



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

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, March 9, 2022

Time: 5:30 p.m.

Place: Columbia Housing Authority, 201 Switzler St.

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of February 9, 2022 Open Meeting Minutes
- V. CHA Staff Recognition
- VI. Public Comment (Limited to 5 minutes per speaker)

PUBLIC HEARINGS

RESOLUTIONS

- VII. R-2891: A Resolution Approving the Job Descriptions and Salary Range for the Building Maintenance II/Grounds, Maintenance Mechanic II-DT, Director of Resident Services and Approving Related Updates to Appendix 1 – Organizational Chart and Appendix 3 – Range and Salary Plan to the CHA Personnel Policy.

REPORTS

- VIII. CHA Redevelopment: Park Avenue Public Engagement Draft Plan and Kinney Point Update
- IX. Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, Resident Service, Human Resources and Safety.
- X. January Financial Report
- XI. Columbia Community Land Trust Partnership Discussion
- XII. Current Events

PUBLIC AND COMMISSIONER COMMENT

- XIII. Public Comment (Limited to 5 minutes per speaker)
- XIV. Commissioner Comment
- XV. 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 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Ms. Johns by email at the following address: www.columbiaha.info@gmail.com

Media Contact: Randy Cole, 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 February 9, 2022 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 on February 9, 2022, 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
Steve Calloway, Commissioner
Jama Rahn, Commissioner

Excused: Robin Wenneker, Commissioner
Rigel Oliveri, Commissioner

CHA Staff: Randy Cole, CEO
Charline Johns, Executive Assistant
Mike Freese, Chief Financial Officer
Mary Harvey, Director of Finance
Rick Hess, Director of Human Services
Jeanette Nelson, Human Resources Manager
Laura Lewis, Director of Affordable Housing Operations
Tammy Matondo, Housing Development Coordinator
Jeff Forck, Director of Safety

III. Adoption of Agenda:

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

IV. Approval of January 19, 2022 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of January 19, 2022. A motion was made by Mr. Hutton and second by Ms. Calloway. All Commissioners voted "aye" and Mr. Hutton declared the motion approved.

V. Approval of January 19, 2022 Closed Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the closed meeting of January 19, 2022. A motion was made by Mr. Calloway and second by Ms. Rahn. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

VI. Approval of February 4, 2022 Closed Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the closed meeting of February 4, 2022. A motion was made by Mr. Calloway and second by Ms. Rahn. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

VII. Public Comment.

There were no public comments.

RESOLUTIONS

VIII. Resolution 2890: To Appoint Members of the Resident Advisory Board for FY2022.

Mr. Cole reported that the Section 511 of the U.S. Housing Act, CFR Part 903 requires PHAs to establish one or more Resident Advisory Board (RAB) members. Mr. Cole explained that the RAB provides the opportunity for resident engagement regarding the 5-Year and Annual Plan, policy changes or updates to CHA’s Section 8 HCV Administration Plan and/or Public Housing Admissions and Continued Occupancy Policy. Mr. Hutton inquired as to whether Ms. Rahn, Resident Commissioner being a member of the Commission and a RAB member would be considered a conflict of interest. Mr. Cole stated that he did not believe this would be considered a conflict of interest due to the fact that the RAB does not make final decisions on any policy but they do offer input. Mr. Cole noted that he believed that having a member of the Commission on the RAB would offer more insight.

Mr. Cole shared that the initial plans for FY2022 would be to establish officers for RAB, establish purpose, intent, and guidelines for RAB, review anticipated changes for Admin and ACOP Plans, update on potential redevelopment efforts and City engagement and plan for a potential fall event desired by RAB Members. Mr. Calloway inquired as to whether the RAB had bylaws. Mr. Cole reported that in the past there had not been any formal bylaws but does plan to put some in place. Mr. Hutton asked if the president of the RAB would direct the meetings. Mr. Cole explained that the plan was for CHA staff that has normally directed the meetings, to step back and assist the Board to eventually directing their meetings but would still aid throughout.

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

Mr. Hutton called for a motion to approve Resolution 2890 as presented. A motion was made by Mr. Calloway. Second by Ms. Rahn. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Rahn, Hutton, Calloway

No: None

REPORTS

IX. **Monthly Management Reports for CEO CHA 2022-2026 Strategic Plan (5-Year Plan), Public Housing and Affordable Housing Properties, Housing Choice Voucher Programs and Safety.**

CEO CHA 2022-2026 Strategic Plan (5-Year Plan):

Mr. Cole shared that as CHA begins 2022, staff recommends reflecting upon the Strategic Plan to ensure continued alignment of projects, staff resources and decisions with CHA's overall strategic direction. Mr. Cole reviewed highlights from CHA's mission, vision and values and the 5-Year strategic objectives and goals.

Public Housing & Affordable Housing Properties:

Mr. Cole reported that 16 households moved in and 8 moved out in January 2022, with 25 vacant units remaining as of January 31, 2022. Mr. Cole stated the CHA's goal is to be at 96-98% occupancy with occupancy as of January 2022 being up 95.73% from December 2021.

Housing Programs Department-Voucher Programs:

Mr. Cole shared that Ms. Tawanda Edwards was promoted to Director of Housing Programs and Mr. Rick Hess has transitioned into Director of Human Services. The Board congratulated them both. Mr. Cole reported that 12 newly leased in January 2022, with 88 voucher holders looking to lease up in January. Mr. Cole reported that 10 were in attrition in January. Ms. Edwards noted that almost half of the households in attrition had become able to pay their full rent without assistance from the program and are phasing out. Mr. Calloway asked if this was similar to Mo HealthNet coverage, as when a family reaches an income limit and no longer qualify, they are placed in a bad position sometimes and are not able to afford it. Ms. Edwards explained that HUD does not go by dollar amount but more so by whether that household can pay the remaining 30% of their income.

Modernization Updates:

Mr. Cole reported that Mr. Willingham had reported that CHA had been leasing the roof top at Paquin to Sprint and they are ending their lease so Verizon is adding a lease and will bring in \$1,800 per month with 3% increase every 5 years.

Safety:

Mr. Forck shared with the Board highlights from the month of January.

Human Services:

Mr. Cole reported that there was no report for this department as Mr. Hess is settling into his position and is planning for a Budget Meeting for CHALIS. Mr. Cole noted that Human Services is currently moving staff from the Blind Boone Center over to the Administration Building and are

looking forward to having the Healthy Home Coordinators and Resident Services Coordinators on site.

X. Financial Report

Mr. Frese reviewed financial highlights from FY2021 noting that 2021 was a very tough year to budget due to the effects of COVID on the work environment, CHA stakeholders, the addition to the Administration Building in a time of supply chain issues and increasing costs, staff interruptions and other unknown costs. Mr. Frese shared that despite those budgeting obstacles CHA properties financially performed well.

XI. Current Events

Mr. Cole reviewed highlights of current events, sharing that presiding Commissioner Candidates will be touring CHA at 3 P.M., February 10, 2022. Mr. Cole reported that the final agreement for the Comprehensive Homeless Service Center Planning RFP had been reviewed by CHA Attorney and the City accepted the following changes: specifying expenses involving CHA staff time and modifying the indemnification clause to ensure CHA will not be liable for Architectural plans for other partner organizations in the event of a failure.

XII. Public Comment

There was no public comment.

XIII. Commissioner Comment

Mr. Cole reported that staff would like to change the name of the Human Services Department back to Resident Services due to the confusion it is sometimes given with Human Resources. Mr. Hutton reported that he believed that this would not be an issue. Commissioners agreed. Mr. Hutton stated that he would like to attend March's meeting via Zoom.

XIV. Adjournment

Mr. Hutton made a motion to adjourn the meeting. Second by Ms. Rahn. Mr. Hutton called the meeting adjourned at 6:20 p.m.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

Certification of Public Notice

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on February 7, 2022 I posted public notice of the February 9, 2022 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 was 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.

Randy Cole, Chief Executive Officer

Date



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 9, 2022

Re: Resolution 2891 Approving the Job Descriptions and Salary Range for the Building Maintenance II/Grounds, Maintenance Mechanic II-DT, and Director of Resident Services Appendix 1-Organizational Chart and Appendix 3 – Range and Salary Plan to the CHA Personnel Policy

Executive Summary

Approval of the resolution will authorize updated job descriptions for the Building Maintenance II/Grounds, Maintenance Mechanic II-DT, and Director of Resident Services positions. The resolution also approves changes within Appendix 3 -Range and Salary Plan to the Columbia Housing Authority (CHA) Personnel Policy and CHA's organizational chart.

Discussion

The proposed resolution provides changes to the two maintenance related positions to provide a more competitive pay range. CHA has experienced turnover in both positions, as well as challenges in obtaining qualified applicants. An informal review by the Director of Modernization and Maintenance and Human Resources Manager resulted in CHA staff concluding these two Maintenance Department positions held a less competitive salary range from similar positions in other local organizations. CHA Finance Department staff have approved the increased ranges with the assumption that the hiring salary may be increased slightly as result of the increased range.

