adjustments have been made to the plan.

The next meeting is scheduled for August 18, 2020 where the interior finishes, exterior materials, and site and structural design will be finalized.

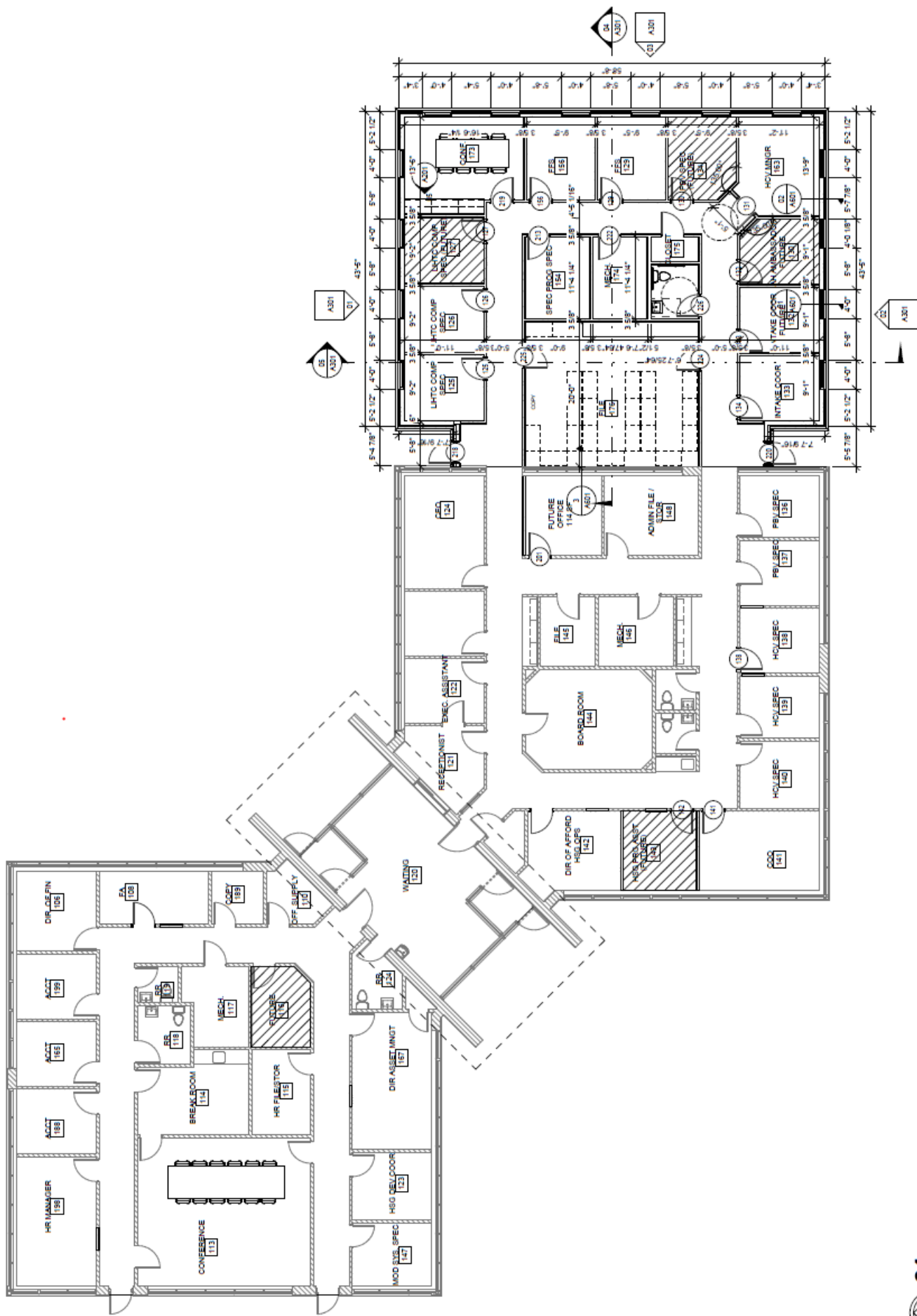
The fall schedule is as follows:

Construction Documents

- 9/8/20Final review and approval of construction documents for bidding and permitting.
- 9/11/20Issue for permit drawings submitted to the city.
- 10/12/20Issue for bid drawings to be uploaded to online plan room.
- 10/14/20Advertisement to bid to appear in the newspaper.
- 10/18/20Advertisement to bid to appear in the newspaper.
- 10/21/20Advertisement to bid to appear in the newspaper.

Bidding and Negotiation and Permitting

- 10/28/20Pre-Bid Meeting at CHA
- 11/12/20Bid Opening and Bid Evaluations





Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

To: All CHA Employees – HIGH IMPORTANCE

From: Phil Steinhaus, CEO

Date: July 17, 2020

RE: COVID-19 Workplace Plans

As the number of COVID-19 positive cases continue to rise in Boone County, I believe it is prudent to maintain our current workplace plan to keep our employees and those we serve safe from the virus while continuing to provide housing to those in need.

Therefore, I am leaving our current workplace plans in place until such a time that COVID-19 cases start to decrease in Boone County.

The advice from the Health Department is to avoid extended in-person contact even if all parties are wearing masks. **No more than 15 minutes.** Wearing a mask is still an effective method for preventing the spread of COVID-19 in public. ***Social distancing should be practiced during any in-person contact.***

I greatly appreciate everyone's combined efforts in keeping the CHA safe and functioning.

Workplace Plan

- Appointments to see clients in the Administration Building will not be allowed except in special circumstances as approved by your supervisor. If an in-office visit is approved we will follow our standard procedure of temperature taking, mask wearing, washing hands and social distancing in the training room only. The training room must be sanitized before and after any meetings.
- We will continue to limit in-person contact with Participants, Applicants and the Public. This means all Intakes, Briefings, Annual Recertifications and Interims will be conducted via U.S. Postal Service, Telephone and/or Video Conference if possible. Cameras for video conferencing can be checked out from Rick Hess.
- CHA Intake and Housing Specialists will mail out all required documentation needed to complete Annual Recertifications, Interims, Intakes and Briefings. Each packet will contain a self-addressed postage paid return envelope to ensure all documents are delivered timely to the assigned Specialist.
- HCV and Affordable Housing briefings will be conducted remotely using the telephone or video conferencing.
- Speaking with other staff is encouraged by phone, email, or meetings where you stand in the doorway rather than face-to-face.

- Staff meetings with multiple staff may be held where social distancing can be practiced and masks are worn.
- Our Safety Department will continue to operate as in the past few weeks responding to calls over the phone whenever possible and practicing social distancing.
 - Safety Officers will wear masks while on duty outside of the safety office.
 - Safety Officers will use their thermometers to check for elevated temperatures when social distancing is not possible. Temperatures should not exceed 100.4°.
- Blind Boone Community Center: A video intercom has been installed to control the entrance into the lobby of the Family Self-Sufficiency Center and the Moving Ahead Program area. Working with individuals will be remotely by phone, email, or video conferencing.
- If circumstances require an in-person meeting at the Family Self-Sufficiency Center, individuals will be admitted after pre-screening. Residents will be asked to wear a mask, have their temperature taken and sanitize hands upon entering the lobby. In-person conversations with case managers will be conducted through the Family Self-Sufficiency Center lobby reception window.
- The Moving Ahead Program will continue to operate this summer. Extensive safety protocols have been put in place and approved by the State Department of Elementary and Secondary Education and the Columbia/Boone County Department of Health and Human Services.
- A video intercom was installed at the outside doors of the Administration Building to allow visitors to communicate with the front desk.
- Visitors will be encouraged to use the drop box or regular mail to return paperwork.
- A magazine rack full of CHA forms has been set up in the vestibule next to the drop box. Visitors will be able to enter the vestibule to pick up forms but may not enter the building unless approved by your supervisor.
- No visitors will be allowed in the Administrative side of the building except in special circumstances.
- All CHA employees will wear masks when in common areas (hallways, kitchen, etc.) The only exception is when an employee is working alone in their office. Masks are provided. ***Masks are for the protection of your fellow employees and any residents or visitors. You may be contagious and asymptomatic without knowing it.***
- CHA staff working in our remote housing sites will continue working within the guidelines outlined by their supervisor.
- Maintenance staff in our family sites will only be completing emergency work orders with the following safety precautions:
 - Maintenance staff will ask the resident if anyone is feeling sick or has been sick before entering the apartment.
 - Maintenance staff will wear masks and gloves when entering apartments.
 - Maintenance staff will ask the resident to maintain social distancing and stay in the other room while the maintenance procedure is being performed.
 - Maintenance staff will follow proper disinfecting procedures after leaving the apartment.

- Maintenance staff in Paquin Tower and Oak Towers will continue to complete non-emergency work orders as long as they feel safe doing so.
- Any unused Emergency Sick Leave (ESL) hours can continue to be used for the following reasons that qualify under the Families First Coronavirus Response Act (FFCRA). If you qualify, please contact Jeanette Nelson, HR Manager to discuss.
 - A health care provider has advised the employee to self-quarantine or isolate due COVID-19.
 - Employee is experiencing symptoms of COVID-19 and seeking a medical diagnosis.
 - The employee is caring for an individual who is subject to quarantine or isolate due COVID-19 or who is subject to medical advice to self-quarantine or isolate due COVID-19.
 - Employee is caring for the employee's child whose school has been closed or place of care is unavailable due to COVID-19 precautions.
 - When there is a federal, state or local "stay-at-home" order in place.
- *Up to an additional 10 weeks of **paid expanded family and medical leave** at two-thirds the employee's regular rate of pay where an employee is unable to work due to a bona fide need for leave to care for a child whose school or child care provider is closed or unavailable for reasons related to COVID-19. If you qualify for this paid leave, please contact Jeanette Nelson, HR Manager to discuss.*

Please keep in mind the following:

- We don't know how long this will last and if we continue to see a resurgence of the virus, things may tighten down even more. In that event, you will need any banked Emergency Sick Leave hours that you currently have as well as regular sick leave and vacation time.
- Don't waste Emergency Sick Leave, Regular Sick Leave, or Vacation Time, if you are not actually sick. You may need it in the future.

What Happens Next?

We will continue to monitor the situation and keep you informed of any changes in business practices as the need arises.

- It is important to remember we are an essential service and in this time of crisis and job loss, we need to be on the front lines providing housing assistance to those most in need. This includes filling as many units as possible and leasing as many vouchers as possible.



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO - Laura Lewis, Director of Affordable Housing Operations

Date: August 18, 2020

RE: Housing Operations Update

A few things to note regarding the board report

1 - One change was made to the board report. The column showing the % of TARs collected was removed and replaced with the dollar amount of uncollected rent and or other charges (maintenance fees, repayment agreement balances) at the end of that month. This total does not include outstanding security deposit balances.

2 – Of the \$6776.92 of uncollected rent/charges reported for **Stuart Parker** \$6200.99 of this amount are charges billed to the tenant for damages caused by a fire. This amount is being paid back by the tenant in monthly installments.

3 – One of the units vacant over 60 days at Stuart Parker was due to the extent of the restore the unit required due to the fire damage.

4 – As of July 31, 2020 there were 17 vacancies at **Amp. 1** but of those 17 vacant units 9 of them are not being filled because they are part of the Kinney Point Apartments project. As units within the planned Kinney Point project become vacant, they will not be filled.

5 - \$1708.33 of the \$11195.37 uncollected money at **Paquin** is for 2 tenants that are currently going through the termination process for violations other than non-payment.

Once the moratorium on non-payment terminations ended July 24, 2020 all tenants with an outstanding balance were offered the opportunity to enter into a repayment agreement. So far, we've had about 16 tenants pay in full, 11 tenants requested repayment agreements and we estimate about 30 terminations will be issued. Terminations are being issued for all tenants with a delinquent balance that did not enter into a repayment agreement.

Due to the on-going Covid-19 pandemic property managers have continued to keep offices closed to walk-in traffic. Most work such as annual recertifications, interims and move-ins are being completed by mail, email, phone calls or with in-person appointment when necessary. Managers require anyone entering their workspace to wear a mask, wash their hands and have their temperatures checked.

The intake and PBV/LIHTC compliance staff have been working hard to pull applicant files and process them so we can fill all the vacant units especially for Paquin Towers. We are hoping to have most of the units filled by mid-September.

Amp. 1 Housing Manager Veronica Martin has accepted a position within CHA as the Resident Services Coordinator and we are currently accepting applications for her replacement.

PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR JULY 2020

Reporting for prior month		EMERGENCY WORK ORDERS	COSTS BILLED TO TENANTS (DAMAGE)	TENANT GENERATED WORK ORDERS				COST OF UNIT TURN	VACANCY TURN TIME (K2K)		UNIT RESTORES	MOVE OUT CHARGES BILLED		
PROPERTY	Total Units	% of total w/o listed as emergency	PERCENT OF TOTAL W/O billed	# TOTAL Wos	# TG WOs	% OF TOTAL WOs	TG AVG DAYS to close (3 OR FEWER)	AVERAGE COST	Unit turnovers	Avg days key to key	Avg. Days down	Charged to tenant		
AMP 1	120 Units	0%	25%	39	31	80%	1.67	\$1,244.37	2	60+	4	\$1,212.72		
Bear Creek Apts	78 Units	1%	24%	41	29	70%	1	\$743.83	3	30+	16	\$602.80		
Oak Tower	147 Units	9%	6%	44	38	86%	1	not done	1	30	15	\$60.92		
PAQUIN	200 Units	5%	10%	77	51	66%	1	\$407.29	6	60+	2.33	\$653.26		
Stuart Parker	84 Units	7%	8%	39	15	38%	2	n/a	0	n/a	n/a	n/a		
Patriot Place	25 Units	0%	71%	11	4	36%	1	\$1,513.05	1	30+	15	\$1,513.05		
BWW	54 Units	0%	11%	13	10	77%	1	\$1,400.00	1	30+	4	222.56		
BWWII	36 Units	0%	13%	6	4	66%	1	n/a	0	n/a	n/a	n/a		
MANAGEMENT OPERATIONS	HUD VACANCY LOSS	7/1-7/31/2020 OCCUPANCY %	Uncollected at end of month for rent, maint charges, repymnts (doesn't include deposits)	Vacancy last day of month	Vacancy last day of mont	Vacancy last day of mont	Move Ins	Move Outs	DELINQUENCY RATE (% AND # DEL ACCOUNTS)		Non-pymnt termination	# of tenant move outs with voucher	\$ Security Deposit owed	# of tenants Deposit not paid
PROPERTY	(PRIOR RENT)	PERCENT	AMOUNT	0-30	30-60	60+	JULY	JULY			New /mnth			
AMP 1	\$6,551.35	86%	\$5,644.95	1	2	5	1	3	29%	19	0	0	\$5,348.58	11
Bear Creek Apts	\$2,322.15	94%	\$3,135.64	4	0	0	3	5	24%	17	0	1	\$5,195.63	18
Oak Tower	\$2,056.28	98%	\$6,309.17	1	2	0	3	1	15%	22	0	0	\$5,284.33	24
SPP PAQUIN	\$3,596.74	95%	\$11,195.37	4	1	5	3	4	21%	39	0	0	\$3,874.00	16
Stuart Parker	\$1,127.26	96%	\$6,776.92	1	0	2	2	1	19%	15	0	0	\$6,643.29	23
Patriot Place	\$303.96	93%	\$1.00	1	1	0	0	1	4%	1	0	0	N/A	N/A
BWW	\$1,881.63	95%	\$2,522.17	3	0	1	0	3	12%	6	0	0	\$2,832.60	15
BWWII	\$151.28	96%	\$906.28	0	1	0	2	0	9%	3	0	0	\$1,075.90	5

Affordable Housing Programs

Housing Choice Voucher (HCV) Program

The Housing Choice Voucher (HCV) Program Staff continue to make great strides issuing HCV vouchers and meeting program expectations. We have seen an uptick in head of households returning to work and we have managed to avoid being inundated with eviction notices from landlords for tenant non-payment of rents. We can contribute the lack of eviction notices to the quick notification from participants of job loss and the actions of staff to make the necessary changes and ensure landlords received full HAP payments.

The 2018 HCV waitlist currently has 311 applicants seeking program subsidy. In reviewing the applicant preferences there are approximately 50 applicants that have a preference ranging from elderly disabled to household with income. The remaining 261 applicants claimed no preferences; which means, that full HAP subsidy payments could be made by the CHA.

This could be a record year where full HAP payments are made for program participants that have experienced a loss of household income. We are fortunate to have adequate funding to address the needs of the program participants who will benefit from full program subsidy.

Family Self-Sufficiency (FSS) Program

The CHA understands that there are several factors that ensure FSS participants achieve self-sufficiency, and many of those factors can be found in the participant's self-established goals. Approximately 90 percent of the FSS participants identify furthering and/or completing their secondary education as a goal they wish to achieve. Although, each participant is eager to seek completion of this goal, we have found that the process of enrolling can be difficult and at times intimidating. For those who have previously enrolled in College, and for whatever reason, did not complete their educational requirements for graduation, we have noticed they find it hard to return due to past college debts or fear of failing.

We understand access to a secondary education can provide FSS participants with the tools needed to move towards self-sufficiency, and we know that with proper guidance and encouragement, participants can achieve their goal of accessing and completing their academic dreams.

In November 2019, CHA staff met with Columbia College Faculty to discuss ways to remove barriers for low-income families seeking access to a college education. Columbia College Faculty understood and

acknowledged the many barriers low-income individuals and families face when seeking a College degree and graciously offered to help remove barriers.

On July 10, 2020, Columbia College drafted a Partnership Agreement with the Columbia Housing Authority to help those participating in the FSS Program to gain better access to educational opportunities with the intention to help them graduate from Columbia College and the FSS program.

We appreciate Columbia College's continued community advocacy and support in helping to make a positive change in the lives of our participants.

Family Self-Sufficiency Program	July
FSS Participants	124
Graduates	0
New Applicants	0
Number of Participants Escrowing	79
Number of Participants Employed	77
Total Escrow Balance	\$226,517.90

Continuum of Care (COC) Program

The CHA continues to provide Continuum of Care Program vouchers to the most vulnerable chronically homeless individuals within our community. Each year we see an increase in homeless individuals and families needing safe, decent and sanitary housing; as of date the CHA has 53 households receiving COC program assistance.

811 Mainstream Vouchers

The CHA has partnered with the Voluntary Action Center and the Functional Zero Task Force to provide 811 Mainstream vouchers to individuals and families with a disability exiting an institution. We currently have approximately 6 vouchers remaining, and we continue to monitor our 2018 HCV wait list to identify individuals who are eligible to receive an 811 Mainstream voucher.

Veteran Affairs Supportive Housing (VASH) Program

The CHA partners with VA to provide vouchers to chronically homeless Veterans within our community who are in need of program subsidy. The VA is working hard utilize the remaining VASH vouchers to provide housing for the community's homeless veterans. As of date we have 82 households receiving VASH program assistance.

Section 8 - Housing Choice Voucher (HCV) Program - Monthly Management Report

July 31, 2020

HOUSING CHOICE VOUCHER (HCV)																			ATTRITION RATE			
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased This Month	Current Vouchers - Looking	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased
															Utilization		YTD Utilization					
Jan-20	\$ 7,385,385	\$ 615,449	\$ 195	\$ 528	\$ 534,498	\$ (80,951)	1,013	1,212	1,013	1,180	(167)	(167)	9	12	84%	87%	84%	87%	9	0.9%	9	0.9%
Feb-20	\$ 6,850,887	\$ 622,808	\$ 189	\$ 536	\$ 548,369	(155,390)	1,023	1,212	2,036	1,176	(153)	(320)	4	18	84%	88%	84%	87%	3	0.3%	6	0.6%
Mar-20	\$ 6,302,518	\$ 630,252	\$ 193	\$ 537	\$ 550,538	(79,714)	1,025	1,212	3,061	1,173	(148)	(469)	4	6	85%	87%	84%	87%	4	0.4%	5	0.5%
Apr-20	\$ 5,751,980	\$ 639,109	\$ 182	\$ 548	\$ 559,247	(79,862)	1,020	1,212	4,081	1,166	(146)	(614)	4	6	84%	88%	84%	87%	7	0.7%	6	0.6%
May-20	\$ 5,192,734	\$ 649,092	\$ 175	\$ 559	\$ 569,983	(79,109)	1,020	1,212	5,101	1,162	(142)	(756)	3	14	84%	88%	84%	88%	6	0.6%	6	0.6%
Jun-20	\$ 4,622,751	\$ 660,393	\$ 172	\$ 514	\$ 574,227	(86,166)	1,020	1,212	6,121	1,285	(265)	(1,021)	12	11	84%	87%	84%	87%	9	0.9%	6	0.6%
Jul-20	\$ 4,048,524	\$ 674,754	\$ 181	\$ 557	\$ 569,104	(105,650)	1,021	1,212	7,142	1,211	(190)	(1,211)	16	12	84%	84%	84%	87%	12	1.2%	7	0.7%

The purpose of this Management Report is to provide an overview of the Section 8 Housing Choice Voucher program. The report provides information on budget and voucher utilization as well as program trends and statistics.

Funds Available Through The End of the Year: The funds available through the end of the year is the projected amount of funding remaining for the Section 8 program. This is a projected number because the actual number is subject to change depending upon what HUD actually authorizes on a monthly basis.

Projected monthly funds available: This is the projected amount of funding the program will have available for that month.

Average Tenant Payment: Based upon our total tenant payments and our total number of vouchers, this is the average amount each tenant will pay out of pocket for rent.

Average Housing Assistance Payment (HAP) Per Voucher: This is the average HAP per voucher under lease for the current month based upon the total HAP for the current month divided by the number of vouchers under lease.

Total Housing Assistance Payment (HAP): This is the actual and anticipated amount of HAP paid out for that month.

Housing Assistance Payment (HAP) Over/Under Authorized: This amount HAP that is over or under authorized based on the current monthly budget and average HAP payment per voucher.

Current Vouchers in Lease: This is the number of current vouchers in lease for the Section 8 program on the last day of the month.

Total vouchers available = 1132

Target Number of Vouchers: target number of vouchers the program should have in lease for that particular month based upon the current monthly budget and average HAP payment per voucher.

Number Vouchers Over/Under Authorized: This is the number of vouchers the program has over authorized or under authorized for that particular month based upon the target number of vouchers.

Newly Leased This Month: This is the number of new vouchers that have been utilized to lease up within this month.

Current Vouchers Looking: This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit.

Homeownership: Current number of homeownership vouchers

Family Self Sufficiency Participants (FSS): Current number of participants involved in the Section 8 Family Self Sufficiency Program.

Section 8 - RAD Project Based Voucher (RAD-PBV) Program - Monthly Management Report

July 31, 2020

RAD PROJECT BASED VOUCHER (RAD-PBV)																			ATTRITION RATE			
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased This Month	Current Vouchers - Looking	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased
															Utilization		YTD Utilization					
Jan-20	\$ 2,495,803	\$ 207,984	\$ 247.44	\$ 302	\$ 180,049	(27,934)	578	597	578	597	(19)	(19)	21	-	96.8%	86.6%	96.8%	86.6%	11	1.9%	11	1.9%
Feb-20	\$ 2,315,753	\$ 210,523	\$ 242.40	\$ 307	\$ 183,049	(27,474)	572	597	1,150	597	(25)	(44)	17		95.8%	86.9%	96.3%	86.8%	5	0.9%	8	1.4%
Mar-20	\$ 2,132,705	\$ 213,270	\$ 241.94	\$ 304	\$ 181,232	(32,038)	574	597	1,724	597	(23)	(67)	21		96.1%	85.0%	96.3%	86.2%	10	1.7%	9	1.5%
Apr-20	\$ 1,951,473	\$ 216,830	\$ 182.16	\$ 322	\$ 192,175	(24,655)	569	597	2,293	597	(28)	(95)	9		95.3%	88.6%	96.0%	86.8%	9	1.6%	9	1.5%
May-20	\$ 1,759,298	\$ 219,912	\$ 225.26	\$ 340	\$ 191,171	(28,741)	563	597	2,856	597	(34)	(129)	11		94.3%	86.9%	95.7%	86.8%	8	1.4%	9	1.5%
Jun-20	\$ 1,568,127	\$ 224,018	\$ 228.62	\$ 316	\$ 188,398	(35,620)	565	597	3,421	597	(32)	(161)	18		94.6%	84.1%	95.5%	86.4%	10	1.8%	9	1.5%
Jul-20	\$ 1,379,729	\$ 229,955	\$ 238.04	\$ 325	\$ 186,222	(43,732)	573	597	3,994	597	(24)	(185)	17		96.0%	81.0%	95.6%	85.6%	15	2.6%	10	1.7%

The purpose of this Management Report is to provide an overview of the Section 8 Housing Choice Voucher program. The report provides information on budget and voucher utilization as well as program trends and statistics.

Funds Available Through The End of the Year: The funds available through the end of the year is the projected amount of funding remaining for the Section 8 program. This is a projected number because the actual number is subject to change depending upon what HUD actually authorizes on a monthly basis.

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Average Tenant Payment: Based upon our total tenant payments and our total number of vouchers, this is the average amount each tenant will pay out of pocket for rent.

Average Housing Assistance Payment (HAP) Per Voucher: This is the average HAP per voucher under lease for the current month based upon the total HAP for the current month divided by the number of vouchers under lease.

Total Housing Assistance Payment (HAP): This is the actual and anticipated amount of HAP paid out for that month.

Housing Assistance Payment (HAP) Over/Under Authorized: This amount HAP that is over or under authorized based on the current monthly budget and average HAP payment per voucher.

Current Vouchers in Lease: This is the number of current vouchers in lease for the Section 8 program on the last day of the month.

Total vouchers available = 1132

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Number Vouchers Over/Under Authorized: This is the number of vouchers the program has over authorized or under authorized for that particular month based upon the target number of vouchers.

Newly Leased This Month: This is the number of new vouchers that have been utilized to lease up within this month.

Current Vouchers Looking: This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit.

Homeownership: Current number of homeownership vouchers

Family Self Sufficiency Participants (FSS): Current number of participants involved in the Section 8 Family Self Sufficiency Program.

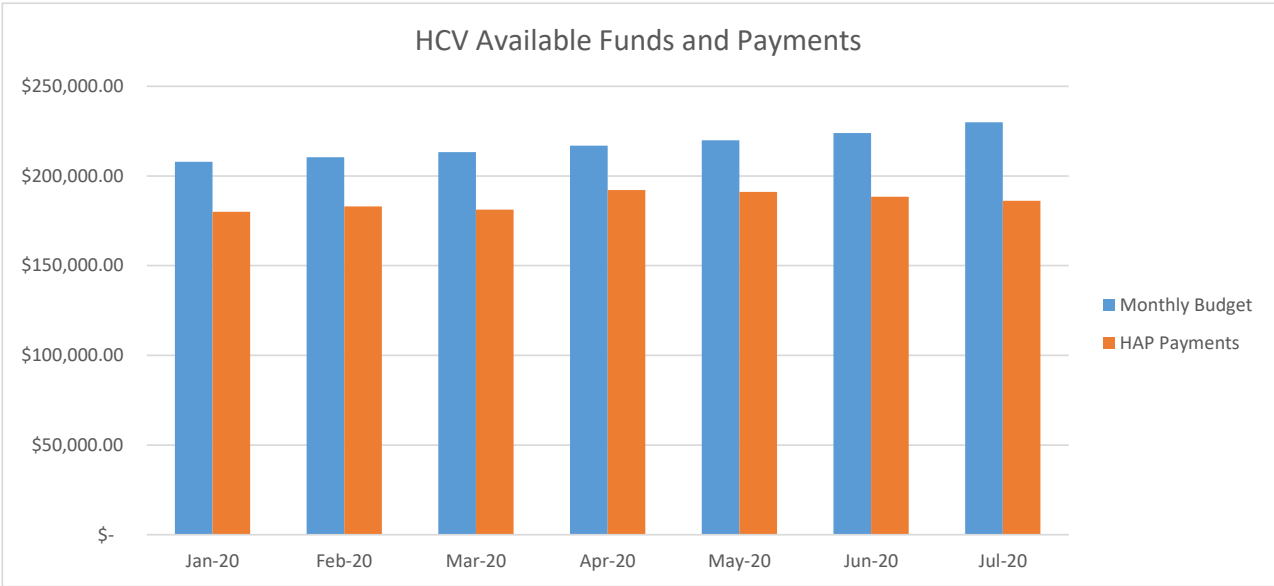
Section 8 - Continuum of Care Program - Monthly Management Report

July 31, 2020

[illegible]

Section 8 - Housing Choice Voucher (HCV) Program - Monthly Management Report

July 2020





Helping all individuals build a foundation for self-reliance and well-being.

JULY 2020



Becky Markt Retires!

After 15 years with CHA/CHALIS.

“Do not follow where the path may lead. Go instead where there is no path and leave a trail.”

-Ralph Waldo Emerson

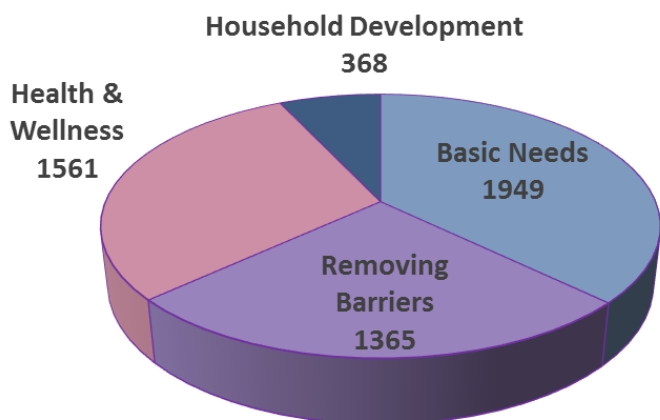
Becky Markt came to Columbia, Missouri in 2005 to help build the Youth Community Coalition; little did she (and Columbia) know that she would forever change the community as a whole. Becky’s love and passion has come through on every single project she has helped with. She has helped build CHALIS, Youth Community Coalition and the Moving Ahead Program to an extremely high level. She will truly be missed, but certainly not forgotten!

JULY 2020		
PROGRAM NAME	UNITS of SERVICE	INDIVIDUALS SERVED
Healthy Home Connections	3,332	403
Independent Living Program	1,101	204
Moving Ahead After School & Summer Program	4,038	136
ROSS Resident Services	3,162	985
Money Smart	40	5
7-2020 TOTALS	11,673	1,698
7-2019 TOTALS	6,289	1,511

There has been a huge increase in wellness checks during this difficult time. The Human Services Department has really made it a priority for mental health check ins.

Number of Individuals By Type of Service Received

Type of Service Delivered in July



- > **Basic Needs:** Food, clothing, shelter, toiletries, diapers, etc.
- > **Removing Barriers:** Anything that stands in the way of maintaining or sustaining the above
- > **Health & Wellness:** Obtaining insurance, health care provider, trainings, onsite clinics, etc.
- > **Household Development:** Anything that moves toward self-reliance. For instance job, educational assistance, budgeting, financial counseling, social and community connections, parent development



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

Office: (573) 443-2556 ♦ TTY: (573) 875-5161 ♦ Fax Line: (573) 443-0051 ♦ www.ColumbiaHA.com

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Mark Brotemarkle, Director of Safety

Date: August 18, 2010

RE: Monthly Safety Department Report for July 2020

Law Enforcement calls for service totaled 121. 60 of the law enforcement calls were for paper service, follow up or duplicate entries, or medical issues. With the law enforcement and 911 calls with no case number drawn removed, there were only 61 calls for law enforcement on CHA property, an average number of calls with, 16 case numbers drawn by law enforcement.

EMS and Fire responded to 99 calls for service. 16 of the "medical" calls were at family sites, 44 were at Oak Towers, 33 were at Paquin Tower, 0 at Patriot Place. The number of medical calls in the month of May were above average. In review of calls for service by Fire and Medics, it was discovered fire and medics are frequently dispatched together making the numbers appear higher.

Columbia Housing Authority Safety completed 50 reports, 7 were Check Welfare calls and assist resident-medical, 7 were Lock Outs.

In July 2020, between midnight and 0700 hours, there were 18 law enforcement and 11 medical dispatched calls with, CHA Safety responding to 3 calls.

Columbia Housing Authority Safety investigated 9 Trespassing incidents, a slightly higher than average number, with a third taking place at Paquin Tower and a third taking place at Patriot Place Apartments.

The Safety Department has seen a slight increase in unauthorized guest, some of which have claimed, they believed due to covid-19 concerns, they could stay on CHA property as, they were supposed to stay in one place.

It was reported to The Safety Department, there are some residents or their guests using controlled substances outside residences after 5:00pm. Increased foot patrol the area will be utilized to help determine the extent or validity of the complaint.

The Safety Department will be increasing parking surveillance, so we may determine if we have a need to increase or decrease trespass subject investigation.

The Safety Department will continue to follow up on reported and on view investigations to deter criminal behavior on Columbia Housing Authority property.