The proposed resolution also updates the Director of Resident Services title to align with the new Resident Services Department name, rather than the formerly named Human Services Department.

Suggested Commission Action

Approve the resolution amending the Job Descriptions and Salary range for the Building Maintenance II/Grounds, Maintenance Mechanic II-DT, and Director of Resident Services Approving Related Updates to Appendix 3 – Range and Salary Plan to the CHA Personnel Policy.



Board Resolution

RESOLUTION #2891

To Authorize changes to job descriptions, salary ranges, Appendix 1 – Organizational Chart and Appendix 3 Range and Salary Plan to the CHA Personnel Policy.

WHEREAS, the Housing Authority of the City of Columbia, Missouri maintains job descriptions, Appendix 1- Organizational chart and Salary Plan to the CHA Personnel Policy to help foster effective and efficient operations of CHA; and

WHEREAS, the Board of Commissioners has reviewed the proposed amended job description, range of pay for the Building Maintenance II/Grounds as recommended by the Chief Executive Officer to maximize efficiency in CHA-wide operations to achieve high performance results; and

WHEREAS, the Board of Commissioners has reviewed the proposed amended job description, range of pay for the Maintenance Mechanic II-DT as recommended by the Chief Executive Officer to maximize efficiency in CHA-wide operations to achieve high performance results; and

WHEREAS, the Board of Commissioners has reviewed the proposed amended job description, range of pay for the Director of Resident Services as recommended by the Chief Executive Officer to maximize efficiency in CHA-wide operations to achieve high performance results; and

WHEREAS, the Board of Commissioners has reviewed the corresponding revised Appendices 1 and 3 to the Personnel Policy; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts the amended positions of the Building Maintenance II/Grounds, Maintenance Mechanic II-DT, Director of Resident Services and adopts the corresponding revisions to the CHA Personnel Policy including the job descriptions, Appendix 1 - Personnel Organization Plan, and Appendix 3 - Range and Salary Plan, effective March 9, 2022, as attached hereto and made a part hereof.

Bob Hutton, Chairman

Randy Cole, Secretary

Adopted March 9, 2022



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MAINTENANCE II

Department/Division: Downtown / Amp 1

Salary Range: Hourly: \$12.78 - \$18.00
Annual: \$26,582 - \$37,440

Starting Salary: Salary based on experience and/or training, **plus benefit package**

Application Deadline: Upon position being filled

Starting Date: Immediately

POSITION DESCRIPTION

BUILDING MAINTENANCE II

Reports To: Public Housing Manager II and Lead Maintenance Supervisor

Summary of Position: The main responsibilities are grounds work and curb appeal. We have a contracted company who upkeeps mowing, trimming. This position is responsible for snow removal, tree removal, trash pickup and various other duties in curb appeal. Responsible for the proper and timely completion of a wide range of routine maintenance-related tasks. This position is paid at Wage Range C. This is a classification for Master certification skills in one or more of the trades' classifications, but responsibilities would include the performance of a wide range of maintenance-related tasks outside the primary area of assignment or certification. This position requires advanced skills or certification and performs unit restoration. This is a classification for journeyman level skills in the maintenance of building surfaces and equipment. This position will be involved with considerable tenant contact because of the source of many work orders. Duties include those requiring performance of semi-skilled activities such as appliance repair, carpentry repair, electrical repair, mechanical repair, painting, plumbing repair, grounds care, etc. After a training period will be put on the "On-Call" rotation schedule. The Building Maintenance II is to dress appropriately for the weather. Valid, current drivers license is required.

Major Duties and Responsibilities Include:

Must practice safety precautions and be safety conscious at all times

Performs required planned and corrective (repair) maintenance to building surfaces, fixtures, systems, and equipment, in coordination with other maintenance staff

Performs planned equipment maintenance tasks such as checking for proper equipment operation, lubricating bearings, changing air filters, and changing heat exchanger and condenser coils

Performs electrical and plumbing systems planned maintenance tasks such as inspecting plumbing fixtures for leaks and repairs, checking drain lines to ensure they are free of obstruction, checking appliances for proper operation, testing light switches and electrical outlets, and conducting ground fault detection tests

Performs specific grounds care tasks in accordance with established procedures. These tasks include, but are not limited to, mowing, trimming, edging, pruning, fertilizing, watering and reseeding; applying fungicides, herbicides, insecticides, and sterilants; sweeping walks and drives; patching parking lots and drives; repairing signs; removing snow, spreading sand and/or ice-melt, etc.

Makes grounds care decisions such as cutting height, pruning, plant spacing, fertilizing, and applying insecticides.

Major Duties and Responsibilities cont'd:

Operates and maintains powered grounds care equipment such as tractor mowers, riding mowers, push mowers, edgers, trimmers, vacuums, blowers, sprayers, spreaders, and chain saws

Uses and maintains non-powered grounds care equipment such as shovels, axes, slings, hoes, wheelbarrows, saws, trimmers, and hedge clippers, trash pickup sticks, trash sacks and trash containers

Performs such mechanical tasks as repairing and/or replacing space temperature and HVAC equipment controls

Performs such carpentry work as hanging doors and installing windows, replacing/repairing door and window hardware, reglazing, windows, installing and/or repairing cabinets and handrails; repairing roofs, gutters and downspouts; replacing floor tiles and repairing carpet; and patching plaster walls and ceilings

Performs such masonry work as patching cracked concrete, replacing broken masonry brick and ceramic tiles, re-grouting ceramic tile and sealing concrete and exterior brick walls

Performs such plastering and sheetrock repair as mixing plaster and drywall mud, removing old plaster and lathe; installing lathe, ground coat and white coat; installing and repairing drywall; bends and feathers edges to match surrounding surfaces

Performs such plumbing tasks as repairing faucet washers, seats, stems, spigots and hardware; resetting commodes, tubs, and sinks; repairing water leaks, replacing and/or repairing flush valves or flush tank hardware; and clearing clogged drains and soil lines

Performs such painting tasks as preparing surfaces for painting by patching plaster holes, sanding, scraping, or masking; painting with brushes, rollers or sprayers;

performing touch-up painting after work in an area; spot painting metal surfaces for corrosion control, etc.

Performs miscellaneous maintenance related tasks for a variety of situations as directed by the Maintenance Supervisor such as servicing and/or repairing cleaning equipment; servicing and/or repairing vehicles; and repairing work tools and equipment

Performs repairs on appliances such as ranges, refrigerators, and air conditioning

Performs necessary manual labor to keep CHA property in a decent, safe, and sanitary condition

Performs necessary floor care and maintenance

Facilitates compliance with PHAS standards for physical inspections by coordinating the completion of related work orders with other maintenance staff

Prepares vacant units for occupancy by way of washing walls, stripping, and buffing floors, cleaning appliances, cleaning windows and other duties as instructed by the Maintenance Mechanic.

Troubleshoots maintenance problems using visual and appropriate testing equipment

Major Duties and Responsibilities cont'd:

Provides assistance to other employees as necessary

Utilizes a wide range of powered and non-powered hand tools such as drills, sanders, sewage line cleaners, saws, hammers, pillars, screwdrivers, wrenches, oilers and volt-ohm-amp meters

Reports immediately to Maintenance Mechanic or designee any items requiring maintenance as well as any unusual or unsafe conditions

Operates and makes all installations and repairs in accordance with local, state, and national codes

Participates in off-shift and weekend emergency maintenance coverage as scheduled in on-call rotation

Based on specific job responsibilities may be required to respond to emergency situations after hours and on weekends (i.e. snow removal)

Performs other duties as directed by the Maintenance Mechanic

Required Knowledge, Skills, and Abilities:

Ability to work independently on the rehabilitation of units or resolution of work orders

Ability to install electrical appliances

Ability to individually restore living units to UPCS standards. Knowledge of the principles, practices, tools, and materials used in two or more building trades, (i.e. carpentry, plumbing, painting, masonry, heating/cooling or electrical trades)

Knowledge of grounds care and maintenance

Skilled in the use and care of common hand tools required in building and equipment maintenance and construction work

Ability to perform maintenance and repairs in two or more trades

Ability to follow oral and written instructions

Ability to perform tasks requiring lifting and/or moving up to 50 pounds

Ability to establish effective working relationships with CHA employees and the ability to meet and deal tactfully and courteously with the public.

Education and Experience:

High school diploma or its equivalent

Electrical, plumbing, and mechanical experience preferred. Licensure a plus.

Five or more years' proven experience as a certified Journeyman craftsman in one or more of the above-referenced building trades is required; a master certification in one or more of the building trades is preferred.

An equivalent combination of technical training and experience similar in nature to a Journeyman craftsman may be substituted. This level of training and/or experience should be gained through accreditation or graduation from a trade or vocational technical school/institute with coursework in one of the above-referenced building trades.