Columbia Housing Authority, Missouri
SAFETY STATISTICS - JULY 2020 REPORT

DESCRIPTION ("Uniform Crime Report" Items Bolded)	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
911 Check										0
Administrative Details										0
Alarm										0
Animal Complaints/Bites						1				1
Arrest Non-resident/Controlled Sub										0
Arrest Resident/Controlled Substance										0
Arrest Non-Resident										0
Arrest/Resident										0
Assist Site Manager (or other staff)										0
Assault										0
Assault/Adult Abuse										0
Assault/Felony (aggravated assault)										0
Assist Resident/Medical						2	1			3
Check Subject/FI										0
Check Welfare						1	3			4
Child Abuse/Neglect										0
Civil Matter										0
Controlled Substance Investigation			1							1
Controlled Substance Invest/S-W										0
Death Investigation										0
Death Investigation/Homicide										0
Disturbance, Peace		1	1			1	1			4
Fire							1			1
Fire/Arson										0
Fire/Smoke/Fire Alarm										0
Follow-up Reports										0
Graffiti										0
Harassment					1	1				2
Informational Report					1		3		1	5
Juvenile Delinquency										0
Lease Violation	1						1			2
Lockout	2					1	3	1		7
Maintenance Problems										0
Miscellaneous (other)										0
Noise Complaint										0
Property Crime/Auto Theft										0
Property Crime/Burglary										0
Property Crime/Larceny										0
Property Crimes/Other										0
Property Damage		1								1
Robbery Offense										0
Sexual Assault										0
Sexual Assault/Rape										0
Stationary Patrol/Surveillance										0
Suspicious Activity										0
Threat to Self						1				1
Ticket Vehicle/CHA	9									9
Ticket Vehicle/Tow										0
Trespass Person/Arrest										0
Trespass Person/Investigate					1			2		3

Columbia Housing Authority, Missouri
SAFETY STATISTICS - JULY 2020 REPORT

DESCRIPTION ("Uniform Crime Report" Items Bolded)	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
Trespass Person/Warning Issued						1	2	1	2	6
Unsecured Door(s)										0
Vice Crime										0
Vice Crime/Gambling										0
Weapons Offense										0
Weapons Offense/Arrest										0
Weapons Offense/Shots Fired										0
TOTALS:	12	2	2	0	3	9	15	4	3	50

FOOT PATROL (HOURS)	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
CHA Safety Staff										0

Training Hours (CHA Safety Staff)										0
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REPORTS GENERATED (CHA Safety)	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
Initial Report	12	2	2		3	9	15	4	3	50
Follow-Up Report										0
TOTALS:	12	2			3	9	15	4	3	48

TRESPASS REVIEW	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
Files Reviewed									11	11
Trespass Appeal									1	1
Names Removed from Trespass List									0	0

[Common Areas]

Non-residential areas such as the
Administration Building & BBCC

DT (1)	Downtown (120 units)
SP (2)	Stuart Parker (84 units)
BW (3)	Bryant WW & Bryant WW II (90 units)
FUTURE	Next Conversion

BC	Bear Creek (76 units)
OT	Oak Towers (147 units)
PT	Paquin Tower (200 Units)
PP	Patriot Place (25 units)

[DT (1)] "Downtown": All downtown property that has not been converted to PBV - **Excludes the following:**

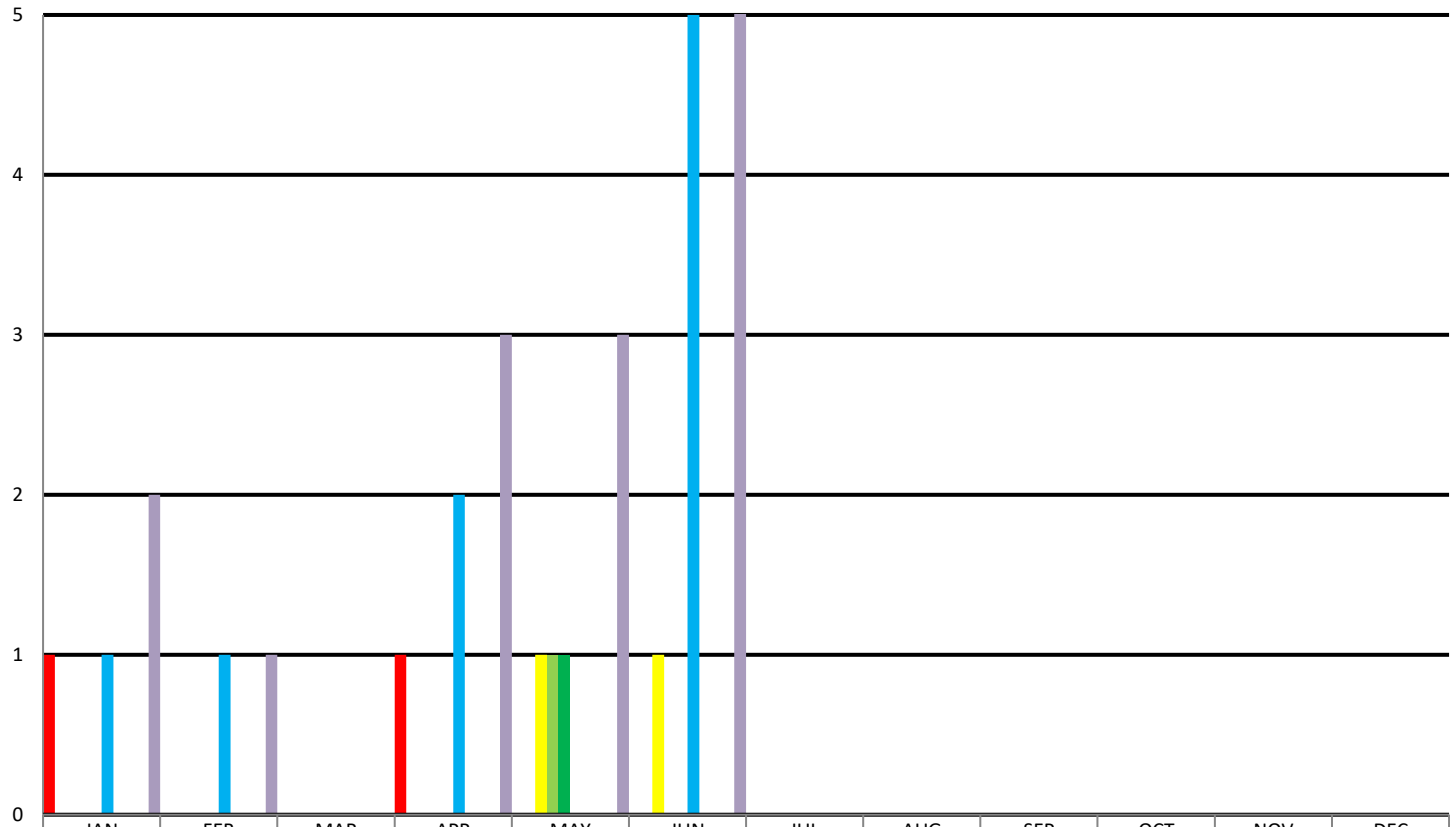
[SP (2)] "Stuart Parker" - Streets: Unity, Lincoln, Worley, Oak & Hicks

[BW (3)] "Bryant WW & Bryant WW II" - Streets: Allen, Allen WW, Bryant, Bryant WW, Park, Trinity, Lasalle & Pendleton

[FUTURE] Next conversion (most likely Providence WW)

CHA Safety Incidents - Uniform Crime Reporting Categories - All Properties
January 1, 2018 - December 31, 2018

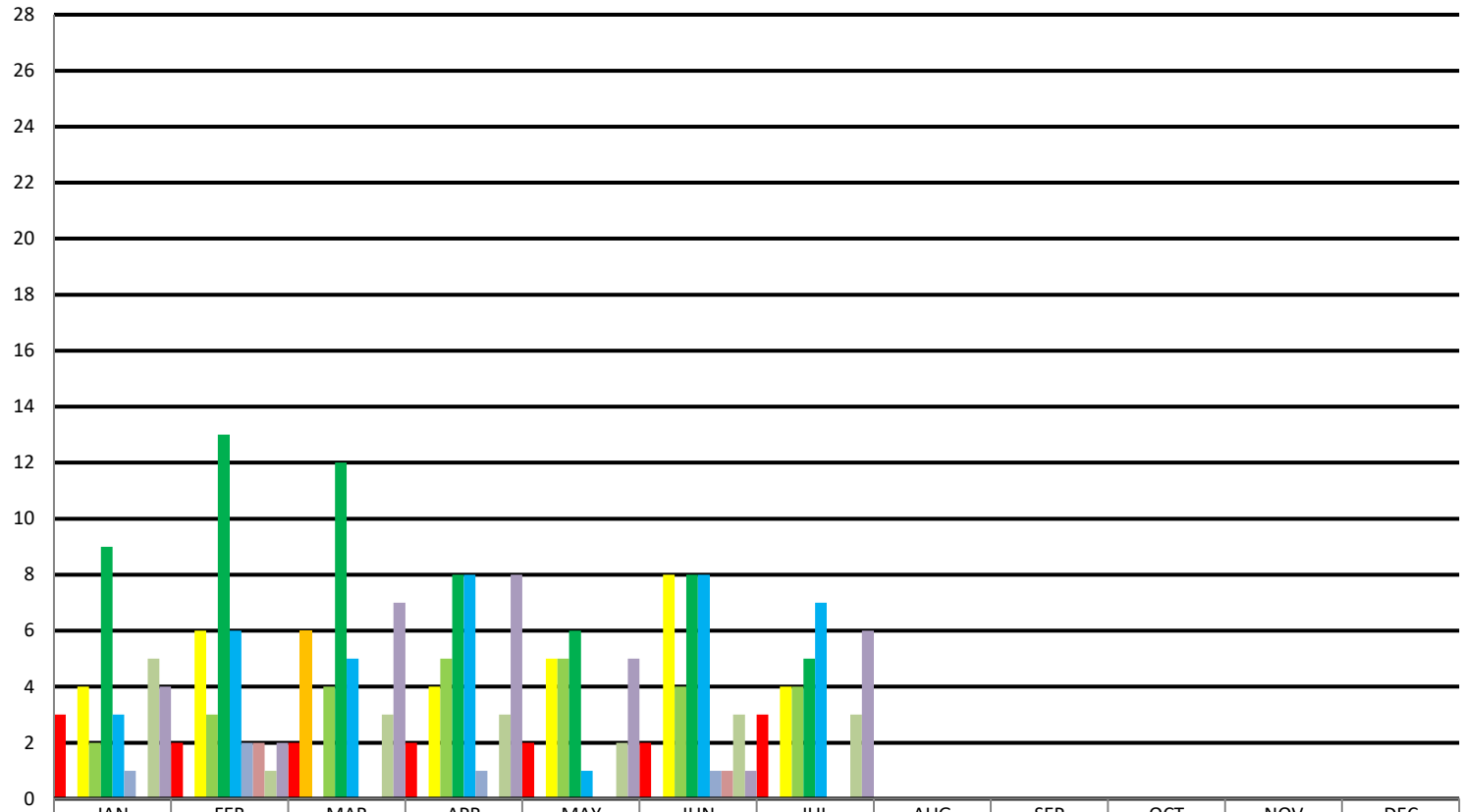
Number of Reported Incidents



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Assault/Felony (aggravated assault)	1	0	0	1	0	0	0	0	0	0	0	0
Death Investigation/Homicide	0	0	0	0	0	0	0	0	0	0	0	0
Fire/Arson	0	0	0	0	1	1	0	0	0	0	0	0
Property Crime/Auto Theft	0	0	0	0	1	0	0	0	0	0	0	0
Property Crime/Burglary	0	0	0	0	1	0	0	0	0	0	0	0
Property Crime/Larceny	1	1	0	2	0	5	0	0	0	0	0	0
Robbery Offense	0	0	0	0	0	0	0	0	0	0	0	0
Sexual Assault/Rape	0	0	0	0	0	0	0	0	0	0	0	0
Stationary Patrol/Surveillance	0	0	0	0	0	0	0	0	0	0	0	0
Uniform Crime Reporting Totals	2	1	0	3	3	6	0	0	0	0	0	0

CHA Safety Incidents - Other High Incident Reporting Categories - All Properties
January 1, 2018 December 31, 2018

Number of Reported Incidents



Assist Resident/Medical	3	2	2	2	2	2	3	0	0	0	0	0
Check Subject/FI	0	0	6	0	0	0	0	0	0	0	0	0
Check Welfare	4	6	0	4	5	8	4	0	0	0	0	0
Disturbance, Peace	2	3	4	5	5	4	4	0	0	0	0	0
Informational Report	9	13	12	8	6	8	5	0	0	0	0	0
Lockout	3	6	5	8	1	8	7	0	0	0	0	0
Suspicious Activity	1	2	0	1	0	1	0	0	0	0	0	0
Trespass Person/Arrest	0	2	0	0	0	1	0	0	0	0	0	0
Trespass Person/Investigate	5	1	3	3	2	3	3	0	0	0	0	0
Trespass Person/Warning Issued	4	2	7	8	5	1	6	0	0	0	0	0

Law Enforcement Calls on CHA Properties - July 2020

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/03/2020	16:55:18	2020157697		SUSP INCIDENT	1115	ELLETA BLVD		BC	CPD
07/03/2020	19:25:00	2020157818		FOLLOW UP	1115	ELLETA BLVD		BC	CPD
07/09/2020	17:10:23	2020163645		133D1 TRESPASS	1027	ELLETA BLVD		BC	CPD
07/09/2020	19:59:34	2020163738		135D1G WPNS INCIDENT	1027	ELLETA BLVD		BC	CPD
07/12/2020	16:11:14	2020166279	2020006054	32D UNK PROB	1111	ELLETA BLVD		BC	CPD
07/12/2020	20:34:25	2020166414		FOLLOW UP	1111	ELLETA BLVD		BC	CPD
07/13/2020	9:37:22	2020166742		FOLLOW UP	1111	ELLETA BLVD		BC	CPD
07/14/2020	12:27:54	2020167790		CIVIL MATTER	1115	ELLETA BLVD		BC	CPD
07/14/2020	18:28:34	2020168096	2020006149	123B1 MSNG PRSN	1001	ELLETA BLVD		BC	CPD
07/15/2020	19:32:38	2020169142		130B1 PAST THEFT	1004	ELLETA BLVD		BC	CPD
07/21/2020	2:48:44	2020173773		911 CHK	1004	ELLETA BLVD		BC	CPD
07/21/2020	12:46:49	2020174110		SERVE PAPERS	1002	ELLETA BLVD		BC	BCSD
07/21/2020	19:14:24	2020174429		911 CHK	1110	ELLETA BLVD		BC	CPD
07/21/2020	20:06:27	2020174464		ASST CITIZEN (POLICE)	1115	ELLETA BLVD		BC	CPD
07/23/2020	13:35:19	2020176152		CIVIL MATTER	1115	ELLETA BLVD		BC	CPD
07/26/2020	1:52:34	2020178445		911 CHK	1027	ELLETA BLVD		BC	CPD
07/26/2020	10:41:55	2020178614		911 CHK	1116	ELLETA BLVD		BC	CPD
07/26/2020	17:29:21	2020178885		911 CHK	1115	ELLETA BLVD		BC	CPD
07/31/2020	16:04:11	2020183290		119B3 PAST THRT	1007	ELLETA BLVD		BC	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/01/2020	8:43:01	2020155337		132A1 ABND VEH	306	LASALLE PL		BWW	CPD
07/02/2020	8:32:46	2020156294		911 CHK	203	PARK AVE		BWW	CPD
07/02/2020	8:39:21	2020156297			304	TRINITY PL		BWW	
07/02/2020	8:41:57	2020156301		911 CHK	304	TRINITY PL		BWW	CPD
07/02/2020	10:10:53	2020156376		911 CHK	304	TRINITY PL		BWW	CPD
07/07/2020	3:06:40	2020161083		WELFARE	215	ALLEN WALKWAY		BWW	CPD
07/09/2020	2:44:47	2020163118		911 CHK	309	TRINITY PL		BWW	CPD
07/09/2020	11:15:22	2020163340		PRKNG VIOL	203	MCBAINE AVE		BWW	CHA
07/13/2020	9:46:51	2020166751		FOLLOW UP	306	LASALLE PL		BWW	CPD
07/13/2020	13:52:31	2020166946		FOLLOW UP	27	BRYANT WALKWAY		BWW	CPD
07/14/2020	11:06:37	2020167719		SERVE PAPERS	20	BRYANT WALKWAY		BWW	BCSD
07/15/2020	0:37:35	2020168349		111D2 MISCHIEF	15	BRYANT WALKWAY		BWW	CPD
07/15/2020	6:39:54	2020168492	2020006166	123B2 RUNAWAY	412	LASALLE PL		BWW	CPD
07/17/2020	10:18:19	2020170618		FOLLOW UP	412	LASALLE PL		BWW	CPD
07/21/2020	7:27:55	2020173853		FOLLOW UP	412	LASALLE PL		BWW	CPD
07/22/2020	14:17:23	2020175164		FOLLOW UP	412	LASALLE PL		BWW	CPD
07/25/2020	12:08:41	2020177929	2020006574	114D3 PHYS DOMSTC	28	ALLEN ST		BWW	CPD
07/26/2020	17:32:20	2020178888		DISTURBANCE	20	BRYANT WALKWAY		BWW	CHA
07/27/2020	11:13:30	2020179442		FOLLOW UP	28	ALLEN ST		BWW	CPD
07/28/2020	11:44:32	2020180426	2020006674	130B1 PAST THEFT	302	ALLEN WALKWAY		BWW	CPD
07/30/2020	12:28:38	2020182229		FOLLOW UP	410	LASALLE PL		BWW	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/06/2020	1:27:22	2020160036		911 CHK	212	SWITZLER ST		COM	CPD
07/15/2020	10:40:17	2020168662		SERVE PAPERS	201	SWITZLER ST		COM	BCSD
07/23/2020	20:05:46	2020176499		WIP	201	SWITZLER ST		COM	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/03/2020	5:16:50	2020157235		TTL	405	TRINITY PL		DT	CPD
07/04/2020	5:46:28	2020158265		125B1 CHK WELFARE	409	TRINITY PL		DT	CPD
07/04/2020	7:33:04	2020158299		FOLLOW UP	409	TRINITY PL		DT	CPD
07/04/2020	15:08:58	2020158533		FOLLOW UP	323	TRINITY PL		DT	CPD
07/04/2020	15:38:47	2020158564		FOLLOW UP	409	TRINITY PL		DT	CPD
07/04/2020	15:57:24	2020158579		FOLLOW UP	409	TRINITY PL		DT	CPD
07/04/2020	17:19:12	2020158641		FOLLOW UP	405	TRINITY PL		DT	CPD
07/04/2020	20:05:28	2020158804		FOLLOW UP	405	TRINITY PL		DT	CPD
07/05/2020	0:40:10	2020159285		FIREWORKS	600	PARK AVE		DT	CPD
07/05/2020	3:35:42	2020159364		FIREWORKS	510	PARK AVE		DT	CPD

Law Enforcement Calls on CHA Properties - July 2020

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/07/2020	22:00:12	2020161914		T TRFC STOP	514	PARK AVE		DT	CPD
07/10/2020	11:02:22	2020164221		SERVE PAPERS	323	TRINITY PL		DT	BCSD
07/10/2020	16:11:50	2020164558	2020005989	ASSLT (SEX)	323	TRINITY PL		DT	CPD
07/10/2020	18:11:29	2020164664	2020005990	ASSLT (SEX)	323	TRINITY PL		DT	CPD
07/13/2020	10:51:15	2020166800		PRKNG VIOL	406	TRINITY PL		DT	CPD
07/14/2020	9:38:14	2020167625	2020006125	127D1 SUICIDE ATMP	318	PARK AVE		DT	CPD
07/15/2020	10:46:34	2020168670		SERVE PAPERS	323	TRINITY PL		DT	BCSD
07/16/2020	14:30:25	2020169823		CHK SUBJ	308	PARK AVE		DT	CPD
07/16/2020	15:20:51	2020169873		EMS RESPONSE	619	PARK AVE		DT	CPD
07/28/2020	13:15:19	2020180504		FOLLOW UP	323	TRINITY PL		DT	CPD
07/28/2020	23:13:45	2020180951		911 CHK	207	N FIFTH ST		DT	CPD
07/29/2020	15:21:08	2020181524		FOLLOW UP	323	TRINITY PL		DT	CPD
07/30/2020	11:28:34	2020182171		SERVE PAPERS	107	PARK AVE		DT	BCSD
07/31/2020	14:30:22	2020183206		FOLLOW UP	323	TRINITY PL		DT	CPD
07/31/2020	20:49:36	2020183496		911 CHK	105	PARK AVE		DT	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/02/2020	8:13:31	2020156282		911 CHK	700	N GARTH AVE	812	OT	CPD
07/04/2020	13:26:32	2020158476		911 CHK	700	N GARTH AVE		OT	CPD
07/09/2020	23:31:11	2020163853		WIP	700	N GARTH AVE		OT	CPD
07/10/2020	23:40:09	2020164892		CHK SUBJ	700	N GARTH AVE		OT	CPD
07/11/2020	15:38:23	2020165454		133D1 TRESPASS	700	N GARTH AVE		OT	CPD
07/14/2020	18:59:53	2020168120	2020006143	127D2 SUICIDAL SUBJ	700	N GARTH AVE	310	OT	CPD
07/14/2020	20:55:03	2020168221		133D1 TRESPASS	700	N GARTH AVE		OT	CPD
07/17/2020	17:14:42	2020170975		125B1 CHK WELFARE	700	N GARTH AVE	412	OT	CPD
07/17/2020	18:13:39	2020171030	2020006293	119B2 PAST HARASSMENT	700	N GARTH AVE	712	OT	CPD
07/17/2020	18:39:55	2020171048		32B UNK PROB	700	N GARTH AVE	216	OT	CPD
07/18/2020	1:19:55	2020171364		105A1 ANML CMLPNT	700	N GARTH AVE		OT	CPD
07/18/2020	2:32:27	2020171392		FOLLOW UP	700	N GARTH AVE		OT	CPD
07/18/2020	6:23:07	2020171451		FOLLOW UP	700	N GARTH AVE		OT	CPD
07/19/2020	14:47:36	2020172463		911 CHK	700	N GARTH AVE		OT	CPD
07/19/2020	23:13:56	2020172771		133D1 TRESPASS	700	N GARTH AVE		OT	CPD
07/20/2020	8:07:00	2020172951		104C2 LAW ALRM	700	N GARTH AVE		OT	CPD
07/21/2020	22:26:28	2020174546		SUSP INCIDENT	700	N GARTH AVE		OT	CPD
07/23/2020	18:06:35	2020176412		113D2 VRBL DIST	700	N GARTH AVE	319	OT	CPD
07/26/2020	0:57:59	2020178424		133D1 TRESPASS	700	N GARTH AVE		OT	CPD
07/26/2020	21:15:02	2020179026	2020006622	127D2 SUICIDAL SUBJ	700	N GARTH AVE	310	OT	CPD
07/28/2020	19:30:52	2020180825		DISTURBANCE	700	N GARTH AVE	303	OT	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/01/2020	15:18:12	2020155683		911 CHK	1201	PAQUIN ST		PT	CPD
07/02/2020	21:44:48	2020157003		32B UNK PROB	1201	PAQUIN ST	1312	PT	CPD
07/04/2020	14:32:00	2020158512	2020005775	CHILD ABUSE	1201	PAQUIN ST	705	PT	CPD
07/04/2020	21:19:53	2020158924		CHK SUBJ	1201	PAQUIN ST	705	PT	CPD
07/05/2020	10:18:18	2020159484			1201	PAQUIN ST		PT	
07/05/2020	11:48:20	2020159533			1201	PAQUIN ST		PT	
07/05/2020	12:02:56	2020159543		ASST FIRE DEPARTMENT	1201	PAQUIN ST	1304	PT	CPD
07/05/2020	14:57:53	2020159639		FOLLOW UP	1201	PAQUIN ST		PT	CPD
07/06/2020	7:36:02	2020160165		FOLLOW UP	1201	PAQUIN ST	705	PT	CPD
07/06/2020	17:26:38	2020160661	2020005842	129C5 SUSP INCIDENT	1201	PAQUIN ST	1411	PT	CPD
07/14/2020	20:22:05	2020168191		PRKNG VIOL	1201	PAQUIN ST		PT	CPD
07/22/2020	19:21:44	2020175429		106D5 ASSLT	1201	PAQUIN ST	308	PT	CPD
07/31/2020	23:09:44	2020183593		129C1 SUSP PRSN	1201	PAQUIN ST		PT	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/03/2020	13:50:27	2020157546		WELFARE	200	W WORLEY ST	B	SP	CPD
07/04/2020	14:40:58	2020158517		911 CHK	215	UNITY DR		SP	CPD
07/04/2020	23:36:21	2020159198		FIREWORKS	205	LINCOLN DR		SP	CPD
07/07/2020	20:45:24	2020161864	2020005889	129C5 SUSP INCIDENT	202	UNITY DR	B	SP	CPD

Law Enforcement Calls on CHA Properties - July 2020

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/07/2020	23:40:30	2020161976		FOLLOW UP	202	UNITY DR	B	SP	CPD
07/17/2020	10:52:41	2020170638		911 CHK	210	UNITY DR		SP	CPD
07/17/2020	16:16:55	2020170918		SUSP INCIDENT	211	UNITY DR		SP	CPD
07/20/2020	17:37:04	2020173434	2020006415	RUNAWAY	216	LINCOLN DR		SP	CPD
07/20/2020	17:51:27	2020173450			216	LINCOLN DR		SP	
07/20/2020	23:41:42	2020173692		FOLLOW UP	216	LINCOLN DR		SP	CPD
07/21/2020	0:20:44	2020173716			216	LINCOLN DR		SP	
07/21/2020	17:44:39	2020174376		FOLLOW UP	216	LINCOLN DR		SP	CPD
07/22/2020	17:04:39	2020175314		FOLLOW UP	216	LINCOLN DR		SP	CPD
07/22/2020	18:11:43	2020175378		FOLLOW UP	216	LINCOLN DR		SP	CPD
07/26/2020	2:14:42	2020178454		113B2 PEACE DIST	205	LINCOLN DR		SP	CPD
07/28/2020	19:14:33	2020180810	2020006692	DAMAGE/VANDALISM	222	LINCOLN DR	B	SP	CPD
07/03/2020	1:54:15	2020157184		911 CHK		WALKWAY			CPD
07/21/2020	22:51:43	2020174559		119C1 HARASSMENT		WALKWAY			CPD

Medical Fire Calls on CHA Properties - July 2020

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/12/2020	16:09:48	2020166277	2007120022	32D UNK PROB	1111	ELLETA BLVD		BC	UHC
07/12/2020	16:11:15	2020166280	2007280	32D UNK PROB	1111	ELLETA BLVD		BC	CFD
07/15/2020	8:28:44	2020168563	2007150013	12A SEIZURE	1123	ELLETA BLVD	B	BC	UHC
07/15/2020	8:31:12	2020168566	2007397	12A SEIZURE	1123	ELLETA BLVD	B	BC	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/03/2020	2:25:00	2020157194	2006891	52C FIRE ALRM	318	LASALLE PL		BWW	CFD
07/17/2020	3:42:17	2020170386	2007170003	19C HEART PROB	211	ALLEN WALKWAY		BWW	UHC
07/17/2020	3:45:25	2020170387	2007467	19C HEART PROB	211	ALLEN WALKWAY		BWW	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/10/2020	17:32:52	2020164630	2007100042	UNSTABLE SCENE	323	TRINITY PL		DT	UHC
07/14/2020	9:39:52	2020167626	2007140013	127D1 SUICIDE ATMP	318	PARK AVE		DT	UHC
07/16/2020	11:07:35	2020169649	2007160017	ROUTINE TRANSPORT	619	PARK AVE		DT	UHC
07/16/2020	12:03:55	2020169685	2007435	ROUTINE TRANSPORT	619	PARK AVE		DT	CFD
07/16/2020	15:17:26	2020169868	2007448	EMS RESPONSE	619	PARK AVE		DT	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/03/2020	14:20:14	2020157567	2007030028	17A2 FALL	700	N GARTH AVE	408	OT	UHC
07/03/2020	14:21:42	2020157569	2006912	17A2 FALL	700	N GARTH AVE	408	OT	CFD
07/04/2020	11:23:00	2020158394	2007040011	26A SICK PRSN	700	N GARTH AVE	602	OT	UHC
07/05/2020	11:23:25	2020159513	2007050014	17A3 FALL	700	N GARTH AVE	602	OT	UHC
07/06/2020	1:30:32	2020160041	2007060005	MEDICAL EMERGENCY	700	N GARTH AVE	714	OT	UHC
07/06/2020	1:34:04	2020160044	2007010	MEDICAL EMERGENCY	700	N GARTH AVE	714	OT	CFD
07/07/2020	18:10:01	2020161743	2007070035	6D BREATHING PROB	700	N GARTH AVE	411	OT	UHC
07/07/2020	18:11:49	2020161747	2007092	6D BREATHING PROB	700	N GARTH AVE	411	OT	CFD
07/09/2020	5:58:45	2020163163	2007090004	17A2 FALL	700	N GARTH AVE	301	OT	UHC
07/09/2020	6:03:28	2020163165	2007143	17A2 FALL	700	N GARTH AVE	301	OT	CFD
07/13/2020	10:28:01	2020166779	2007130018	26D SICK PRSN	700	N GARTH AVE	318	OT	UHC
07/13/2020	10:29:22	2020166781	2007309	26D SICK PRSN	700	N GARTH AVE	318	OT	CFD
07/14/2020	19:18:21	2020168132	2007140040	UNSTABLE SCENE	700	N GARTH AVE	310	OT	UHC
07/16/2020	13:25:20	2020169760	2007160024	17B FALL	700	N GARTH AVE	318	OT	UHC
07/16/2020	13:27:57	2020169761	2007440	17B FALL	700	N GARTH AVE	318	OT	CFD
07/17/2020	8:24:39	2020170507	2007170014	10D CHEST PAIN	700	N GARTH AVE	414	OT	UHC
07/17/2020	8:26:17	2020170508	2007472	10D CHEST PAIN	700	N GARTH AVE	414	OT	CFD
07/17/2020	8:36:55	2020170520	2007170017	26A SICK PRSN	700	N GARTH AVE		OT	UHC
07/17/2020	8:37:43	2020170522	2007170016	26O SICK PRSN	700	N GARTH AVE	403	OT	BHC
07/17/2020	9:05:49	2020170550	2007474	26O SICK PRSN	700	N GARTH AVE	403	OT	CFD
07/17/2020	9:06:27	2020170552	2007475	26A SICK PRSN	700	N GARTH AVE		OT	CFD
07/17/2020	18:37:59	2020171045	2007170044	32B UNK PROB	700	N GARTH AVE	216	OT	UHC
07/17/2020	18:42:22	2020171050	2007494	32B UNK PROB	700	N GARTH AVE	216	OT	CFD
07/20/2020	8:09:04	2020172952	2007200015	EMS RESPONSE	700	N GARTH AVE		OT	UHC
07/21/2020	20:11:24	2020174469	2007210045	21B HEMORRHAGE	700	N GARTH AVE	717	OT	UHC
07/21/2020	20:14:15	2020174470	2007662	21B HEMORRHAGE	700	N GARTH AVE	717	OT	CFD
07/21/2020	22:12:26	2020174534	2007210048	17D FALL	700	N GARTH AVE		OT	UHC
07/21/2020	22:14:04	2020174536	2007664	17D FALL	700	N GARTH AVE		OT	CFD
07/22/2020	8:15:58	2020174800	2007220012	28C STROKE	700	N GARTH AVE		OT	BHC
07/22/2020	8:19:19	2020174801	2007678	31C FAINTING	700	N GARTH AVE		OT	CFD
07/24/2020	6:51:24	2020176827	2007240006	17A4 FALL	700	N GARTH AVE	719	OT	UHC
07/24/2020	6:53:36	2020176828	2007759	17A4 FALL	700	N GARTH AVE	719	OT	CFD
07/25/2020	9:47:39	2020177854	2007798	COM STR	700	N GARTH AVE	614	OT	CFD
07/25/2020	9:49:55	2020177855	2007250012	COM STR	700	N GARTH AVE	614	OT	UHC
07/27/2020	2:43:46	2020179173	2007270002	1C ABDOMINAL PAIN	700	N GARTH AVE		OT	UHC

Medical Fire Calls on CHA Properties - July 2020

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/27/2020	2:45:00	2020179175	2007855	1C ABDOMINAL PAIN	700	N GARTH AVE		OT	CFD
07/27/2020	15:25:37	2020179660	2007270019	10D CHEST PAIN	700	N GARTH AVE		OT	UHC
07/27/2020	15:26:53	2020179662	2007871	10D CHEST PAIN	700	N GARTH AVE		OT	CFD
07/27/2020	17:52:07	2020179791	2007270026	17A4 FALL	700	N GARTH AVE	403	OT	BHC
07/27/2020	17:53:38	2020179793	2007882	17A4 FALL	700	N GARTH AVE	403	OT	CFD
07/28/2020	9:49:32	2020180311	2007280014	6D BREATHING PROB	700	N GARTH AVE	403	OT	BHC
07/28/2020	9:51:56	2020180314	2007904	6D BREATHING PROB	700	N GARTH AVE	403	OT	CFD
07/31/2020	19:31:09	2020183437	2007310039	26D SICK PRSN	700	N GARTH AVE	411	OT	UHC
07/31/2020	19:32:46	2020183439	2008043	26D SICK PRSN	700	N GARTH AVE	411	OT	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/01/2020	17:15:20	2020155812	2007010020	17A2 FALL	1201	PAQUIN ST	1207	PT	UHC
07/02/2020	21:40:56	2020157000	2007020036	32B UNK PROB	1201	PAQUIN ST	1312	PT	UHC
07/02/2020	21:55:20	2020157011	2006880	32B UNK PROB	1201	PAQUIN ST	1312	PT	CFD
07/04/2020	14:15:51	2020158501	2007040026	17A2 FALL	1201	PAQUIN ST	705	PT	UHC
07/04/2020	14:17:36	2020158504	2006943	17A2 FALL	1201	PAQUIN ST	705	PT	CFD
07/05/2020	11:47:40	2020159531	2006988	FILL THE BOX	1201	PAQUIN ST	1304	PT	CFD
07/05/2020	11:52:20	2020159536	2007050017	FILL THE BOX	1201	PAQUIN ST	1304	PT	BHC
07/06/2020	21:51:38	2020160890	2007060047	26C SICK PRSN	1201	PAQUIN ST	1305	PT	UHC
07/06/2020	21:54:13	2020160894	2007044	26C SICK PRSN	1201	PAQUIN ST	1305	PT	CFD
07/09/2020	11:15:25	2020163341	2007090016	21D HEMORRHAGE	1201	PAQUIN ST	1104	PT	BHC
07/09/2020	11:19:45	2020163346	2007158	21D HEMORRHAGE	1201	PAQUIN ST	1104	PT	CFD
07/10/2020	14:46:24	2020164458	2007100027	17A4 FALL	1201	PAQUIN ST	1304	PT	UHC
07/10/2020	14:48:13	2020164461	2007207	17A4 FALL	1201	PAQUIN ST	1304	PT	CFD
07/10/2020	14:50:51	2020164464	2007100028	10C CHEST PAIN	1201	PAQUIN ST	809	PT	BHC
07/10/2020	14:53:08	2020164466	2007209	10C CHEST PAIN	1201	PAQUIN ST	809	PT	CFD
07/11/2020	18:05:16	2020165554	2007110020	5A BACK PAIN	1201	PAQUIN ST	1304	PT	BHC
07/12/2020	16:48:55	2020166297	2007120019	26A SICK PRSN	1201	PAQUIN ST		PT	BHC
07/14/2020	21:29:23	2020168250	2007379	52C SMK ALRM	1201	PAQUIN ST	411	PT	CFD
07/14/2020	22:40:22	2020168297	2007140044	17B FALL	1201	PAQUIN ST		PT	BHC
07/14/2020	22:42:02	2020168299	2007383	17B FALL	1201	PAQUIN ST		PT	CFD
07/16/2020	11:46:06	2020169673	2007160010	26A SICK PRSN	1201	PAQUIN ST		PT	BHC
07/17/2020	15:37:30	2020170884	2007170015	10D CHEST PAIN	1201	PAQUIN ST	809	PT	UHC
07/17/2020	15:38:57	2020170886	2007489	10D CHEST PAIN	1201	PAQUIN ST	809	PT	CFD
07/17/2020	22:06:07	2020171211	2007501	SING PT	1201	PAQUIN ST		PT	CFD
07/17/2020	22:08:33	2020171213	2007170026	SING PT	1201	PAQUIN ST		PT	UHC
07/20/2020	16:44:00	2020173389	2007200020	26A SICK PRSN	1201	PAQUIN ST	1304	PT	UHC
07/20/2020	20:36:29	2020173574	2007200027	10D CHEST PAIN	1201	PAQUIN ST	403	PT	BHC
07/20/2020	20:37:08	2020173575	2007611	10D CHEST PAIN	1201	PAQUIN ST	403	PT	CFD
07/21/2020	16:24:10	2020174320	2007210025	6C BREATHING PROB	1201	PAQUIN ST	1305	PT	BHC
07/21/2020	16:26:31	2020174324	2007653	6C BREATHING PROB	1201	PAQUIN ST	1305	PT	CFD
07/30/2020	10:20:49	2020182119	2007300013	17A4 FALL	1201	PAQUIN ST	1509	PT	UHC
07/30/2020	10:22:37	2020182121	2007989	17A4 FALL	1201	PAQUIN ST	1509	PT	CFD
07/30/2020	16:13:44	2020182402	2007300020	26A SICK PRSN	1201	PAQUIN ST	304	PT	UHC
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency
07/05/2020	20:19:00	2020159840	2007050027	10D CHEST PAIN	200	W WORLEY ST	B	SP	UHC
07/05/2020	20:21:27	2020159843	2007001	10D CHEST PAIN	200	W WORLEY ST	B	SP	CFD
07/11/2020	10:43:04	2020165208	2007110017	12D SEIZURE	200	W WORLEY ST	B	SP	UHC
07/11/2020	10:45:26	2020165213	2007238	12D SEIZURE	200	W WORLEY ST	B	SP	CFD