Special Requirements:

Must have a valid State of Missouri vehicle operator's license

Must have or be capable of obtaining a valid State of Missouri commercial vehicle operator's license

Must be bondable and insurable

Must be able to read and write competently

Must pass a pre-employment drug screen

Must be able to communicate and understand instructions of job duties and able to effectively communicate with residents

Must pass a background check

Must be willing to travel overnight for a minimum of 15 days annually for training or attendance at conferences/workshops

Must be able to obtain and maintain a bank account for direct deposit of payroll as mandated by the Board of Commissioners

Employee Signature

Date



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POSITION DESCRIPTION

MAINTENANCE MECHANIC II

Department/Division: Maintenance Supervisor Amp#1

Reports To: Amp#1 Housing Manager & the Director of Maintenance

	<u>Minimum</u>	<u>Maximum</u>
ANNUAL:	\$37,440.00	\$49,920.00
HOURLY:	\$18.00	\$24.00

Starting Salary: Salary Based on Experience, HVAC Skills, **plus Benefit Package**

Application Deadline: Monday, February 28th 2022

Starting Date: Immediately

POSITION DESCRIPTION

Summary of Position: This is a classification for Master Certification skills in one or more of the trades' classifications, but responsibilities would include the performance of a wide range of maintenance-related tasks outside the primary area of assignment or certification. The Maintenance Mechanic performs maintenance operations including unit rehabilitation, system inspections, work orders, asset preservation, HVAC repairs and supervises the On-Call staff and schedule. City of Columbia Mechanical License for HVAC preferred. An incumbent is expected to have computer skills knowledge of manual skills in repairing such items as Heating & Cooling System, Plumbing, Electrical, Appliances, windows, doors, and other wood materials and other equipment (e.g., snow blowers, power mowers, hedge clippers), and in carrying out a full set of maintenance duties, may be required to work under hazardous and adverse conditions such as sleet, snow, heat, cold, dust and dirt. The Maintenance Mechanic is to dress appropriately for the weather. This position is paid at Wage Range E.

Major Duties and Responsibilities Include:

Practices safety precautions and is safety conscious at all times. Completes and submits proper documentation regarding employee safety incidents and injuries immediately upon learning of said incident or injury. Trains maintenance employees on proper safety procedures

Provides necessary reports to ensure the efficient and effective operation of the maintenance program.

Major Duties and Responsibilities cont'd:

Facilitates compliance with PHAS standards for physical inspections by coordinating the completion of related work orders with other maintenance employees.

Performs necessary visual inspections and manual labor to keep buildings and grounds in a decent, safe and sanitary condition according to PHAS standards related to all aspects of maintenance.

Performs other duties as directed by the Director of Maintenance Operations, Property Manager, or the Chief Executive Officer.

Must practice safety precautions and be safety conscious at all times.

Performs required planned and corrective (repair) maintenance to building surfaces, fixtures, systems and equipment.

Performs equipment planned maintenance tasks such as checking for proper equipment operation, lubricating bearings, changing air filters, and changing heat exchanger and condenser coils

Performs electrical and plumbing systems planned maintenance tasks such as inspecting plumbing fixtures for leaks and repairs, checking drain lines to ensure they are free of obstruction, checking appliances for proper operation, testing light switches and electrical outlets and conducting ground fault detection tests

Performs specific grounds care tasks in accordance with established procedures. These tasks include, but are not limited to, mowing, trimming, edging, pruning, fertilizing, watering and reseeding; applying fungicides, herbicides, insecticides, and sterilants; sweeping walks and drives; patching parking lots and drives; repairing signs; removing snow, spreading sand and/or ice-melt, etc.

Operates and maintains powered grounds care equipment such as tractor mowers, riding mowers, push mowers, edger's, trimmers, vacuums, blowers, sprayers, spreaders, and chain saws

Uses and maintains non-powered grounds care equipment such as shovels, axes, slings, hoes, wheelbarrows, saws, trimmers, and hedge clippers, trash pickup sticks, trash sacks and trash containers

Performs such mechanical tasks as repairing and/or replacing all HVAC equipment & controls.

Performs such carpentry work as hanging doors and installing windows, replacing/repairing door and window hardware, re-glazing, windows, installing and/or repairing cabinets and handrails; repairing roofs, gutters and downspouts; replacing floor tiles and repairing carpet; and patching plaster walls and ceilings

Performs such masonry work as patching cracked concrete, replacing broken masonry brick and ceramic tiles, re-grouting ceramic tile and sealing concrete and exterior brick walls

Major Duties and Responsibilities cont'd:

Performs such plastering and sheetrock repair as mixing plaster and drywall mud, removing old plaster and lathe; installing lathe, ground coat and white coat; installing and repairing drywall; bends and feathers edges to match surrounding surfaces

Performs such plumbing tasks as repairing faucet washers, seats, stems, spigots and hardware; resetting commodes, tubs and sinks; repairing water leaks, replacing and/or repairing flush valves or flush tank hardware; and clearing clogged drains and soil lines

Performs such painting tasks as preparing surfaces for painting by patching plaster holes, sanding, scraping or masking; painting with brushes, rollers or sprayers; performing touch-up painting after work in an area; spot painting metal surfaces for corrosion control, etc.

Performs miscellaneous maintenance related tasks for a variety of situations such as servicing and/or repairing cleaning equipment; servicing and/or repairing vehicles; and repairing work tools and equipment

Independently performs a wide range of building and grounds repairs and maintenance functions, calling for frequent physical exertion

Repairs plumbing fixtures and pipes such as toilets, sinks, drains, valves, and controls

Digs ditches and holes to uncover leaks, and, once found, repairs leaks to pipes and valves

Repairs burner controls and switches, and rewires electric ranges, and performs minor electrical work on refrigerators

Repairs or replaces electrical switches, outlets, lighting fixtures, circuit breakers, fuses, et al.

Repairs windows, doors, door frames, locks, mailboxes

Repairs alarm systems, including controls

Repairs mechanical equipment, such as snow blowers, power mowers, hedge clippers, and other pieces generally used by the maintenance force

Checks condition of boiler rooms, blows down boilers, and makes repairs to oil pumps and valves; generally maintains condition of boiler room in satisfactory condition

Ability to orders materials, supplies, and equipment for own purposes and for others working on team, and may lift heavy objects into place

Inspects apartments for maintenance work to be done, usually as a result of a tenant request, work order, or move-in/move-out. Inspects finished restorations

Plans, schedules and carries out preventative maintenance and regular repair program for buildings and fixtures and other PHA property

Uses a wide range of hand tools and equipment such as drills, hammers, pliers, electrical testers, hand and power saws, cutters, plungers, threaders, wire brushes, et al.

Major Duties and Responsibilities cont'd:

Performs a number of grounds keeping tasks: trimming, mowing, planting

Works as part of a site management team including the manager and possibly an assistant manager, resident services coordinator, and safety staff.

Works independently and exercises a great deal of independence of judgment in resolving problems in the act of repairing buildings and appurtenances

Performs other related duties of the class, as required

Participates in off-shift and weekend emergency maintenance coverage as scheduled in on-call rotation

Ability to read and interpret blueprints, building specifications and HVAC operation and maintenance

Considerable knowledge of maintenance, grounds keeping and cleaning equipment, materials, supplies, methods and procedures

Must have working knowledge of maintenance software systems

Skill in planning and coordination of work objectives, procedures, and standards of performance and in delegating responsibility and authority

Must be able to communicate well, both orally and in writing, with Authority staff, residents, contractors and the general public

Knowledge of accepted management and administrative practices and the skill to apply these practices

Skill in analyzing problems, developing alternative solutions and implementing effective strategies

Ability to effectively plan and supervise the activities of a number of subordinates engaged in various maintenance activities and the ability to make accurate estimates of labor and materials involved in these activities

Knowledge of the principles, practices, tools and materials used in two or more building trades, (i.e. carpentry, plumbing, painting, masonry, heating/cooling or electrical trades).

Knowledge of grounds care and maintenance

Ability to perform complicated building maintenance tasks of varying difficulty independently

Skilled in the use and care of common hand tools required in building and equipment maintenance and construction work

Ability to perform maintenance and repairs in one or more trades

Ability to supervise three or more staff members

Major Duties and Responsibilities cont'd:

Ability to follow oral and written instructions

Ability to generate oral and written instructions

Able to use computers to track information, generate forms, manage maintenance department and communicate with coworkers

Able to learn to use HMS software within six months of starting position

Ability to perform tasks requiring lifting and/or moving up to 50 pounds

Required Knowledge, Skills, and Abilities cont'd:

Ability to lift heavy objects into and out of trucks, or other carriers

Ability to establish effective working relationships with CHA employees and the ability to meet and deal tactfully and courteously with the public

Ability to work independently on the rehabilitation of units or resolution of work orders

Ability to individually restore living units to UPCS standards

Ability to install electrical appliances

Working knowledge of and skill in applying knowledge in plumbing, electricity, heating, carpentry, painting, and mechanical equipment

Knowledge of occupational hazards and safety measures

Ability to work in hazardous and adverse conditions, such as sleet, snow, heat, cold, dust and dirt, as well as cramped quarters and high places

Education and Experience:

Required: high school diploma or its equivalent; Preferred: Bachelor's Degree from an accredited college or university

Required: experience as a Journeyman craftsman in one or more of the building trades or related fields and progressive experience in building maintenance including two years' supervisory experience in apartment building maintenance, building renovation, urban renewal or public housing work

Preferred: certification by accredited bodies in maintenance and Master craftsman ability in two or more of the trade classifications

Training in REAC and UPCS standards

An equivalent combination of technical training and experience similar in nature to a Master craftsman may be substituted for the above requirements or preferences. This level of training and/or experience should be gained through accreditation or graduation from a trade or vocational technical school/institute with coursework in one of the above-referenced building trades and verifiable work experience.