CHA Safety Department Calls on CHA Properties - July 2020

ALEIR Number	Call Date	Call Time	Nature	Numerics	Street	APT	SITE	Safety Officer
20200339.00	7/1/2020	17:15	Assist Resident / Medical	1201	Paquin Street	1207	PT	Don Hawkins
20200340.00	7/1/2020	19:06	Lock Out	1201	Paquin Street	1104	PT	Don Hawkins
20200341.00	7/4/2020	13:28	Information	1201	Paquin Street	1304	PT	Mark Brotemarkle
20200342.00	7/4/2020	2:30	Lock Out	700	Garth Avenue North	204	OT	Mark Brotemarkle
20200343.00	7/5/2020	11:47	Fire	1201	Paquin Street	1304	PT	Mark Brotemarkle
20200344.00	7/5/2020	13:29	Check Welfare	1201	Paquin Street	601	PT	Kevin Keith
20200345.00	7/5/2020	14:08	Information	1201	Paquin Street	1107	PT	Kevin Keith
20200346.00	7/13/2020	17:45	Trespass Person Warning Issued	1201	Paquin Street	1107	PT	Kevin Keith
20200347.00	7/6/2020	12:00	Trespass Person Warning Issued	2112	Business Loop 70 E	207	PP	Kevin Keith
20200348.00	7/6/2020	12:00	Trespass Person Investigation	2112	Business Loop 70 E	107	PP	Kevin Keith
20200348.01	7/12/2020	20:00	Trespass Person Investigation	2112	Business Loop 70 E	107	PP	Kevin Keith
20200349.00	7/6/2020	17:26	Check Welfare	1201	Paquin Street	1411	PT	Don Hawkins
20200350.00	7/6/2020	19:48	Trespass Person Warning Issued	1201	Paquin Street	1405	PT	Don Hawkins
20200351.00	7/7/2020	12:15	Lease Violation	1201	Paquin Street	405	PT	Don Hawkins
20200352.00	7/9/2020	17:10	Trespass Person Investigation	1027	Elleta Blvd		BC	Tara Thomason
20200353.00	7/9/2020	5:52	Assist Resident / Medical	700	Garth Avenue North	301	OT	Mark Brotemarkle
20200354.00	7/10/2020	13:06	Controlled Substance Investigation	27	Bryant Walkway		BWW	Mark Brotemarkle
20200355.00	7/10/2020	13:10	Information	201	Switzler Street		COM	Don Hawkins
20200356.00	7/12/2020	16:09	Information	1115	Elleta Blvd		BC	Kevin Keith
20200357.00	7/14/2020	19:07	Threat To Self	700	Garth Avenue North	310	OT	Mark Brotemarkle
20200358.00	7/14/2020	11:59	Lease Violation	308	Park Avenue		DT	Mark Brotemarkle
20200359.00	7/15/2020	16:30	Trespass Person Warning Issued	700	Garth Avenue North	618	OT	Don Hawkins
20200360.00	7/11/2020	0:58	Lock Out	1201	Paquin Street	1410	PT	Tara Thomason
20200361.00	7/17/2020	18:35	Check Welfare	700	Garth Avenue North	216	OT	Don Hawkins
20200362.00	7/18/2020	15:34	Disturbance Persons	222	Lincoln Drive	B	SP	Tara Thomason
20200363.00	7/18/2020	16:13	Animal Complaints/Bites	700	Garth Avenue North	504	OT	Tara Thomason
20200364.00	7/18/2020	16:54	Check Welfare	1201	Paquin Street	1012	PT	Tara Thomason
20200365.00	7/21/2020	16:37	Information	1201	Paquin Street	813	PT	Tara Thomason
20200366.00	7/21/2020	21:39	Lock Out	1201	Paquin Street	1209	PT	Tara Thomason
20200367.00	7/22/2020	13:45	Ticket Vehicle / CHA	209	Providence Walkway		DT	Don Hawkins
20200368.00	7/22/2020	13:50	Ticket Vehicle / CHA	211	Providence Walkway		DT	Don Hawkins
20200369.00	7/22/2020	16:00	Ticket Vehicle / CHA		Pendelton		DT	Tara Thomason
20200370.00	7/22/2020	16:05	Ticket Vehicle / CHA		Pendelton		DT	Tara Thomason
20200371.00	7/22/2020	16:17	Ticket Vehicle / CHA		Switzler Street		DT	Tara Thomason
20200372.00	7/22/2020	16:22	Ticket Vehicle / CHA		Switzler Street		DT	Tara Thomason
20200373.00	7/22/2020	16:31	Ticket Vehicle / CHA		Switzler Street		DT	Tara Thomason
20200374.00	7/22/2020	16:38	Ticket Vehicle / CHA		Switzler Street		DT	Tara Thomason
20200375.00	7/22/2020	16:42	Ticket Vehicle / CHA		Switzler Street		DT	Tara Thomason
20200376.00	7/22/2020	19:19	Disturbance Persons	1201	Paquin Street	704	PT	Tara Thomason
20200377.00	7/22/2020	19:37	Lock Out	2112	Business Loop 70 E	207	PP	Tara Thomason
20200378.00	7/22/2020	16:45	Lock Out	615	Park Avenue		DT	Don Hawkins
20200379.00	7/24/2020	15:35	Harassment	700	Garth Avenue North	411	OT	Don Hawkins
20200380.00	7/24/2020	13:01	Disturbance Persons	700	Garth Avenue North	607	OT	Don Hawkins
20200381.00	7/25/2020	12:08	Disturbance Persons	28	Allen Street	A	BWW	Kevin Keith
20200382.00	7/26/2020	15:44	Trespass Person Warning Issued		Broadway East		COM	Kevin Keith
20200383.00	7/27/2020	17:52	Assist Resident / Medical	700	Garth Avenue North	403	OT	Don Hawkins
20200384.00	7/28/2020	19:07	Property Damage	222	Lincoln Drive	B	SP	Don Hawkins
20200385.00	7/30/2020	13:10	Lock Out	615	Park Avenue		DT	Don Hawkins
20200386.00	7/31/2020	14:42	Trespass Person Warning Issued	301	Providence Road N		COM	Don Hawkins
20200387.00	7/31/2020	16:08	Harassment	1007	Elleta Blvd		BC	Don Hawkins



Housing Authority of the City of Columbia, Missouri

Monthly Financial Reports Staff Memo

To: Board of Commissioners

From: Mary Harvey, Director of Finance

Date: August 18, 2020

RE: June 2020 Financial Reports

CARES Act

Downtown's Public Housing (AMP 1), has up to \$55,851 in supplemental operating funds for Corona virus aid. Sanitation supplies and masks for the Blind Boone Community Center are paid from AMP 1's funds. The year to date expenditures for COVID supplies for AMP 1 are \$1,821. The year to date paid emergency leave for is \$5,430.

HCV has up to \$232,103 in CARES Act funding. These funds can be used for the Section 8 programs operating from the Administration Building and our six Project Based Voucher projects. With the most recent notice PIH-2020-8, the eligible uses have been expanded and the use by date has been extended from 12/31/2020 to 6/30/2021.

A year to date adjustment for paid emergency leave will be made, once HUD provides the details on how the Cares Act revenue and expenses are to be reported.

The year to date paid emergency leave for each program that will be reimbursed from the HCV funding are:

HCV	\$ 14,357
Stuart Parker/Paquin	11,365
Oak Towers	10,563
Bear Creek	3,590
Bryant Walkway	1,839
Bryant Walkway II	868
Patriot Place	932
Total	43,514

The year to date COVID supplies for HCV and the PBV projects are \$21,604.

Section 8-Housing Choice Voucher Program

Admin Fee revenue earned is 3% (\$14,876) under budget and \$4,194 less than last year to date.

Administrative Expenses are 4% (\$21,416) under budget and \$11,206 lower than last year to date. Salaries and benefits are \$7,270 under budget because the department has had two vacant positions that were filled in April.

Other General Expenses are for the feasibility study completed earlier this year for the expansion of the HCV offices.

Administration has a year to date net loss of \$17,181.

Section 8-Housing Choice Voucher Program (continued)

HUD PHA Operating Grants – HAP (Housing Assistance Payments) are \$3,239 under budget and \$19,504 less than last year to date.

Total Housing Assistance Payments are 3% (\$146,195) under budget and \$66,727 higher than last year to date. In addition to participants experiencing a loss in income due to the pandemic, the program also had an increase in the payment standards and utility allowances that are increasing the average payment per voucher. As of June, the average HCV payment has increased 7% from \$527.25 in January to \$562.97 in June. The average PBV payment has increased 7% from \$311.67 in January to \$333.45 for June.

AMP 1-Downtown

Total Tenant Revenue is 15% (\$26,895) lower than budget and \$45,322 less than last year to date.

HUD's PHA Operating grant disbursements are 25% (\$61,362) less than budget and \$56,745 less than last year to date.

Total Revenue is 14% (\$64,776) lower than budget and \$77,235 less than last year to date.

Administrative expenses are 14% (\$12,395) under budget and \$307 higher than last year to date.

Total Utilities are 16% (\$7,261) under budget and \$9,013 higher than last year to date.

Total Maintenance expenses are 3% (\$6,359) under budget and \$3,377 higher than last year to date.

Other General Expenses are \$20,759 over budget. This is due to \$33,732 (50%) of the excess EPC savings that were paid to the COCC. The remaining 50% was used to pay down the principal of the EPC loan.

Total Operating Expenses are 3% (\$11,742) under budget and \$31,173 higher than last year to date.

AMP 1 has a year to date net loss of \$22,779 before depreciation and debt principal payments.

Stuart Parker Housing Development Group, LP

Total Tenant Revenue is \$645 higher than budget.

Total Revenue is 2% (\$17,658) under budget and \$2,480 higher than last year to date.

Administrative expenses are 9% (\$16,907) under budget and \$36,904 higher than last year to date.

Total Utilities are 6% (\$7,156) under budget and \$2,899 higher than last year to date.

Total Maintenance expenses are 3% (\$6,002) under budget and \$4,507 higher than last year to date.

Stuart Parker Housing Development Group, LP (continued)

Total Operating Expenses are 5% (\$42,926) under budget and \$201,121 higher than last year to date due to the addition of the seller financing interest payable.

Stuart Parker has a net gain of \$96,290 before depreciation and replacement reserve deposits. Any gains will be used to reimburse the General Partner for security services, seller financing interest and principal to CHA Business Activities.

Bear Creek Housing Development Group, LP

Total Tenant Revenue is 2% (\$5,251) under budget and \$2,440 higher than last year to date.

Total Revenue is 4% (\$12,220) under budget and \$6,209 less than last year to date.

Administrative expenses are 7% (\$3,878) over budget and \$11,083 higher than last year to date.

Total Utilities are 11% (\$2,582) under budget and \$727 less than last year to date.

Total Maintenance expenses are 7% (\$5,526) under budget and \$8,467 less than last year to date.

Total Operating Expenses are \$526 under budget and \$39,890 higher than last year to date due to the addition of the seller financing interest payable.

Bear Creek has a net gain of \$8,150 before depreciation, debt payments and replacement reserve deposits. Any gains will be used to reimburse the General Partner for security services and the deferred developer fees payable the CHA Affordable Housing Development.

Oak Towers Housing Development Group, LP

Total Tenant Revenue is 3% (\$17,071) under budget and \$12,319 higher than last year to date.

Total Revenue is 1% (\$5,133) under budget and \$5,703 higher than last year to date.

Administrative expenses are 22% (\$25,829) under budget and \$12,168 less than last year to date. Salaries and benefits are \$28,485 under budget due to the vacant Assistant Manager position that has been filled in July.

Total Utilities are 9% (\$6,491) under budget and \$1,851 less than last year to date.

Total Maintenance expenses are 2% (\$2,141) under budget and \$164 higher than last year to date.

Total Operating Expenses are 4% (\$15,312) over budget and \$62,799 higher than last year to date due to the addition of the seller financing interest payable.

Oak Towers has a net gain of \$100,025 before depreciation, debt principal payments and replacement reserve deposits. Any gains will be used to reimburse the General Partner for security services and seller financing interest and principal to CHA Business Activities

Mid-Missouri Veterans Housing Development Group, LP (Patriot Place)

Total Revenue is 2% (\$1,881) higher than budget and \$7,855 higher than last year to date.

Total Administrative expenses are 9% (\$2,165) over budget and \$3,978 higher than last year to date.

Total Utilities are 8% (\$900) under budget and \$89 less than last year to date.

Total Maintenance expenses are 52% (\$10,466) over budget and \$8,551 higher than last year to date. Unexpected maintenance costs include \$4,375 in parking lot repairs and \$1,700 for replacement flags.

Total Operating Expenses are 17% (\$12,608) over budget and \$13,782 higher than last year to date.

Mid-Missouri Veterans has a net gain of \$10,004 before depreciation, debt principal payments and replacement reserve deposits. Any gains will be used to pay down the loan principal due to the Columbia Community Housing Trust.

Bryant Walkway Housing Development Group, LP

Total Revenue is 2% (\$3,516) lower than budget and \$532 less than last year to date. Last year's revenue included energy rebates from the energy savings improvements made during the renovations.

Total Administrative expenses are 2% (\$1,081) under budget and \$9,441 higher than last year to date.

Total Utilities are 32% (\$3,328) over budget and \$5,324 less than last year to date. Gas and electric are over budget due to the higher number of vacant units than budgeted.

Total Maintenance expenses are 14% (\$6,398) under budget and \$1,286 higher than last year to date.

Interest Expense is \$31,165 over budget due to an extension on the pay-off of the construction bonds.

Total Operating Expenses are 18% (\$26,062) over budget and \$59,747 higher than last year to date.

Bryant Walkway has a net gain of \$310 before depreciation, debt principal payments and replacement reserve deposits.

Bryant Walkway II Housing Development Group, LP

Total Revenue is 2% (1,911) below budget and \$3,345 less than last year to date.

Total Administrative expenses are 15% (\$4,004) over budget and \$3,691 higher than last year to date. Legal expenses are \$1,229 higher than budgeted.

Bryant Walkway II Housing Development Group, LP (continued)

Total Utilities are 29% (\$2,034) over budget and \$1,150 less than last year to date. Gas and electric utilities are due to vacant units.

Total Maintenance expenses are 9% (\$1,857) under budget and \$847 higher than last year to date.

Interest Expense is \$3,757 over budget due to an extension on the pay-off of the construction bonds.

Total Operating Expenses are 24% (\$24,875) over budget and \$52,060 higher than last year to date.

Bryant Walkway II has a net loss of \$22,211 before depreciation, debt principal payments and replacement reserve deposits.

CHA Administration

A change in presentation has been made for CHA's Administration this month. Instead of presenting a budget comparison for the three component units of CHA's administration, they have been combined.

CHA Affordable Housing Development's (AHD) revenue is earned from developer fees and 2020 was budgeted for a loss because there were no development awards received for this year. Expenditures are being paid from AHD's operating reserves.

CHA Business Activities (CHA BA) is for the management of non-federal properties. And CHA Central Office Cost Center (COCC) is for the management of the HUD federal programs.