Special Requirements:

Must have a valid State of Missouri vehicle operator's license

Must have or be capable of obtaining a valid State of Missouri commercial vehicle operator's license

Must be bondable and insurable

Must be able to read and write competently

Must be able to use a computer and have experience with word and excel documents

Must demonstrate computer literacy

Must pass a pre-employment drug screen

Must pass a background check

Must be willing to travel overnight for a minimum of 15 days annually for training or attendance at conferences/workshops

Must be able to obtain and maintain a bank account for direct deposit of payroll as mandated by the Board of Commissioners

Employee Signature

Date



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

Position Description

DIRECTOR OF RESIDENT SERVICES

Department: Resident Services/CHA Low-Income Services, Inc.
Reports To: Chief Executive Officer
Date of Posting: 01/5/2022
Application Deadline: 01/21/2022
Starting Salary: \$47,476 - \$80,000 + Plus Fringe Benefits
Starting Date: ASAP

Summary of Position:

This is a senior staff level position with primary responsibility for administration of the Columbia Housing Authority's Resident Services Department. The Resident Services Department connects CHA assisted households with supportive health and human services provided by public agencies or private practitioners within the general community; and provides grant-funded programming for CHA affordable housing residents and Section 8 Housing Choice Voucher Program participants including the administration of independent living services, family self-sufficiency grants and youth-oriented projects and activities. Directors are responsible for aligning departments to collaboratively support the mission of the Columbia Housing Authority.

Major Duties and Responsibilities:

Supervisory responsibilities over the Resident Services Department including the Resident Services Coordinators, Healthy Homes Connections Family Support Specialists, Moving Ahead program staff, and other staff as assigned. Supervisory responsibilities include conducting regularly scheduled staff meetings and written performance evaluations of program staff.

Administration of the Resident Services Department in carrying out the following responsibilities:

- Responsible for the compliance and reporting requirements for resident service programs offered by the Department of Resident Services.
- Adherence to Federal, State, and local laws and regulations pertaining to each program's requirements; monitor changes or trends in Federal, State, and local laws and regulations affecting the programs and implement program changes as required
- Provide leadership in securing responses and resolutions to problems and questions from external and internal sources.
- Develop and implement procedures, identify resources and constraints, and maintain and monitor the budgets; assist in determining eligibility and use of available funds; review, approve and track payments and other expenditures.

Major Duties and Responsibilities (continued):

- Prepare and implement an annual fundraising and resource development campaign to provide on-going financial support for the programs and services offered by the Resident Services Department as well as capital funding needs.
- Supervise, monitor, conduct staff performance reviews, coaching sessions, and write-ups regarding performance with subordinate staff; monitor resident programs by periodically attending meetings and functions to ensure good resident/management relations; provide new employee orientation and training.
- Ensure that assigned staff has appropriate equipment and knowledge of procedures for implementing work objectives; monitor and maintain the level of productivity in the unit or department.
- Prepare renewal applications for ongoing funding sources; identify and seek out additional funding sources and apply for them as directed.
- Develop long-term strategic goals and implement operational plans for the Resident Services, Human Service, and Youth Services programs.
- Monitor and review Blind Boone Center building usage, condition, and maintenance, coordinating with other CHA departments as needed.
- Performs other duties as required by grants or as assigned by the Chief Executive Officer.

Required Knowledge, Skills, and Abilities:

- Employee must exercise tact, confidentiality, and judgment in working with CHA assisted housing residents and CHA staff in effecting solutions to complex personal and family problems.
- Ability to manage multiple projects in a timely and effective manner.
- Ability to implement, without supervision, continuing assignments requiring the organization of material, the preparation of reports, and independent decision making within the guidelines of policies and procedures.
- Ability to establish and maintain effective working relationships with superiors, associates, administrators and the general public, as well as the ability to work with a diverse population, including but not limited to families, youth, elderly and persons with disabilities.
- Ability to express oneself effectively both orally and in writing and to prepare clear, concise, comprehensive reports and effective and accurate correspondence.
- Ability to gain the cooperation of community groups, agencies and other governmental agencies.
- Ability to utilize computer hardware and software required to meet the general responsibilities of the position.
- Ability and desire to work in a team atmosphere.
- Ability to develop and implement an annual fundraising and resource development campaign.

Education and Experience:

- Bachelor's Degree in social work, education, counseling, psychology, or related field; experience working with a diverse population, families, elderly and persons with disabilities.
- Minimum two years' work experience with social service agencies working with diverse populations, families, elderly and persons with disabilities.
- Working knowledge of computers and software systems.
- Experience in administration of grant programs, oversight of grant budgets, and grant writing.

Required Knowledge, Skills, and Abilities (continued):

- Experience in the coordination of community and volunteer services.
- Group facilitation and community-building skills.
- Experience in developing and implementing an annual fundraising and resource development campaign.

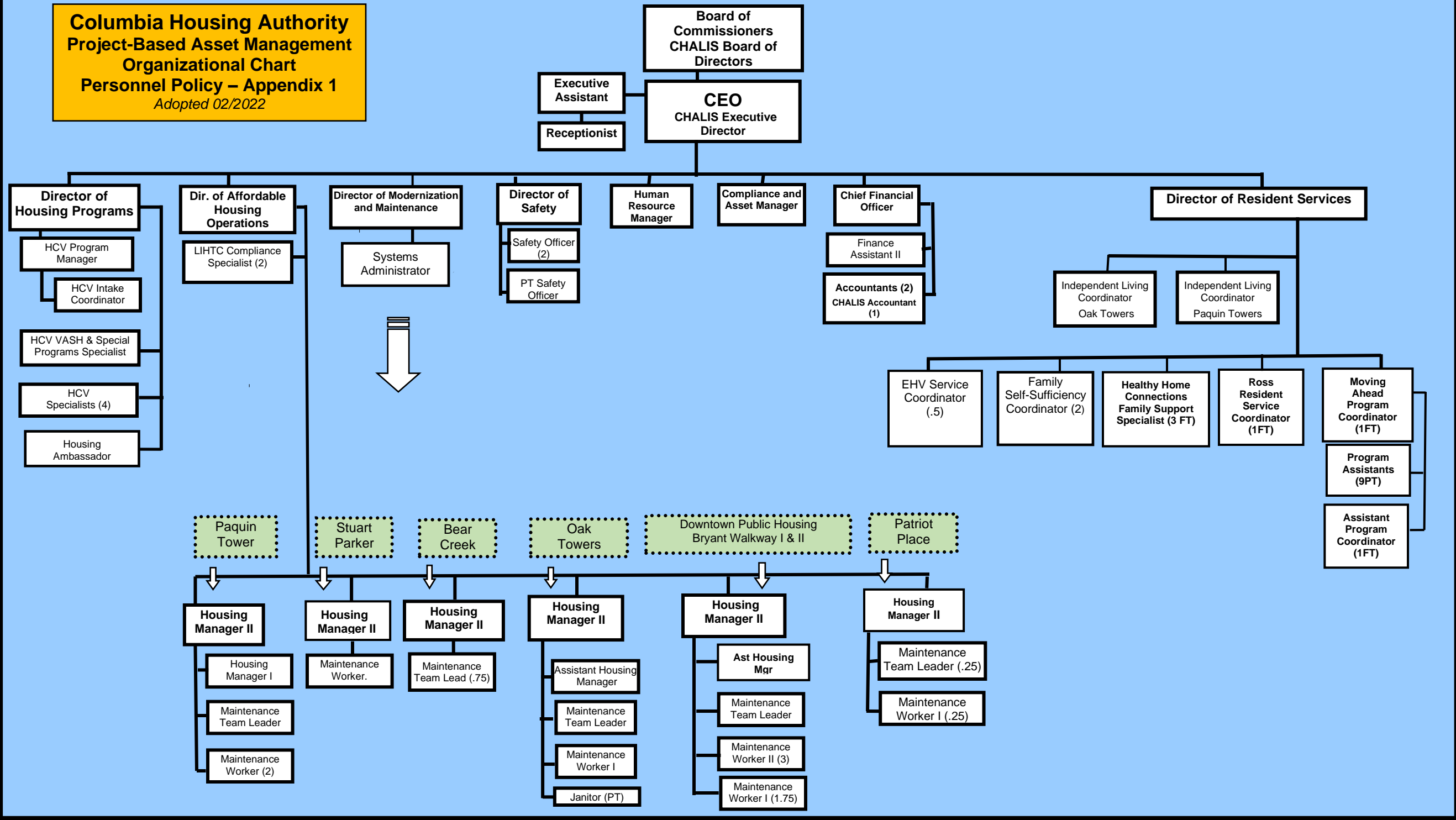
Special Requirements:

- Must be bondable and insurable.
- Must have a valid Missouri driver's license, prefer Class E or higher.
- Must be willing to travel overnight for training or attendance at conferences/workshops as requested by the Chief Executive Officer.
- Must be able to work evenings and weekends as required.
- Must be able obtain and maintain a bank account.
- Must pass a pre-employment drug screen.
- Must pass a pre-employment background screen.