Fee Revenue is 15% (\$63,346) under budget. The two factors for this are due to the tax credit investors denying the higher management fees requested for 2020, and all properties and voucher programs being under-leased.

Investment Income of \$510,611 is 22% (\$92,229) higher than budget. \$184,620 of the Investment Income is restricted for bond interest payments. And \$149,098 is restricted for replacement and development reserves.

Total Operating Expenses are 16% (\$117,417) under budget.

CHA's total administration has a year to date net gain of \$114,112.



Columbia Housing Authority
201 Switzler Street
Columbia, MO 65203

HOUSING AUTHORITY
of the City of Columbia, Missouri

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MONTHLY
FINANCIAL STATEMENTS
(unaudited)

June 30, 2020

Fiscal Year End
December 2020
Month 6 of 12

as submitted by:

Mary Harvey, Director of Finance & Human Resources
Housing Authority of the City of Columbia, MO

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Housing Choice Voucher Program
Unaudited Revenue Expense Budget Comparison

	6 Months Ending 06/30/2020						Percent of
	Current Month	Budget	Variance	Year to Date	Budget	Variance	Variance
HUD PHA Operating Grants - HAP	747,343	739,167	8,176	4,431,761	4,435,000	(3,239)	0%
HUD Admin Fees Earned	80,620	81,571	(951)	474,550	489,426	(14,876)	-3%
Cares Act - COVID-19 Revenue	2,961	0	2,960	21,604	0	21,604	
Total Fee Revenue	830,924	820,738	10,186	4,927,915	4,924,426	3,489	0%
Investment Income - Unrestricted	245	-	245	3,095	-	3,095	#DIV/0!
Fraud Recovery - HAP	43	-	43	624	-	624	0%
Fraud Recovery - Admin	43	-	43	624	-	624	0%
FSS Forfeitures	-	-	-	4,253	-	4,253	
Total Revenue	831,253	820,738	10,516	4,940,460	4,924,426	16,034	0%
Administrative Salaries	29,691	24,739	4,952	146,089	148,436	(2,347)	-2%
Auditing Fees	(22)	2,500	(2,522)	15,684	15,000	684	5%
Management Fee	19,068	19,685	(617)	114,732	118,110	(3,378)	-3%
Book-keeping Fee	11,918	12,303	(386)	71,708	73,819	(2,112)	-3%
Advertising and Marketing	-	25	(25)	1,114	150	964	643%
Employee Benefit contributions - Administrative	10,481	8,625	1,857	46,824	51,747	(4,924)	-10%
Office Expenses	6,958	1,695	5,263	18,023	10,167	7,855	77%
Training & Travel	32	917	(885)	1,324	5,500	(4,176)	-76%
Other Administrative Expenses	4,918	10,583	(5,665)	49,516	63,500	(13,984)	-22%
Total Operating - Administrative	83,043	81,072	1,972	465,014	486,430	(21,416)	-4%
Cares Act - COVID-19 Expenses	2,961	-	2,961	21,604	-	21,604	
FSS Participation Services	92	-	92	186	-	186	
Total Tenant Services	3,053	-	3,053	21,790	-	21,790	
Total Utilities	362	327	35	2,057	1,962	94	5%
Bldg. Maintenance	572	550	22	3,237	3,300	(63)	-2%
Insurance Premiums	972	919	53	5,423	5,515	(92)	-2%
Other General Expenses	23,399	-	23,399	23,484	-	23,484	#DIV/0!
Total Operating Expenses	111,402	82,868	28,534	521,005	497,207	23,797	5%
Excess of Operating Revenue over Operating Expenses	719,852	\$ 737,870	\$ (18,018)	\$ 4,419,456	\$ 4,427,218	\$ (7,763)	0%
Total Housing Assistance Payments	758,863	763,880	(5,017)	4,437,084	4,583,280	(146,195)	-3%
Total Expenses	870,265	846,748	23,517	\$ 4,958,089	\$ 5,080,487	\$ (122,398)	-2%
Net Gain (Loss)	(39,011)	(26,010)	(13,001)	\$ (17,629)	\$ (156,061)	\$ 138,432	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
6 Months Ending 06/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 26,675	\$ 34,699	\$ (8,023)	\$ 178,811	\$ 208,194	\$ (29,382)	-14%
Vacancy Loss	(4,561)	(5,942)	1,381	(29,556)	(35,652)	6,096	-17%
Tenant Revenue - Other	531	1,113	(583)	3,071	6,680	(3,608)	-54%
Total Tenant Revenue	22,646	29,870	(7,225)	152,327	179,222	(26,895)	-15%
HUD PHA Operating Grants	12,647	40,313	(27,666)	180,516	241,878	(61,362)	-25%
Cares Act - COVID-19 Revenue	587	0	587	1,821	0	1,821	
Total Grant Revenue	13,233	40,313	(27,080)	182,337	241,878	(59,541)	-25%
Investment Income - Unrestricted	384	1,498	(1,114)	6,178	8,987	(2,809)	-31%
Fraud Recovery	178	-	178	912	-	912	0%
Other Revenue	3,394	3,258	136	30,036	19,547	10,490	54%
Total Revenue	47,401	74,939	(27,538)	384,856	449,632	(64,776)	-14%
Administrative Salaries	3,916	3,614	301	22,289	21,687	603	3%
Auditing Fees	(525)	417	(941)	1,572	2,500	(928)	-37%
Management Fee	5,185	6,805	(1,620)	30,288	40,830	(10,543)	-26%
Book-keeping Fee	803	738	65	4,688	4,428	260	6%
Advertising and Marketing	-	8	(8)	20	50	(30)	-61%
Employee Benefit contributions - Administrative	1,279	1,190	89	5,256	7,138	(1,883)	-26%
Office Expenses	854	573	281	5,512	3,438	2,074	60%
Legal Expense	75	125	(50)	1,048	750	298	40%
Training & Travel	22	192	(170)	66	1,150	(1,084)	-94%
Other	972	792	180	3,588	4,750	(1,162)	-24%
Total Operating - Administrative	12,580	14,453	(1,873)	74,326	86,721	(12,395)	-14%
Asset Management Fee	1,200	1,200	-	7,200	7,200	-	0%
Total Tenant Services	1,039	1,268	(229)	4,863	7,606	(2,743)	-36%
Water	3,263	2,373	890	13,183	14,238	(1,055)	-7%
Electricity	1,270	2,426	(1,156)	7,725	14,556	(6,831)	-47%
Gas	519	1,820	(1,301)	4,451	10,917	(6,466)	-59%
Sewer	2,684	1,109	1,575	13,748	6,656	7,092	107%
Total Utilities	\$ 7,736	\$ 7,728	\$ 9	\$ 39,106	\$ 46,367	\$ (7,261)	-16%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
6 Months Ending 06/30/2020

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	14,465	\$	13,385	\$	1,080	\$	82,678	\$	80,307	\$	2,371	3%
Maintenance - Materials & Other		4,372		3,830		542		20,387		22,980		(2,593)	-11%
Maintenance and Operations Contracts		7,638		9,042		(1,403)		44,615		54,250		(9,635)	-18%
Employee Benefit Contributions - Maintenance		5,022		4,443		579		30,156		26,658		3,499	13%
Total Maintenance		31,497		30,699		798		177,836		184,194		(6,359)	-3%
Total Protective Services		2,787		2,846		(59)		16,705		17,077		(372)	-2%
Total Insurance Premiums		4,142		4,052		89		24,954		24,313		641	3%
Other General Expenses		-		3,750		(3,750)		43,259		22,500		20,759	92%
Payments in Lieu of Taxes		1,344		1,934		(590)		10,921		11,604		(684)	-6%
Bad debt - Tenant Rents		(100)		723		(823)		2,000		4,335		(2,335)	-54%
Total Other General Expenses		1,244		6,407		(5,163)		56,180		38,440		17,740	46%
Interest on Notes Payable		528		747		(219)		3,486		4,481		(995)	-22%
Total Operating Expenses		62,754		69,400		(6,646)		404,657		416,399		(11,742)	-3%
Excess of Operating Revenue over Operating Expen	\$	(15,353)	\$	5,539	\$	(20,892)	\$	(19,801)	\$	33,233	\$	(53,034)	-160%
Extraordinary Maintenance		-		1,911		(1,911)		2,978		11,463		(8,485)	-74%
Depreciation Expense		12,051		13,248		(1,198)		72,303		79,488		(7,185)	-9%
Debt Principal Payment		1,721		3,665		(1,945)		33,546		21,990		11,555	53%
Total Expenses	\$	76,525	\$	88,223	\$	(11,699)	\$	513,484	\$	529,340	\$	(15,857)	-3%
Net Gain (Loss)	\$	(29,124)	\$	(13,285)	\$	(15,839)	\$	(128,628)	\$	(79,708)	\$	(48,919)	61%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
6 Months Ending 06/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 69,841	\$ 69,986	\$ (145)	\$ 431,710	\$ 419,916	\$ 11,794	3%
Rental Subsidies	82,453	82,308	145	482,054	493,848	(11,794)	-2%
Vacancy Loss	(6,953)	(4,569)	(2,384)	(43,817)	(27,413)	(16,404)	60%
Net Rental Revenue	145,341	147,725	(2,384)	869,947	886,351	(16,404)	-2%
Tenant Revenue - Other	6,674	-	6,674	17,048	-	17,048	
Total Tenant Revenue	152,015	147,725	4,290	886,996	886,351	645	0%
Investment Income - Unrestricted	544	3,870	(3,326)	10,437	23,220	(12,783)	-55%
Other Revenue	8,435	10,737	(2,303)	58,905	64,425	(5,520)	-9%
Total Revenue	160,994	162,333	(1,339)	956,338	973,995	(17,658)	-2%
Administrative Salaries	19,292	11,952	7,340	71,579	71,712	(133)	0%
Auditing Fees	1,117	1,150	(33)	6,700	6,900	(200)	-3%
Property Management Fee	9,709	11,610	(1,901)	55,271	69,661	(14,390)	-21%
Asset Management Fees	1,057	353	703	6,341	2,120	4,221	199%
Advertising and Marketing	-	8	(8)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	3,839	4,460	(622)	16,686	26,763	(10,077)	-38%
Office Expenses	1,924	1,094	830	12,583	6,563	6,020	92%
Legal Expense	263	216	46	1,569	1,298	271	21%
Training & Travel	34	388	(354)	181	2,325	(2,144)	-92%
Other	826	1,221	(395)	6,902	7,327	(425)	-6%
Total Operating - Administrative	38,060	32,453	5,607	177,812	194,719	(16,907)	-9%
Total Tenant Services	10,715	11,653	(937)	64,462	69,916	(5,454)	-8%
Water	3,685	3,866	(181)	22,040	23,195	(1,155)	-5%
Electricity	14,614	12,270	2,345	67,627	73,619	(5,991)	-8%
Gas	791	1,134	(344)	6,487	6,804	(317)	-5%
Sewer	2,242	2,674	(432)	16,351	16,044	308	2%
Total Utilities	\$ 21,332	\$ 19,944	\$ 1,388	\$ 112,505	\$ 119,661	\$ (7,156)	-6%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
6 Months Ending 06/30/2020

6 MONTHS Ending 06/30/2020											Percent of		
	Current Month		Budget		Variance		Year to Date		Budget		Variance	Variance	
Maintenance - Labor	\$	10,707	\$	12,311	\$	(1,603)	\$	64,687	\$	73,864	\$	(9,177)	-12%
Maintenance - Materials & Other		5,849		4,579		1,271		30,091		27,471		2,620	10%
Maintenance and Operations Contracts		12,264		12,332		(67)		76,580		73,989		2,590	4%
Employee Benefit Contributions - Maintenance		3,807		4,543		(736)		25,226		27,261		(2,034)	-7%
Total Maintenance		32,628		33,764		(1,136)		196,583		202,585		(6,002)	-3%
Total Insurance Premiums		6,008		5,375		633		34,923		32,248		2,675	8%
Other General Expenses		469		-		469		3,371		-		3,371	#DIV/0!
Taxes		5,342		5,760		(418)		32,050		34,557		(2,507)	-7%
Bad debt - Tenant Rents		-		2,145		(2,145)		6,231		12,873		(6,641)	-52%
Total Other General Expenses		5,810		7,905		(2,095)		41,652		47,430		(5,778)	-12%
Interest of Mortgage (or Bonds) Payable		16,846		20,298		(3,453)		92,652		121,790		(29,138)	-24%
Interest on Notes Payable (Seller Financing)		20,969		16,846		4,123		125,813		101,075		24,738	24%
Amortization of Loan Costs		2,273		2,259		15		13,645		13,551		94	1%
Total Interest Expense and Amortization Cost		40,088		39,403		685		232,110		236,416		(4,306)	-2%
Total Operating Expenses		154,641		150,496		4,145		860,048		902,974		(42,926)	-5%
Excess of Operating Revenue over Operating Expenses	\$	6,353	\$	11,837	\$	(5,484)	\$	96,290	\$	71,021	\$	25,269	36%
Depreciation Expense		66,497		65,496		1,001		398,984		392,976		6,008	2%
Debt Principal Payment				-		-				-		-	#DIV/0!
Funding Replacement Reserves from Operations		7,742		7,313		429		45,216		14,626		30,590	209%
Total Expenses	\$	228,880	\$	223,305	\$	5,576	\$	1,313,269	\$	1,310,576	\$	2,693	0%
Net Gain (Loss)	\$	(67,886)	\$	(60,972)	\$	(6,914)	\$	(356,932)	\$	(336,581)	\$	(20,351)	6%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
6 Months Ending 06/30/2020

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	18,113	\$	16,475	\$	1,638	\$	102,939	\$	98,850	\$	4,089	4%
Rental Subsidies		26,919		28,208		(1,289)		163,313		169,246		(5,933)	-4%
Vacancy Loss		(3,230)		(894)		(2,336)		(8,542)		(5,362)		(3,180)	59%
Net Rental Revenue		41,802		43,789		(1,987)		257,710		262,734		(5,024)	-2%
Tenant Revenue - Other		717		792		(74)		4,524		4,750		(226)	-5%
Total Tenant Revenue		42,519		44,581		(2,061)		262,234		267,484		(5,251)	-2%
Investment Income - Unrestricted		171		1,292		(1,121)		2,689		7,752		(5,063)	-65%
Other Revenue		1,967		2,636		(669)		13,908		15,815		(1,907)	-12%
Total Revenue		44,657		48,508		(3,852)		278,830		291,051		(12,220)	-4%
Administrative Salaries		5,769		3,246		2,523		23,134		19,473		3,661	19%
Auditing Fees		858		875		(17)		5,150		5,250		(100)	-2%
Property Management Fee		2,304		2,887		(582)		13,777		17,320		(3,543)	-20%
Asset Management Fees		958		275		683		5,748		1,650		4,098	248%
Advertising and Marketing		-		4		(4)		-		25		(25)	-100%
Employee Benefit contributions - Administrative		1,790		1,359		431		7,717		8,155		(438)	-5%
Office Expenses		354		414		(60)		4,194		2,483		1,711	69%
Legal Expense		-		172		(172)		167		1,035		(868)	-84%
Training & Travel		11		103		(92)		104		620		(516)	-83%
Other		261		451		(190)		2,604		2,707		(102)	-4%
Total Operating - Administrative		12,306		9,786		2,520		62,595		58,717		3,878	7%
Total Tenant Services		804		1,488		(684)		5,156		8,926		(3,771)	-42%
Water		1,596		1,664		(68)		8,656		9,986		(1,329)	-13%
Electricity		631		779		(148)		3,896		4,677		(780)	-17%
Gas		178		285		(107)		1,989		1,713		277	16%
Sewer		1,288		1,361		(72)		7,417		8,165		(748)	-9%
Total Utilities	\$	3,693	\$	4,090	\$	(396)	\$	21,958	\$	24,540	\$	(2,582)	-11%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
6 Months Ending 06/30/2020

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	5,436	\$	5,096	\$	340	\$	30,984	\$	30,574	\$	410	1%
Maintenance - Materials & Other		384		1,396		(1,012)		9,712		8,376		1,336	16%
Maintenance and Operations Contracts		3,098		4,274		(1,176)		18,856		25,642		(6,786)	-26%
Employee Benefit Contributions - Maintenance		1,825		1,847		(22)		10,860		11,080		(219)	-2%
Total Maintenance		10,743		12,612		(1,869)		70,413		75,672		(5,260)	-7%
Total Insurance Premiums		4,038		3,483		554		25,594		19,609		5,985	31%
Other General Expenses		29		-		29		498		-		498	
Property Taxes		1,959		2,700		(741)		11,753		16,200		(4,447)	-27%
Bad debt - Tenant Rents		-		205		(205)		-		1,230		(1,230)	-100%
Total Other General Expenses		1,988		2,905		(917)		12,251		17,430		(5,180)	-30%
96710 Interest of Mortgage (or Bonds) Payable		3,889		6,332		(2,443)		22,242		37,990		(15,748)	-41%
Interest on Notes Payable (Seller Financing)		6,748		3,710		3,039		40,490		22,259		18,231	
96730 Amortization of Loan Costs		1,664		1,011		653		9,983		6,063		3,920	65%
Total Interest Expense and Amortization Cost		12,301		11,052		1,249		72,715		66,312		6,403	10%
Total Operating Expenses		45,872		45,416		456		270,681		271,207		(526)	0%
Excess of Operating Revenue over Operating Expenses	\$	(1,216)	\$	3,092	\$	(4,308)	\$	8,150	\$	19,844	\$	(11,694)	-59%
Extraordinary Maintenance		-		1,333		(1,333)		753		8,000		(7,247)	
Depreciation Expense		18,635		18,636		(1)		111,813		111,814		(1)	0%
Debt Principal Payment		2,911		-		2,911		17,700		-		17,700	
Funding Replacement Reserves from Operations		3,005		2,867		138		18,492		5,734		12,759	223%
Total Expenses	\$	70,423	\$	68,252	\$	2,171	\$	419,439	\$	396,755	\$	22,685	6%
Net Gain (Loss)	\$	(25,767)	\$	(19,744)	\$	(6,023)	\$	(140,609)	\$	(105,704)	\$	(34,905)	33%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
6 Months Ending 06/30/2020

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	40,937	\$	40,433	\$	504	\$	247,162	\$	242,600	\$	4,562	2%
Rental Subsidies		44,281		44,785		(504)		264,146		268,708		(4,562)	-2%
Vacancy Loss		(4,004)		(2,130)		(1,874)		(17,355)		(12,783)		(4,572)	36%
Net Rental Revenue		81,214		83,088		(1,874)		493,953		498,525		(4,572)	-1%
Tenant Revenue - Other		591		2,432		(1,841)		2,093		14,592		(12,499)	-86%
Total Tenant Revenue		81,804		85,520		(3,715)		496,046		513,117		(17,071)	-3%
Investment Income - Unrestricted		241		1,540		(1,299)		5,856		9,240		(3,384)	-37%
Other Revenue		3,084		1,727		1,357		25,683		10,361		15,322	148%
Total Revenue		85,130		88,786		(3,657)		527,586		532,719		(5,133)	-1%
Administrative Salaries		8,098		7,229		868		26,623		43,376		(16,753)	-39%
Auditing Fees		1,200		1,150		50		7,200		6,900		300	4%
Property Management Fee		4,973		5,643		(670)		30,234		33,860		(3,626)	-11%
Asset Management Fees		975		292		683		5,848		1,750		4,098	234%
Advertising and Marketing		-		4		(4)		-		25		(25)	-100%
Employee Benefit contributions - Administrative		1,873		3,207		(1,334)		7,508		19,240		(11,732)	-61%
Office Expenses		1,029		682		347		7,086		4,093		2,993	73%
Legal Expense		15		49		(34)		799		296		503	170%
Training & Travel		25		258		(233)		75		1,550		(1,475)	-95%
Other		723		845		(122)		4,957		5,067		(110)	-2%
Total Operating - Administrative		18,910		19,359		(450)		90,328		116,156		(25,829)	-22%
Tenant Services - Salaries		762		2,478		(1,716)		4,385		14,870		(10,485)	-71%
Employee Benefit Contributions - Tenant Services		368		472		(104)		2,154		2,833		(679)	-24%
Tenant Services - Other		3,719		4,101		(382)		24,136		24,606		(470)	-2%
Total Tenant Services		4,849		7,051		(2,203)		30,675		42,308		(11,634)	-27%
Water		1,506		1,546		(40)		8,976		9,278		(302)	-3%
Electricity		9,286		8,847		439		47,267		53,081		(5,814)	-11%
Gas		502		662		(161)		3,414		3,974		(560)	-14%
Sewer		947		963		(16)		5,961		5,777		184	3%
Total Utilities	\$	12,241	\$	12,018	\$	223	\$	65,618	\$	72,109	\$	(6,491)	-9%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
6 Months Ending 06/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 7,741	\$ 7,634	\$ 107	\$ 46,261	\$ 45,804	\$ 456	1%
Maintenance - Materials & Other	3,564	2,053	1,511	11,132	12,318	(1,186)	-10%
Maintenance and Operations Contracts	3,996	5,739	(1,743)	32,288	34,433	(2,145)	-6%
Employee Benefit Contributions - Maintenance	2,446	2,327	119	14,697	13,963	734	5%
Total Maintenance	17,747	17,753	(6)	104,377	106,518	(2,141)	-2%
Total Insurance Premiums	2,610	1,990	620	15,259	11,941	3,318	28%
Other General Expenses	225	-	225	843	-	843	
Taxes	2,724	2,724	-	16,341	16,341	-	0%
Bad debt - Tenant Rents	-	351	(351)	1,544	2,104	(560)	-27%
Total Other General Expenses	2,949	3,074	(125)	18,729	18,446	284	2%
Interest of Mortgage (or Bonds) Payable	6,336		6,336	36,229	-	36,229	
Interest on Notes Payable (Seller Financing)	9,063	6,044	3,018	56,938	36,266	20,673	57%
Amortization of Loan Costs	1,568	1,418	151	9,408	8,505	903	
Total Interest Expense and Amortization Cost	16,967	7,462	9,505	102,575	44,771	57,805	
Total Operating Expenses	76,272	68,708	7,564	427,561	412,249	15,312	4%
Excess of Operating Revenue over Operating Expenses	\$ 8,858	\$ 20,078	\$ (11,220)	\$ 100,025	\$ 120,470	\$ (20,445)	-17%
Extraordinary Maintenance	-	-	-	810	-	810	
Depreciation Expense	40,520	39,236	1,284	243,119	235,418	7,701	3%
Debt Principal Payment	4,442	-	4,442	18,086	-	18,086	
Funding Replacement Reserves from Operations	5,338	-	5,338	32,773	-	32,773	
Total Expenses	\$ 126,571	\$ 107,944	\$ 18,627	\$ 722,348	\$ 647,666	\$ 74,682	12%
Net Gain (Loss)	\$ (41,442)	\$ (19,158)	\$ (22,284)	\$ (194,762)	\$ (114,948)	\$ (79,815)	69%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
6 Months Ending 06/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 6,094	\$ 6,536	\$ (442)	\$ 34,170	\$ 39,217	\$ (5,047)	-13%
Rental Subsidies	9,706	9,149	557	59,099	54,896	4,203	8%
Vacancy Loss	(279)	(314)	35	(735)	(1,882)	1,147	-61%
Net Rental Revenue	15,521	15,372	149	92,534	92,231	303	0%
Tenant Revenue - Other	286	75	211	3,604	450	3,154	701%
Total Tenant Revenue	15,807	15,447	360	96,138	92,681	3,458	4%
Investment Income - Unrestricted	45	400	(355)	846	2,400	(1,554)	-65%
Other Revenue	334	328	6	1,944	1,966	(22)	-1%
Total Revenue	16,186	16,174	12	98,928	97,047	1,881	2%
Administrative Salaries	658	1,071	(413)	3,886	6,427	(2,541)	-40%
Auditing Fees	688	688	-	4,125	4,125	-	0%
Property Management Fee	807	950	(143)	4,893	5,700	(807)	-14%
Asset Management Fees	1,124	265	859	5,966	1,590	4,376	275%
Employee Benefit contributions - Administrative	407	452	(44)	2,450	2,710	(260)	-10%
Office Expenses	334	250	84	3,281	1,499	1,783	119%
Legal Expense	46	40	6	293	237	55	23%
Training & Travel	2	26	(24)	7	155	(148)	-96%
Other	40	110	(70)	390	659	(268)	-41%
Total Operating - Administrative	4,105	3,854	250	25,291	23,127	2,165	9%
Water	292	224	67	1,451	1,347	104	8%
Electricity	1,427	1,138	290	5,606	6,825	(1,219)	-18%
Gas	162	411	(249)	2,543	2,465	78	3%
Sewer	200	161	39	1,103	967	136	14%
Total Utilities	\$ 2,081	\$ 1,934	\$ 147	\$ 10,704	\$ 11,604	\$ (900)	-8%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
6 Months Ending 06/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 1,812	\$ 1,699	\$ 113	\$ 10,328	\$ 10,191	\$ 136	1%
Maintenance - Materials & Other	453	178	275	3,839	1,070	2,769	259%
Maintenance and Operations Contracts	6,380	874	5,507	12,819	5,242	7,577	145%
Employee Benefit Contributions - Maintenance	628	616	12	3,677	3,694	(17)	0%
Total Maintenance	9,273	3,366	5,907	30,664	20,198	10,466	52%
Total Protective Services	589	567	22	3,528	3,402	126	4%
Total Insurance Premiums	810	884	(74)	4,846	4,759	87	2%
Other General Expenses	724	-	724	874	-	874	#DIV/0!
Taxes	705	705	-	4,233	4,233	-	0%
Bad debt - Tenant Rents	-	38	(38)	-	225	(225)	-100%
Total Other General Expenses	1,429	743	687	5,106	4,458	649	15%
96710 Interest of Mortgage (or Bonds) Payable	818	781	38	4,686	4,686	0	0%
96730 Amortization of Loan Costs	681	681	(0)	4,084	4,084	(0)	0%
Total Interest Expense and Amortization Cost	1,499	1,462	37	8,770	8,770	(0)	0%
Total Operating Expenses	19,785	12,810	6,975	88,924	76,316	12,608	17%
Excess of Operating Revenue over Operating Expenses	\$ (3,599)	\$ 3,364	\$ (6,963)	\$ 10,004	\$ 20,731	\$ (10,727)	-52%
Extraordinary Maintenance	-	-	-	115	-	115	
Depreciation Expense	10,277	10,277	0	61,662	61,662	0	0%
Debt Principal Payment	845	820	25	3,420	2,460	960	39%
Funding Replacement Reserves from Operations	719	633	86	4,423	1,266	3,157	249%
Total Expenses	\$ 31,627	\$ 24,540	\$ 7,086	\$ 158,544	\$ 141,704	\$ 16,841	12%
Net Gain (Loss)	\$ (15,440)	\$ (8,366)	\$ (7,075)	\$ (59,616)	\$ (44,657)	\$ (14,959)	33%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
6 Months Ending 06/30/2020

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	11,404	\$	6,244	\$	5,160	\$	70,748	\$	37,464	\$	33,283	89%
Rental Subsidies		17,654		22,854		(5,200)		103,600		137,124		(33,523)	-24%
Vacancy Loss		(1,371)		(375)		(996)		(6,073)		(2,250)		(3,823)	170%
Net Rental Revenue		27,687		28,723		(1,036)		168,275		172,338		(4,063)	-2%
Tenant Revenue - Other		63		-		63		1,383		-		1,383	
Total Tenant Revenue		27,750		28,723		(974)		169,658		172,338		(2,680)	-2%
Investment Income - Unrestricted		459		296		163		1,092		1,775		(683)	-38%
Other Revenue		-		250		(250)		1,347		1,500		(153)	
Total Revenue		28,208		29,269		(1,061)		172,097		175,613		(3,516)	-2%
Administrative Salaries		4,360		2,929		1,431		17,285		17,571		(286)	-2%
Auditing Fees		1,200		1,167		33		7,200		7,000		200	
Property Management Fee		1,665		2,053		(388)		10,133		12,320		(2,187)	-18%
Asset Management Fees		663		663		(0)		3,978		3,978		(0)	0%
Advertising and Marketing		-		4		(4)		83		25		58	233%
Employee Benefit contributions - Administrative		1,250		1,077		173		5,811		6,464		(653)	-10%
Office Expenses		2,060		272		1,788		4,711		1,634		3,077	188%
Legal Expense		-		148		(148)		303		889		(587)	-66%
Training & Travel		8		97		(89)		76		581		(505)	-87%
Other		97		266		(169)		1,395		1,594		(199)	-12%
Total Operating - Administrative		11,303		8,676		2,627		50,976		52,056		(1,081)	-2%
Total Tenant Services		181		1,270		(1,088)		1,664		7,619		(5,954)	-78%
Water		14		833		(819)		5,309		5,000		309	6%
Electricity		329		135		194		2,436		810		1,626	201%
Gas		59		108		(49)		922		650		272	42%
Sewer		-		667		(667)		5,121		4,000		1,121	28%
Total Utilities	\$	403	\$	1,743	\$	(1,340)	\$	13,788	\$	10,460	\$	3,328	32%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
6 Months Ending 06/30/2020

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	2,536	\$	2,577	\$	(41)	\$	15,555	\$	15,463	\$	92	1%
Maintenance - Materials & Other		786		996		(210)		3,697		5,977		(2,280)	-38%
Maintenance and Operations Contracts		2,063		2,778		(716)		12,674		16,671		(3,997)	-24%
Employee Benefit Contributions - Maintenance		950		1,008		(57)		5,833		6,046		(213)	-4%
Total Maintenance		6,336		7,359		(1,024)		37,758		44,156		(6,398)	-14%
Total Insurance Premiums		2,750		2,301		449		16,361		12,916		3,445	27%
Other General Expenses		-		217		(217)		58		1,302		(1,244)	
Property Taxes		1,844		1,844		-		11,063		11,063		-	0%
Bad debt - Tenant Rents		-		21		(21)		1,928		125		1,803	1442%
Total Other General Expenses		1,844		2,082		(238)		13,049		12,490		559	4%
96710 Interest of Mortgage (or Bonds) Payable		675		671		4		35,190		4,026		31,165	774%
96730 Amortization of Loan Costs		526		334		193		3,002		2,003		999	0%
Total Interest Expense and Amortization Cost		1,201		1,005		197		38,193		6,029		32,164	534%
Total Operating Expenses		24,018		24,436		(418)		171,788		145,726		26,062	18%
Excess of Operating Revenue over Operating Expenses	\$	4,190	\$	4,833	\$	(643)	\$	310	\$	29,887	\$	(29,578)	-99%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		24,812		9,178		15,634		156,901		55,066		101,835	185%
Debt Principal Payment		413		-		413		1,236		-		1,236	
Funding Replacement Reserves from Operations		1,575		-		1,575		4,838		-		4,838	
Total Expenses	\$	50,818	\$	33,614	\$	17,204	\$	334,763	\$	200,792	\$	133,971	67%
Net Gain (Loss)	\$	(22,610)	\$	(4,345)	\$	(18,265)	\$	(162,666)	\$	(25,179)	\$	(137,487)	546%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
6 Months Ending 06/30/2020

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	5,429	\$	5,310	\$	119	\$	30,608	\$	31,859	\$	(1,251)	-4%
Rental Subsidies		12,365		12,510		(146)		76,156		75,062		1,095	1%
Vacancy Loss		(1,275)		(535)		(740)		(3,590)		(3,208)		(382)	12%
Net Rental Revenue		16,519		17,286		(767)		103,174		103,713		(539)	-1%
Tenant Revenue - Other		89		-		89		910		-		910	
Total Tenant Revenue		16,608		17,286		(678)		104,085		103,713		372	0%
Investment Income - Unrestricted		106		708		(603)		1,915		4,250		(2,335)	-55%
Other Revenue		-		83		(83)		553		500		53	
Total Revenue		16,713		18,077		(1,364)		106,552		108,463		(1,911)	-2%
Administrative Salaries		2,273		1,179		1,094		7,075		7,074		1	0%
Auditing Fees		1,200		875		325		7,200		5,250		1,950	0%
Property Management Fee		996		1,367		(370)		6,274		8,200		(1,926)	-23%
Asset Management Fees		663		292		371		4,830		1,750		3,080	176%
Advertising and Marketing		-		4		(4)		-		25		(25)	-100%
Employee Benefit contributions - Administrative		423		452		(29)		2,144		2,712		(567)	-21%
Office Expenses		262		203		60		1,570		1,217		353	29%
Legal Expense		-		13		(13)		1,305		77		1,229	1606%
Training & Travel		3		32		(29)		43		194		(151)	-78%
Other		52		96		(44)		637		578		59	10%
Total Operating - Administrative		5,873		4,513		1,361		31,079		27,076		4,004	15%
Total Tenant Services		1,047		841		206		2,433		5,045		(2,612)	-52%
Water		652		567		85		3,724		3,400		324	10%
Electricity		218		90		128		1,205		540		665	123%
Gas		41		72		(31)		559		432		127	29%
Sewer		653		433		219		3,518		2,600		918	35%
Total Utilities	\$	1,563	\$	1,162	\$	401	\$	9,006	\$	6,972	\$	2,034	29%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
6 Months Ending 06/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 860	\$ 859	\$ 1	\$ 5,440	\$ 5,154	\$ 286	6%
Maintenance - Materials & Other	481	644	(163)	3,144	3,866	(722)	-19%
Maintenance and Operations Contracts	1,405	1,668	(263)	8,577	10,007	(1,430)	-14%
Employee Benefit Contributions - Maintenance	334	336	(2)	2,024	2,015	9	0%
Total Maintenance	3,080	3,507	(427)	19,185	21,042	(1,857)	-9%
Total Insurance Premiums	1,780	1,541	239	10,510	8,359	2,151	26%
Other General Expenses	-	-	-	34	-	34	
Property Taxes	1,247	1,247	-	7,482	7,482	-	0%
Bad debt - Tenant Rents	-	10	(10)	-	63	(63)	-100%
Total Other General Expenses	1,247	1,257	(10)	7,516	7,544	(28)	0%
96710 Interest of Mortgage (or Bonds) Payable	-	4,505	(4,505)	30,784	27,027	3,757	
96730 Amortization of Loan Costs	266	137	129	1,479	822	657	0%
Total Interest Expense and Amortization Cost	17,036	4,642	12,394	49,033	27,849	21,183	
Total Operating Expenses	31,627	17,463	14,164	128,763	103,888	24,875	24%
Excess of Operating Revenue over Operating Expenses	\$ (14,913)	\$ 614	\$ (15,528)	\$ (22,211)	\$ 4,575	\$ (26,786)	-585%
Extraordinary Maintenance	-	-	-	115	-	115	
Depreciation Expense	13,459	13,378	81	81,433	80,265	1,168	
Debt Principal Payment	-	-	-	-	-	-	
Funding Replacement Reserves from Operations	3,495	-	3,495	2,703	-	2,703	
Total Expenses	\$ 48,580	\$ 30,841	\$ 17,740	\$ 213,014	\$ 184,153	\$ 28,861	16%
Net Gain (Loss)	\$ (31,867)	\$ (12,763)	\$ (19,104)	\$ (106,462)	\$ (75,690)	\$ (30,772)	41%