Employee Signature

Date

Columbia Housing Authority
Project-Based Asset Management
Organizational Chart
Personnel Policy – Appendix 1
Adopted 02/2022





Housing Authority of the City of Columbia, Missouri
Personnel Organization Plan
Appendix 3 - Range and Salary Plan

Range	Amount	Position	
A	Grant/HUD Based (\$8-\$12)	Part-Time, Temporary	Grant Employees
B	\$22,880 to \$33,280 (\$11-\$16)	Receptionist Clerk/Administrative Assistant I	
		Maintenance I	
		Grounds Keeper, Custodian	
C	\$26,582 to \$37,440 (\$12.78-\$18)	Maintenance II	
		Assistant Public Housing Manager	
D	\$28,412 to \$41,600 (\$13.66-\$20)	Executive Assistant	HCV/PBV Specialist
		Financial Assistant I	Maintenance Mechanic I
		Affordable Housing Manager I	
		HCV/PBV Housing Intake Coordinator	
E	\$32,136 to \$43,680 (\$15.45-\$21)	Maintenance Mechanic II	Safety Officer
		Financial Assistant II	Affordable Housing Manager II
		Special Programs Specialist	LIHTC Specialist
		Systems Administrator	Housing Development Coordinator
F	\$40,560 to \$56,160 (\$19.50-\$27.00)	Accountant	Housing Choice Voucher Case Manager/Portability Specialist
		Human Resource Manager	Affordable Housing Operations Manager
		Compliance and Asset Manager	
G	\$47,476 to \$80,000	Director of Affordable Housing Operations	Director of Modernization and Maintenance
		Director of Finance	Director of Housing Programs
		Director of Resident Services	Director of Safety
H	\$75,000 to \$100,000	Chief Financial Officer	
I	\$80,000 to \$125,000	Chief Executive Officer	



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 9, 2022

Re: CHA Redevelopment: Park Avenue Public Engagement Draft Plan, Kinney Point Update and Comprehensive Homeless Services Center Planning RFP

Executive Summary

This memo outlines our current Columbia Housing Authority (CHA) updates and summary of upcoming events related to Park Avenue redevelopment public engagement, Kinney Point, and the Comprehensive Homeless Service Center Planning Update.

Discussion

Park Avenue Public Engagement Plan

The successful redevelopment of Park Avenue will require a significant level of community input, support and buy-in from both CHA residents and the broader community. CHA staff recommends that CHA's lead public engagement priority focus primarily on current Park Avenue CHA residents. Staff recommends this approach to ensure the highest priority stakeholder voices are heard and that all HUD Rental Assistance Demonstration (RAD) Program requirements are met pertaining to public notices and resident engagement. CHA staff also feels this approach will anchor Park Avenue redevelopment plans in policy perspectives that prioritize the development of high-quality affordable housing, rather than other peripheral public policy redevelopment goals. CHA staff is also recommending an approach that includes an additional track that receives input from the surrounding neighborhood, North Central Columbia Neighborhood Association, local civic groups, business representatives, and a diverse array of other key stakeholder groups. CHA staff recommends the following draft approach for engaging the public around plans for redevelopment at Park Avenue:

Mid-March: Mail out communication and survey to CHA residents regarding redevelopment priorities at Park Avenue. Survey topics would include but not limited to:

- Energy efficiency
- Updated appliances
- Washer and dryer hook-ups
- Square footage and livable space
- Usable greenspace for gathering
- Storage space
- Interior finishes
- Exterior finishes
- Density



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- Other potential site amenities: food pantry, childcare, computer lab, non-profit services, etc..

Late March: Evening public engagement event with Park Avenue residents with the following goals:

- Inform residents about requirements of CHA regarding renovation and associated relocation, as well as tenant rights.
- Obtain feedback on vision for redevelopment of Park Avenue.
 - Style(s) of housing
 - Density
 - Other potential amenities

Early April: Evening and/or Saturday Afternoon Public Engagement Event at 2nd Missionary Baptist Church.

- Overview of CHA redevelopment site and need for renovations.
 - Age and condition of housing
 - Waitlists
- Overview of requirements for CHA regarding renovation and associated relocation.
- Summary of preliminary CHA Park Avenue resident feedback.
- Obtain feedback on vision for redevelopment of Park Avenue.
 - Style(s) of housing
 - Density

CHA staff plans to procure architectural and engineering services for the purpose of interpreting resident and public engagement input and developing draft plans for Park Avenue. CHA staff anticipates draft plans being available by early May.

Upon the completion of draft plans, CHA staff would hold two additional follow up meetings. One meeting would be held with CHA Park Avenue residents, and an additional meeting would be held for persons interested from the broader public stakeholder group. Each meeting would consist of plans being available for public view and attendees providing input on likes, dislikes, and any further considerations. CHA staff would work with the CHA Board of Commissioners and its development team to finalize plans for submission for any available funding round and/or zoning amendment.

Kinney Point

The CHA CEO and Housing Development Coordinator travelled to Kansas City on March 7th to view a transitional housing site for homeless families with Love Columbia staff and other local stakeholders. CHA staff also met with CHA's Developer Consultant. The meeting with the Developer Consultant consisted of next steps and key milestones for submitting CHA's application to the Missouri Housing Development Commission for Kinney Point, as well as its zoning amendment submission. The meeting also included discussion on Park Avenue



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preliminary planning efforts. CHA staff will provide further updates at the March 9th CHA Board of Commissioners meeting.

Comprehensive Homeless Services Center RFP

CHA staff held a kick-off meeting with collaborative entities regarding the development of a plan for a Comprehensive Homeless Service Center. City staff also attended to ensure alignment with City policy. CHA staff provided a draft press release for review and reviewed the goals of the project. Partnering organizations also communicated that there will be a candidate forum on homelessness on March 14th at Wilkes Blvd United Methodist Church.

CHA staff did come away from the meeting with some concerns regarding visions for a homeless service center in place prior to completing the public engagement process. CHA staff anticipates significant discussion around the site being in one location vs. the potential for multiple sites to help reduce land use concerns. CHA staff also anticipates further discussion on a more comprehensive approach to multiple homeless populations. CHA staff feels the public engagement process and other community development related efforts will assist in ensuring a viable plan that can also gain support from the multitude of stakeholder viewpoints and diversity of homeless populations.

Suggested Commission Action

Review and consider the report.



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Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 9, 2022

Re: Affordable Housing Report-CHA Public Housing and LIHTC

Executive Summary

This report provides a summary of statistics for CHA Public Housing and LIHTC units for the month of February 2022.

Discussion

In February, 11 families moved in and 11 families moved out. Of the 11 families that moved out 6 moved to the private sector, 1 transferred to a different site, 1 passed away, 2 left with no notice and 1 moved out of state. Out of 742 units there were 26 vacant as of February 28, 2022 which is an overall occupancy average of 96.5%, which is an increase from January's average of 95.73%. 7 of the units were vacant over 60 days. 4 requests for vouchers and 11 intents to vacate were submitted by participants. 5 terminations were issued for reasons other than non-payment. Uncollected rents for February decreased from January totals. Tenants continue to apply for rent assistance through the SAFHR Program.

Suggested Commission Action

Review and consider the monthly report.

Property Management Report for February 2022

Property	Total units	Occupancy % for Feb	Occupancy (as of 3/2/22)	YTD Occupancy (1/1-3/2/2022)	#Vacant units under 0-60 days	#Vacant units over 61 days	Request for voucher	Move- ins (Feb)	Move-outs (Feb)	Unit restores (Feb)	Avg. cost per restore	Billed to tenant at move out	Total work orders	Total \$ Amount billed
Amp 1 - PH	120	97.40%	95.80%	95.30%	4	1	0	2	5	2	\$1,273.74	\$979.58	42	\$979.58
Bear Creek	76	97.37%	97.40%	96.44%	1	1	0	0	0	0	N/A	N/A	16	\$5.60
Oak Tower	147	96.53%	98.00%	96.36%	2	1	2	2	0	0	N/A	N/A	35	\$40.99
Paquin Tower	200	96.23%	98.00%	95.57%	4	0	0	5	2	3	\$475.24	\$330.21	54	\$515.81
Stuart Parker	84	96.39%	94.00%	96.89%	4	1	2	1	3	0	N/A	\$269.76	13	\$288.03
BWW	54	98.21%	98.10%	99.10%	1	0	0	0	1	1	\$560.00	\$220.38	7	\$220.38
BWWII	36	87.90%	88.90%	87.50%	1	3	0	1	0	1	\$448.00	\$0.00	10	\$0.00
Patriot Place	25	96.00%	96.00%	98.00%	1	0	0	0	0	1	\$446.00	\$0.00	3	\$176.00

Property	Total units	TARS uncollected for Feb	delinquent 31- 60	delinquent 61-90	delinquent 90+	# rpymnt agrmnts	rpymnt in default	# Accts. with deposit due (Jan)	total Security deposit due (Jan)	# Accts. with deposit due (Feb)	Total security deposit due (Feb)	# Non-pymnt termination issued in January	# other termination issued in Feb	# Intent to vacate submitted for Feb
Amp 1 - PH	120	\$613.01	\$1,954.00	\$1,742.00	\$3,270.32	1	0	29	\$12,113.50	29	\$13,694.25	0	0	1
Bear Creek	76	\$724.48	\$400.59	\$140.00	\$34.94	0	0	15	\$4,486.25	16	\$4,653.44	0	1	0
Oak Tower	147	\$4,141.55	\$789.56	\$658.84	\$744.55	8	3	15	\$3,292.92	16	\$3,677.21	0	1	2
Paquin Tower	200	\$2,055.28	\$139.19	\$0.00	\$252.10	0	0	24	\$5,668.61	24	\$5,493.30	3	2	3
Stuart Parker	84	\$5,757.79	\$1,483.78	\$214.74	\$5,506.50	2	0	13	\$1,418.45	14	\$1,539.45	0	0	4
BWW	54	\$3,866.00	\$1,407.57	\$851.00	\$440.00	0	0	13	\$2,474.00	13	\$2,318.50	0	1	1
BWWII	36	\$0.00	\$0.00	\$0.00	\$0.00	0	0	1	\$137.00	1	\$109.00	0	0	0
Patriot Place	25	\$408.94	\$0.00	\$0.00	\$70.00	1	0	N/A	N/A	N/A	N/A	0	0	0

Affordable Housing Terminations Report - FY2022									
	<i>Failure to Pay</i>	<i>Criminal</i>	<i>Unauthorized Guest</i>	<i>Other</i>	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
Month of January 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	0	0	0	0	0	0	0	0
Bear Creek	1	0	0	1	2	0	0	0	2
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	6	0	0	0	6	5	0	0	1
Bryant Walkway	0	1	0	0	1	0	0	0	1
Bryant Walkway II	0	0	0	0	0	0	1	0	0
MONTHLY TOTAL	0	1	0	1	9	5	1	0	4
Month of February 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	1	0	0	1	0	0	1	1
Bear Creek	0	0	1	0	1	2	0	0	1
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	3	0	1	1	5	3	0	0	2
Bryant Walkway	0	0	0	0	0	0	1	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	1	0	1	7	5	1	1	4



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Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 9, 2022

Re: Housing Choice Vouchers & Special Programs

Executive Summary

This memo provides a report of January Housing Choice Voucher (HCV) and Special Program activities.

Discussion

Housing Choice Voucher (HCV) Program

The attached HCV Program Report is contingent on the number of vouchers leased, which is the primary measurement of this program's success. The Housing Programs Department continues to have a significant need of increasing lease ups; however, staff continues to make progress. The last month CHA added 5 new lease ups with 5 attrition for a net of 0 new participants. More than half of CHA's attrition for the month of February are a result of families vacating units while continuing to search for new housing. As of February, CHA had 81 voucher holders looking for homes. The intake department has pulled an additional 100 applicants from the waitlist pending eligibility. Available rental units remain our most significant challenge.

Move Out Reasons:

Abandoned unit – 1

Voucher Searching – 3

Termination/Non-Compliance - 1

Veteran Affairs Supportive Housing (VASH) Program

The VA has shown an increase in providing chronically homeless Veterans within our community the opportunity to receive program subsidy. The VA has recently experienced staffing transitions, however, continues to work towards utilizing the remaining VASH vouchers in providing housing for the community's homeless veterans. As of February 28, we have 113 households receiving VASH program assistance - 88 HCV + 24 PBV (Patriot Place). We currently have 9 HCV VASH new voucher holders searching for homes.

Move Out Reasons:

Termination/ Non-Compliance -1

Termination/Unauthorized Guest -1

Voucher Searching - 2



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Mainstream Vouchers

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA has been awarded 19 Mainstream Vouchers. We currently have 18 vouchers leased and 1 voucher issuance pending briefing. We anticipate all 19 vouchers will be fully leased up by the end of April.

Continuum of Care (CoC) Program

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 February 28, we had 43 households receiving COC program assistance, and our target is 68. We currently have 3 referrals from the Functional Zero Task Force pending voucher issuance. The applicants must be added to the waitlist through the Functional Zero Task Force (FZTF) via a "coordinated entry" system as prescribed by the MO Balance of State, Continuum of Care. As the applicants are homeless, there are often additional barriers such as locating individuals for processing. We currently have 19 voucher holders looking for homes.

Emergency Housing Vouchers (EHV) Program

CHA currently has 51 Emergency Housing Vouchers with 5 leased and 18 others with vouchers and looking for housing. We currently have 13 referrals from the Functional Zero Task Force pending voucher issuance. Just as required with the CoC program, the applicants must be added to the waitlist through the Functional Zero Task Force (FZTF) via a "coordinated entry" system as prescribed by the MO Balance of State, Continuum of Care. As the admission to this program is wider in scope than the CoC program, we are working with the HUD Field Office and the Balance of State to allow a more diverse choice of applicants in hopes to accelerate lease ups. With the focused clientele, there are often additional barriers such as locating individuals for processing.

Tenant-Based Rental Assistance (TBRA) Program

CHA currently has 21 participants on this program and our target is 24. The "Target Number of Vouchers" can be a little deceiving due to the factors in the "target" calculation: (1) remaining funding available (2) remaining number of months, and (5) the current month's HAP payment, but the current month's HAP payment is not consistent as the amount of security deposits and adjustments paid fluctuates from month to month.

As this funding is through December 31, 2022, we still have 12 months to make monthly adjustments in maintaining a desired number of vouchers leased to expend all funding.



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Move Out Reasons:

Termination/Non-Compliance - 1

Suggested Commission Action

Review and consider the report.

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

January 31, 2022

HOUSING CHOICE VOUCHER = HCV + VASH + MAINSTREAM + PORT-INS																			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-22	\$ 7,909,344	\$ 659,112	\$ 193.09	\$ 589	\$ 630,360	\$ (28,752)	1,071	1,212	1,071	1,124	(53)	(53)	12	88	88%	96%	88%	96%	10	0.9%	10	0.9%
Feb-22	\$ 7,278,984	\$ 661,726	\$ 194.45	\$ 580	\$ 624,617	\$ (65,860)	1,076	1,212	2,147	1,146	(70)	(124)	6	81	89%	94%	89%	95%	-	0.0%	5	0.5%

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

January 31, 2022

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-22	\$ 2,300,000	\$ 191,667	\$ 205.20	\$ 333	\$ 198,953	\$ 7,286	569	597	569	597	(28)	(28)	11	-	95.3%	103.8%	95.3%	103.8%	6	1.1%	6	1.1%
Feb-22	\$ 2,101,047	\$ 191,004	\$ 206.68	\$ 339	\$ 202,120	\$ 11,116	572	597	1,141	597	(25)	(53)	7	-	95.8%	105.8%	95.6%	104.8%	3	0.5%	5	0.8%

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.

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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.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Human Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 9, 2022

Re: Monthly Human Services Report

Executive Summary

This report summarizes Human Services Department activities for the month of February 2022.

Discussion

Independent Living Program

The Independent Living Coordinators made 744 connections with residents. They provided programming for the residents such as: bingo, coffee/chat, arts & crafts, puzzles, greeting cards, and more. The ILCs also have coordinated with SIL to completed rent rebate total \$80,946 thus far, SMHR Classes, as well as coordinated transportation, Food Truck, benefit enrollment, phone obtainment, meals, & food box delivery.

Participants	
Total	466
Active	267
New	6
Engaged	76.9%
Units of service provided	838

ROSS Service Coordinator Program

The ROSS Service Coordinator made 523 connections to residents. The Service Coordinator connected with public housing residents regarding financial literacy programs, employment, health and wellness programs, and higher education programs. Residents also received information regarding rental, utility, and furniture assistance.