Columbia Housing Authority
Administration Revenue and Expense Summary
6 Months Ending 06/30/2020

	CHA Affordable Housing Development	CHA Business Activities	CHA Central Office Cost Center	Total Adminstration	YTD Budget	Budget Variance	
Fee Revenue	-	121,719	228,615	350,334	413,680	\$ (63,346)	-15%
Investment Income	4,880	479,433	26,298	510,611	418,382	92,229	22%
Total Revenue	4,880	601,152	254,912	860,944	832,062	28,883	3%
Administrative Salaries	58,364	194,158	147,526	400,049	452,979	(52,930)	-12%
Auditing Fees	618	1,825	814	3,257	6,250	(2,993)	-48%
Advertising and Marketing	1,000	-	290	1,290	150	1,140	760%
Employee Benefits - Admin.	14,290	58,009	35,924	108,223	131,599	(23,376)	-18%
Office Expenses	1,302	3,654	(8,901)	(3,944)	38,613	(42,557)	-110%
Legal Expense	-	-	-	-	1,500	(1,500)	-100%
Training & Travel	65	79	80	224	8,822	(8,598)	-97%
Other	2,087	12,982	15,082	30,151	9,037	21,114	234%
Total Operating - Administration	77,727	270,708	190,815	539,249	648,949	(109,700)	-17%
Total Utilities	421	2,226	1,426	4,073	5,888	(1,815)	-31%
Total Maintenance	22	154	3,779	3,955	12,050	(8,095)	-67%
Total Insurance Premiums	1,530	12,789	3,135	17,454	14,502	2,952	20%
Total Other Expenses	-	34,093	419	34,512	36,411	(1,899)	-5%
Total Interest/Amortization	-	184,620	-	184,620	150	1,140	760%
Total Operating Expenses	79,699	504,589	199,634	783,923	717,950	(117,417)	-16%
Excess of Operating Revenue over Operating Expenses	(74,819)	96,564	55,278	77,022	114,112	146,300	128%
Depreciation Expense	-	3,559	-	3,559	-	-	
Total Expenses	79,699	508,148	199,634	787,482	717,950	(117,417)	-16%
Net Gain (Loss)	\$ (74,819)	\$ 93,004	\$ 55,278	\$ 73,463	\$ 114,112	\$ 146,300	128%

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
6 Months Ending 06/30/2020

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	\$ 178,811	\$ 917,337	\$ -	\$ -	\$ -	\$ 13,614	\$ 4,415	\$ -	\$ -	\$ -	\$ -	\$ 1,114,177	\$ -	\$ 1,114,177
Rental Subsidies		1,148,368	-	-	-	-	-	-	-	-	-	1,148,368	(1,148,368)	-
Vacancy Loss	(29,556)	(80,111)	-	-	-	-	-	-	-	-	-	(109,666)		(109,666)
Net Rental Revenue	149,255	1,985,594	-	-	-	13,614	4,415	-	-	-	-	2,152,879	(1,148,368)	1,004,511
Tenant Revenue - Other	3,071	29,562	-	-	-	110	222	-	-	-	-	32,966		32,966
Total Tenant Revenue	152,327	2,015,157	-	-	-	13,724	4,637	-	-	-	-	2,185,845	(1,148,368)	1,037,476
HUD PHA Operating Grants	180,516	-	4,431,761	175,850	65,389	-	-	-	-	-	-	4,853,516	-	4,853,516
HUD Voucher Admin Fees			474,550									474,550		474,550
Capital Grants	239,589	-	-	-	-	-	-	-	-	-	-	239,589	-	239,589
Management Fee	-	-	-	-	-	-	-	-	-	121,719	145,020	266,739	(266,739)	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	7,200	7,200	(7,200)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	76,395	76,395	(76,395)	-
Cares Act Revenue	-	-	21,604	-	-	-	-	-	-	-	-	21,604	(21,604)	-
Total Fee Revenue	421,926	-	4,927,915	175,850	65,389	-	-	-	-	121,719	228,615	5,941,413	(371,938)	5,569,475
Other Government Grants	-	-	-	-	-	319,249	-	-	-	-	-	319,249	-	319,249
Investment Income	6,178	22,835	3,095	-	-	220	2,128	-	1,925	2,810	1,451	40,642	-	40,642
Mortgage Interest Income	-	-	-	-	-	-	-	-	2,740	417,148	-	419,887	(419,887)	-
Fraud Recovery	912	-	1,247	-	-	-	-	-	-	-	-	2,159	-	2,159
Other Revenue	30,036	102,339	4,253	-	-	29,302	-	210,286	216	59,475	24,847	460,754	(26,192)	434,561
Total Revenue	624,445	2,140,331	4,936,509	175,850	65,389	362,495	6,765	210,286	4,880	601,152	254,912	9,383,015	(1,966,386)	7,416,629
Administrative Salaries	22,289	149,582	146,089	4,398	-	19,821	-	-	58,364	194,158	147,526	742,229	-	742,229
Auditing Fees	1,572	37,575	15,684	-	-	1,174	63	6,700	618	1,825	814	66,025	-	66,025
Management Fee	54,246	120,582	114,732	-	-	-	-	-	-	-	-	289,561	(266,739)	22,822
Bookkeeping/ LIHTC Asset														
Mgmt Fees	4,688	32,711	71,708	-	-	-	-	-	-	-	-	109,106	(76,395)	32,711
Advertising and Marketing	20	83	1,114	-	-	1,132	-	-	1,000	-	290	3,640	-	3,640
Employee Benefits - Admin.	5,256	42,317	46,824	1,459	-	19,713	-	-	14,290	58,009	35,924	223,791	-	223,791
Office Expenses	5,512	33,425	18,023	642	98	4,517	387	198	1,302	3,654	(8,901)	58,858	-	58,858
Legal Expense	1,048	4,434	-	-	-	-	-	-	-	-	-	5,482	-	5,482
Training & Travel	66	487	1,324	-	-	1,083	-	-	65	79	80	3,184	-	3,184
Other	3,588	16,885	49,516	784	478	20,694	72	217	2,087	12,982	15,082	122,386	-	122,386
Total Operating - Admin.	98,285	438,080	465,014	7,284	577	68,135	522	7,115	77,727	270,708	190,815	1,624,260	(343,134)	1,281,127
Asset Management Fee	7,200	-	-	-	-	-	-	-	-	-	-	7,200	(7,200)	-
Tenant Services - Salaries	549	31,867	-	-	49,541	244,335	-	-	-	-	-	326,292	-	326,292
CARES Act Expenditures	1,821	874	21,604	-	-	-	-	-	-	-	61	24,360	(21,604)	2,756
Employee Benefit - Tenant Serv.	42	11,079	-	-	14,273	38,014	-	-	-	-	-	63,408	-	63,408
Tenant Services - Other	2,451	60,585	186	-	-	98,007	-	-	-	-	-	161,229	-	161,229
Total Tenant Services	4,863	104,406	21,790	-	63,814	380,356	-	-	-	-	61	575,289	(21,604)	553,685

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
6 Months Ending 06/30/2020

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Water	13,183	50,156	165	-	-	-	67	-	33	174	113	63,891	-	63,891
Electricity	7,725	128,037	1,375	-	-	-	73	-	273	1,446	944	139,873	-	139,873
Gas	4,451	15,915	417	-	-	30	52	-	96	502	300	21,763	-	21,763
Sewer	13,748	39,471	99	-	-	-	92	-	20	104	68	53,603	-	53,603
Total Utilities	39,106	233,579	2,057	-	-	30	285	-	421	2,226	1,426	279,130	-	279,130
Maintenance - Labor	82,678	166,766	-	-	-	-	-	-	-	-	-	249,443	-	249,443
Maintenance - Materials	20,387	63,872	-	-	-	741	227	579	22	154	454	86,435	-	86,435
Maintenance Contracts	44,615	161,794	3,237	-	-	-	-	-	-	-	3,326	212,971	-	212,971
Employee Benefits - Maint.	30,156	62,317	-	-	-	-	-	-	-	-	-	92,473	(26,192)	66,281
Total Maintenance	177,836	454,748	3,237	-	-	741	227	579	22	154	3,779	641,323	(26,192)	615,130
Total Protective Services	16,705	3,528	-	-	-	-	-	83,523	-	-	-	103,756	-	103,756
Property Insurance	18,312	98,638	-	-	-	648	275	-	355	355	355	118,938	-	118,938
Liability Insurance	2,637	104	2,793	-	-	1,818	40	-	-	-	124	7,516	-	7,516
Workmen's Compensation	2,137	6,435	2,630	79	892	4,753	-	1,190	1,051	3,495	2,655	25,317	-	25,317
All Other Insurance	1,868	2,316	-	-	-	1,532	-	399	124	8,939	-	15,178	-	15,178
Total Insurance Premiums	24,954	107,492	5,423	79	892	8,751	314	1,589	1,530	12,789	3,135	166,948	-	166,948
Other General Expenses	43,259	5,678	23,835	-	-	-	-	52	-	34,093	419	107,335	-	107,335
Payments in Lieu of Taxes	10,921	82,922	-	-	-	1,789	413	-	-	-	-	96,045	-	96,045
Bad debt - Tenant Rents	2,000	9,703	-	-	-	-	-	-	-	-	-	11,703	-	11,703
Total Other Expenses	56,180	98,302	23,484	-	-	1,789	413	52	-	34,093	419	214,732	-	214,732
Total Interest/Amortization	3,486	503,396	-	-	-	246	-	-	-	184,620	-	694,487	(419,887)	694,487
Total Operating Expenses	428,616	1,943,532	521,005	7,363	65,282	460,048	1,761	92,858	79,699	504,589	199,634	4,307,126	(818,017)	3,908,996
Excess of Operating Revenue over Operating Expenses	195,829	196,799	4,415,505	168,487	107	(97,553)	5,005	117,428	(74,819)	96,564	55,278	5,075,889	(1,148,368)	3,507,634
Extraordinary Maintenance	2,978	10,814	-	-	-	-	-	-	-	-	-	13,792	-	13,792
Housing Assistance Payments	-	-	4,437,084	168,022	-	-	-	-	-	-	-	4,605,106	(1,148,368)	3,456,738
Depreciation Expense	72,303	1,053,912	-	-	255	8,707	1,696	-	-	3,559	-	1,140,432	-	1,140,432
Total Expenses	503,897	3,008,258	4,958,089	175,385	65,537	468,755	3,457	92,858	79,699	508,148	199,634	10,066,456	(1,966,386)	8,519,958
Net Gain (Loss)	\$ 120,548	\$ (867,927)	\$ (21,580)	\$ 465	\$ (148)	\$ (106,260)	\$ 3,309	\$ 117,428	\$ (74,819)	\$ 93,004	\$ 55,278	\$ (683,442)	\$ -	\$ (1,103,329)



Housing Authority of the City of Columbia, Missouri

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Current Events for July-June 2020

Current Events

Current event items related to the CHA Affordable Housing Initiative are included in the Board Report from the CEO.

- Phil Steinhaus and Erin Friesz participated in the kick-off meeting for the 2020 CoMoGives Campaign.
- Phil Steinhaus participated on the planning committee for the Post COVID-19 Housing Security Presentation, an on-line event held on July 23, 2020.
- The CHA Affordable Housing Initiative Team and Kevin Murphy, Civil Engineer from the A Civil Group participated in an on-line plan review of the CHA's Kinney Point project with city staff.
- Veronica Martin, Public Housing Manager has been appointed to fill the position of Resident Service Coordinator for our family site units.
- Rachel Jackson resigned her position as the Resident Service Coordinator at Oak Towers to take another position.
- Phil Steinhaus participated in a meeting of the Cradle to Career Alliance Executive Committee.
- CDBG and HOME applications were successful submitted to the Housing and Community Development Commission.
- Phil Steinhaus and Erin Friesz participated in a zoom meeting with staff from the Columbia Public Schools and other after-school program providers to discuss various options for the fall school semester.
- Phil Steinhaus and Tammy Matondo participated in an MHDC webinar on the revisions to the 2020 Qualified Allocation Plan for low-income housing tax credit funding.

On-Going Community Committees and Task Forces

- Phil Steinhaus is participating in an affordable housing policy committee sponsored by two City Council members.
- Phil Steinhaus is serving as a member of the Boone County Emergency Operations Plan - ESF-14 Long Term Recovery Committee.
- Erin Friesz is participating in the Brilliant Beginnings committee of the Cradle to Career Alliance. The committee is focusing on birth to Kindergarten child development.
- Phil Steinhaus is Chair of the Cradle to Career Alliance Board.
- Phil Steinhaus is participating in the Columbia/Boone County Department of Public Health and Human Services Safe, Healthy, and Affordable Housing Action Team.
- Andrea Tapia is serving on the Board of Directors for the Salvation Army.
- Andrea Tapia and Sara Stone are key members of the Functional Zero Task Force whose goal is to end chronic and Veteran homelessness in Columbia and Boone County.

There were two media articles from the past month that included the CHA.

City of Columbia to host informational session on housing security

Wednesday, July 22, 2020

By: Lindley Schwartz & Peyton Headlee, KOMU 8 Reporters

COLUMBIA – The City of Columbia Housing Programs Division and other local partners will provide an informational session via Zoom for citizens who have been impacted by housing instability due to COVID-19 on Thursday.

In a post on Facebook, the City of Columbia Programs Housing Division said Boone County has filed almost 12,000 COVID-related unemployment claims.

Homeowners could be facing evictions starting July 25, the day the moratorium ends on evictions. This comes as housing instability and inability to cover monthly housing costs increases because of unemployment.

The session aims to highlight tenant and homeowners' rights and make citizens aware of the actions they can take to protect their current housing. The meeting will also point out local resources that may help assist with rent, mortgage and utilities.

Local partners for the meeting include Mid-Missouri Legal Service, **Columbia Housing Authority**, Voluntary Action Center, Central Missouri Community Action, and Boone County Family Resources.

Executive Director of VAC, Nick Foster says the meeting is important to share more information about what to do if anyone is struggling with rent or mortgage payments and what their legal rights are.

“A lot of people are having trouble largely because they lost employment or they have their employment reduced or their hours reduced at work,” Foster said. “It is just a matter of income, people do not have enough income to cover their rent.”

Foster said he hopes the meeting can help provide information and guidance to those who are struggling.

Randy Cole, City of Columbia Housing Programs Manager, said many houses in Columbia are feeling the impact of the pandemic.

“We know unemployment is high. We know families are struggling. We know the Voluntary Action Center and other local nonprofits are seeing an increase in calls for service and needs,” Cole said. “With increasing needs, we want to make sure we can get out ahead of it as much as we can and get people in our community that are struggling connected to resources so we can keep people housed.”

He said he is expecting a large turnout for the meeting.

The virtual meeting is open for anyone to join. It will take place July 23, from 7:30-8:30 p.m. To join the meeting, [click here](#). The meeting will also be recorded and posted online to [como.gov](#).



Coverage You Can
Count On

Columbia after-school program plans for the delayed start date of the school year

Wednesday, August 12, 2020 3:31:00 AM CDT in [News](#)
By: [Jasmine Lotts](#), KOMU 8 Reporter

COLUMBIA - After school programs have to make adjustments because of the Columbia school board's vote to delay the start of the 2020-2021 school year.

The school year now begins on September 8th.

This affects some after-school programs like Moving Ahead.

Moving Ahead's assistant program coordinator, Morgan Buscher, said that it has received a large demand in child care during this time.

The program usually has 150 kids enrolled.

However, according to Buscher, because of COVID-19, the state's licensing standards only allows 50 children to be enrolled.

"When COVID struck state licensing changed the ratio standards that used to be one to 16. And now with one to 10. So we have one teacher in a classroom you can only have 10 kids, whereas before COVID hit we wouldn't be able to have up to 16. So we're going to have to maintain that capacity— that 50 kids capacity into the school year as well, unless the state licensing representatives tell us to operate differently."

Moving Ahead said it chose the 50 kids through a first come, first serve basis.

Buscher said Moving Ahead extended its summer program by two weeks after the program received the news about the CPS' start date delay.

“We had a feeling that they were going to push back the start of the school year. So we went ahead and extended our summer to kind of help parents out and give them two more weeks where they could go to work—their kids have a normal routine, stuff like that. We just wanted to help parents out.”

Buscher explained that Moving Ahead will alternate groups of kids and what days they will come to control COVID-19 rates.

The after school program will also have children assigned to one class room by age group, instead of having kids switch classrooms.

According to Buscher, Moving Ahead will continue to practice safety measures from the summer into the school year.

These safety practices includes:

- Checking temperatures
- Children 10 and over are wearing masks
- Sanitizing frequently touched surfaces
- Sanitizing toys
- Students using their own school supplies
- And much more

Moving forward, Moving Ahead is finalizing its enrollment, finding ways to tutor kids online and gearing up to start the school year.