Participants	
Total	338
Active	234
New	5
Engaged	69.23
Units of service provided	983



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Healthy Home Connections Program

The Family Support Specialists made 1,009 connections to residents. They connected with CHA families regarding community resources & events, childcare needs, employment, health and wellness programs, and progress towards family goals. Residents also received information in regard to rental, utility, and furniture assistance. HHC Families also were invited to Trauma Informed Drumming Sessions to build Parent/Child Positive Relationships.

Participants	
Total	609
Active	304
New	2
Engaged	23%
Units of service provided	1,310

Moving Ahead Program

The Moving Ahead Program staff made 965 connections to participants. The MAP Family Development Coordinator offered Love & Logic Educational Programs that included the following sessions: Putting an End to Arguing, Back Talking and Begging, Teaching Responsibility without Losing Love, Discipline vs. Punishment, Setting Limits without Waging War, Avoiding Power Struggles, Guiding Kids to Solve Their Own Problems, & How to Deal with the Stubborn Child. The Families also worked with Mike Veny on Trauma Informed Drumming Sessions to help with bonding, avoiding anger and working through stress. The MAP Staff attended training in the Expressive Arts and how to implement those interventions within the classrooms.

Participants	
Total	85
Active	65
New	8
Engaged	74%
Contacts made	965
Units of service provided	5,688

Food Distribution

Participants		Pounds of Food
Annie Fisher Food Pantry	110	5,801
Bear Creek Share Shelf	Closed for February	0
Oak Towers	70	3,500
Paquin Towers	76	3,875



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Family Self Sufficiency Program

The FSS Coordinators contacted program participants regarding their program status and provided resource referrals for food, jobs, toiletries, and other additional resources within the community. There were 2 Graduates for the month of February from the HCV Program. On January 27th, the FSS PCC (Partner Coordinating Committee) held its quarterly meeting. Former FSS program graduates presented their stories and experiences to our community partners. Other partners talked about activities for the month. All in attendance were invited to supply flyers and other programming materials for distribution among CHA Residents.

Participants	
Total	110
Employed	60
With Escrow	68
Engaged	78%
Graduated	2

Suggested Commission Action

Read and review Monthly Report.



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Department Source: Human Resources

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 9, 2022

Re: MHAPCI Safety & Loss Control Incentive Program

Executive Summary

This report provides a brief overview of CHA 2021 Safety & Loss Control Incentive Program.

Discussion

POLICY BACKGROUND MHAPCI Risk Management Policy Section N and Rule 4.01 on Risk Management & Loss Prevention require Members to promote and support risk management initiatives and educational programs for the benefit of MHAPCI Members. Members are required to designate a risk management officer and to participate in annual loss prevention training and self-inspection to prevent injury and reduce the cost and severity of their losses.

Incentive Program

For those Housing Authorities that complete all 12 monthly goals in a given program year, a gold certificate will be presented to the Member at the MHAPCI Annual Membership meeting. In addition, successful participants will receive a check payable to the Housing Authority in the amount of \$1000, to be allocated for the Authority's loss prevention, safety, and risk management program(s).

Members will not be eligible to receive a gold certificate or check for \$1000 unless each goal was accomplished in a separate 30-day period. In other words, to be eligible for the \$1000 cash payment and gold certificate, a Member must demonstrate commitment to establishing a sustainable safety culture through completion of each goal in monthly increments.

Jeanette Nelson (Human Resources) & Greg Willingham (Director of Modernization & Maintenance) completed the 12 Month Goals in the 2021 Incentive Program that allows CHA to receive the Gold Certificate and \$1,000, to be allocated for the Housing Authority's loss prevention, safety, and risk management program(s).

The \$1,000 that was received from MHAPCI will be used towards installing New Kiddie Mulch in (3) of the Playgrounds on CHA Properties to continue providing a Safe Playground.

Suggested Commission Action

Review and Consider if there are any further discussion needed to proceed with these Lease Changes.



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Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 9, 2022

Re: Safety Report

Executive Summary

This report provides a brief overview of Safety Department Activity February 1, 2022 thru February 28, 2022

Discussion

Columbia Housing Authority Safety Department took 50 reports.

	January	February	March	April	May	June	July	August	September	October	November	December
	2022	2022	2021	2021	2021	2021	2021	2021	2021	2021	2021	2021
Bear Creek	5	1	1	6	6	2	2	0	4	9	1	3
Bryant Walk	4	3	6	8	10	10	3	6	5	4	5	4
Downtown	12	5	9	13	11	9	12	16	14	11	6	6
Oak Towers	13	16	19	15	16	24	15	8	8	16	23	17
Patriot Place	0	1	1	1	2	5	1	3	4	3	0	3
Paquin Towers	24	24	28	22	23	34	36	25	29	26	34	20
Stuart Parker	2	0	2	2	4	6	8	5	3	3	3	3
misc					3	17	3		4	5		
Total	60	50	66	67	75	107	80	63	71	77	77	55

Yearly Totals for CHA Safety Reports

Year	2016	2017	2018	2019	2020	2021	2022
Safety Reports	445	629	793	813	626	831	110

Joint Communications Log for February 2022

	January	February	March	April	May	June	July	August	September	October	November	December
	2022	2022	2022	2022	2022	2022	2022	2022	2022	2021	2021	2021
Columbia Police Response	94	86								92	95	113
Columbia Police Reports	15	11								12	11	22
Fire/Ems	105	61								104	95	117
Total	214	158								208	201	252

Safety Department New Resident Move in meetings

6 New residents move in meetings by S.O. Forck



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Safety Department Resident of the Month for February 2022

Patriot Place

Review and consider Report



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Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 9, 2022

Re: January 2022 Unaudited Financial Reports

Executive Summary

Financial Highlights for January 2022

- We have begun to issue Emergency Housing Vouchers which has generated \$4,052 in revenue in the first month
- Net Gain/(Loss) for HCV, Special Programs, Public Housing, and LIHTC operations was 27% or \$41,312 above budget for the month, demonstrating a good start for the year.

Discussion

Revenues

- AMP 1 – revenues are just 1% below budget, running right on track for the year
- LIHTC – revenues are overall \$10,211 below budget due to higher than budgeted vacancy loss and unbudgeted rental concessions of \$2,799

Expenses

HCV

- Inspection costs are \$6,188 under budget for the month
- Family Self Sufficiency participants are earning 130% or \$14,048 above budget for FSS escrow payments, showing that our participants are doing well.

Maintenance costs are generally running below budget due to contracts which have not been utilized yet, such as lawn care. Total agency-wide costs are 33% or \$38,895 below budget.

Suggested Commission Action

Read and review this report.



Columbia Housing Authority
201 Switzler Street
Columbia, MO 65203

HOUSING AUTHORITY
of the City of Columbia, Missouri

Office: (573) 443-2556
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MONTHLY
FINANCIAL STATEMENTS
(unaudited)

January 31, 2022

Fiscal Year End
December 2022
Month 1 of 12

as submitted by:

Debbi Simmons, CFO
Housing Authority of the City of Columbia, MO

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Housing Choice Voucher Program
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
HUD PHA Operating Grants - HAP	\$ 809,467	\$ 810,885	\$ (1,418)	\$ 809,467	\$ 810,885	(1,418)	0%
HUD Admin Fees Earned	89,636	87,739	1,897	89,636	87,739	1,897	2%
Total Fee Revenue	899,103	898,624	479	899,103	898,624	479	0%
Investment Income - Unrestricted	438	500	(62)	438	500	(62)	-12%
Fraud Recovery - HAP	-	100	(100)	-	100	(100)	0%
Fraud Recovery - Admin	-	100	(100)	-	100	(100)	0%
FSS Forfeitures	1,448	917	531	1,448	917	531	58%
Total Revenue	\$ 900,989	\$ 900,240	\$ 749	\$ 900,989	\$ 900,240	\$ 749	0%
Administrative Salaries	27,311	26,810	501	27,311	26,810	501	2%
Auditing Fees	3,333	3,333	(0)	3,333	3,333	(0)	0%
Management Fee	19,764	20,021	(257)	19,764	20,021	(257)	-1%
Book-keeping Fee	12,353	12,513	(161)	12,353	12,513	(161)	-1%
Advertising and Marketing	-	167	(167)	-	167	(167)	-100%
Employee Benefit contributions - Administrative	7,584	8,390	(807)	7,584	8,390	(807)	-10%
Office Expenses	4,007	4,980	(973)	4,007	4,980	(973)	-20%
Training & Travel	-	542	(542)	-	542	(542)	-100%
Other Administrative Expenses	910	9,688	(8,778)	910	9,688	(8,778)	-91%
Total Operating - Administrative	75,262	86,444	(11,182)	75,262	86,444	(11,182)	-13%
Total Tenant Services	40	-	40	40	-	40	
Total Utilities	844	620	224	844	620	224	36%
Bldg. Maintenance	1,564	1,439	125	1,564	1,439	125	9%
Insurance Premiums	1,045	1,348	(303)	1,045	1,348	(303)	-22%
Other General Expenses	652	467	186	652	467	186	40%
Total Operating Expenses	\$ 79,407	\$ 90,318	\$ (10,911)	\$ 79,407	\$ 90,318	\$ (10,911)	-12%
Excess of Operating Revenue over Operating Expenses	\$ 821,582	\$ 809,923	\$ 11,660	\$ 821,582	\$ 809,923	\$ 11,660	1%
Homeownership	4,170	4,236	(66)	4,170	4,236	(66)	-2%
Portable Housing Assistance Payments	9,354	9,450	(96)	9,354	9,450	(96)	-1%
S8 FSS Payments	24,881	10,833	14,048	24,881	10,833	14,048	130%
VASH Housing Assistance Payments	52,288	62,430	(10,142)	52,288	62,430	(10,142)	-16%
All Other Vouchers Housing Assistance Payments	725,877	724,430	1,447	725,877	724,430	1,447	0%
Total Housing Assistance Payments	816,570	811,379	5,191	816,570	811,379	5,191	1%
Depreciation Expense	1,701	-	1,701	1,701	-	1,701	
Total Expenses	\$ 897,678	\$ 901,697	\$ (4,019)	\$ 897,678	\$ 901,697	\$ (4,019)	0%
Net Gain (Loss)	\$ 3,312	\$ (1,457)	\$ 4,768	\$ 3,312	\$ (1,457)	\$ 4,768	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 28,600	\$ 26,836	\$ 1,764	\$ 28,600	\$ 26,836	\$ 1,764	7%
Vacancy Loss	(5,086)	(1,427)	(3,659)	(5,086)	(1,427)	(3,659)	256%
Net Tenant Rental Revenue	23,514	25,409	(1,895)	23,514	25,409	(1,895)	-7%
Tenant Revenue - Other	-	542	(542)	-	542	(542)	-100%
Total Tenant Revenue	23,514	25,951	(2,437)	23,514	25,951	(2,437)	-9%
HUD PHA Operating Grants	36,491	34,874	1,617	36,491	34,874	1,617	5%
Capital Fund Grants	-	-	-	-	-	-	
Total Grant Revenue	36,491	34,874	1,617	36,491	34,874	1,617	5%
Investment Income - Unrestricted	1,221	338	883	1,221	338	883	262%
Fraud Recovery	-	-	-	-	-	-	0%
Other Revenue	2,354	3,063	(709)	2,354	3,063	(709)	-23%
Total Revenue	\$ 63,580	\$ 64,226	\$ (646)	\$ 63,580	\$ 64,226	\$ (646)	-1%
Administrative Salaries	2,197	4,000	(1,802)	2,197	4,000	(1,802)	-45%
Auditing Fees	400	400	-	400	400	-	0%
Management Fee	5,428	5,524	(97)	5,428	5,524	(97)	-2%
Book-keeping Fee	840	855	(15)	840	855	(15)	-2%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	713	1,349	(636)	713	1,349	(636)	-47%
Office Expenses	644	975	(331)	644	975	(331)	-34%
Legal Expense	-	125	(125)	-	125	(125)	-100%
Training & Travel	-	358	(358)	-	358	(358)	-100%
Other	220	820	(600)	220	820	(600)	-73%
Total Operating - Administrative	10,442	14,406	(3,965)	10,442	14,406	(3,965)	-28%
Asset Management Fee	1,200	1,200	-	1,200	1,200	-	0%
Total Tenant Services	444	1,193	(749)	444	1,193	(749)	-63%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget		Variance	Year to Date		Budget		Variance	Percent of Variance
Water	\$	2,502	\$	2,597	\$ (95)	\$	2,502	\$	2,597	\$ (95)	-4%
Electricity		1,754		1,431	323		1,754		1,431	323	23%
Gas		1,373		1,039	335		1,373		1,039	335	32%
Sewer		2,741		2,461	280		2,741		2,461	280	11%
Total Utilities		8,370		7,527	843		8,370		7,527	843	11%
Maintenance - Labor		17,140		17,477	(337)		17,140		17,477	(337)	-2%
Maintenance - Materials & Other		3,086		5,733	(2,647)		3,086		5,733	(2,647)	-46%
Maintenance and Operations Contracts		3,522		7,564	(4,043)		3,522		7,564	(4,043)	-53%
Employee Benefit Contributions - Maintenance		4,461		5,721	(1,260)		4,461		5,721	(1,260)	-22%
Total Maintenance		28,209		36,495	(8,287)		28,209		36,495	(8,287)	-23%
Total Protective Services		2,787		2,976	(189)		2,787		2,976	(189)	-6%
Total Insurance Premiums		4,716		4,404	312		4,716		4,404	312	7%
Other General Expenses		332		1,857	(1,525)		332		1,857	(1,525)	-82%
Payments in Lieu of Taxes		898		1,788	(890)		898		1,788	(890)	-50%
Bad debt - Tenant Rents		(125)		389	(514)		(125)		389	(514)	-132%
Total Other General Expenses		1,105		4,034	(2,929)		1,105		4,034	(2,929)	-73%
Interest on Notes Payable		330		351	(21)		330		351	(21)	-6%
Total Operating Expenses	\$	57,602	\$	72,587	\$ (14,985)	\$	57,602	\$	72,587	\$ (14,985)	-21%
Excess of Operating Revenue over Operating Expenses	\$	5,978	\$	(8,361)	\$ 14,339	\$	5,978	\$	(8,361)	\$ 14,339	-171%
Extraordinary Maintenance		-		500	(500)		-		500	(500)	-100%
Depreciation Expense		13,639		13,523	116		13,639		13,523	116	1%
Total Expenses	\$	71,241	\$	86,610	\$ (15,369)	\$	71,241	\$	86,610	\$ (15,369)	-18%
Net Gain (Loss)	\$	(7,661)	\$	(22,384)	\$ 14,723	\$	(7,661)	\$	(22,384)	\$ 14,723	-66%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 73,976	\$ 71,047	\$ 2,930	\$ 73,976	\$ 71,047	\$ 2,930	4%
Rental Subsidies	84,153	87,080	(2,927)	84,153	87,080	(2,927)	-3%
Vacancy Loss	(8,065)	(3,558)	(4,508)	(8,065)	(3,558)	(4,508)	127%
Net Rental Revenue	150,064	154,569	(4,505)	150,064	154,569	(4,505)	-3%
Tenant Revenue - Other	326	1,117	(791)	326	1,117	(791)	
Total Tenant Revenue	150,390	155,685	(5,296)	150,390	155,685	(5,296)	-3%
Investment Income - Unrestricted	1,763	501	1,263	1,763	501	1,263	252%
Other Revenue	7,351	7,054	297	7,351	7,054	297	4%
Total Revenue	\$ 159,504	\$ 163,240	\$ (3,736)	\$ 159,504	\$ 163,240	\$ (3,736)	-2%
Administrative Salaries	11,289	12,548	(1,259)	11,289	12,548	(1,259)	-10%
Auditing Fees	1,150	1,117	33	1,150	1,117	33	3%
Property Management Fee	9,431	9,765	(334)	9,431	9,765	(334)	-3%
Asset Management Fees	1,100	1,100	-	1,100	1,100	-	0%
Advertising and Marketing	-	8	(8)	-	8	(8)	-100%
Employee Benefit contributions - Administrative	2,572	4,119	(1,547)	2,572	4,119	(1,547)	-38%
Office Expenses	1,629	2,443	(814)	1,629	2,443	(814)	-33%
Legal Expense	1,200	172	1,028	1,200	172	1,028	596%
Training & Travel	-	167	(167)	-	167	(167)	-100%
Other	479	539	(60)	479	539	(60)	-11%
Total Operating - Administrative	28,849	31,977	(3,128)	28,849	31,977	(3,128)	-10%
Total Tenant Services	8,171	9,605	(1,434)	8,171	9,605	(1,434)	-15%
Water	4,876	5,258	(382)	4,876	5,258	(382)	-7%
Electricity	11,581	12,597	(1,016)	11,581	12,597	(1,016)	-8%
Gas	1,701	1,087	615	1,701	1,087	615	57%
Sewer	4,487	3,840	648	4,487	3,840	648	17%
Total Utilities	\$ 22,646	\$ 22,781	\$ (135)	\$ 22,646	\$ 22,781	\$ (135)	-1%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	13,186	\$	13,052	\$	133	\$	13,186	\$	13,052	\$	133	1%
Maintenance - Materials & Other		10,521		5,848		4,673		10,521		5,848		4,673	80%
Maintenance and Operations Contracts		5,381		10,352		(4,971)		5,381		10,352		(4,971)	-48%
Employee Benefit Contributions - Maintenance		4,419		4,978		(559)		4,419		4,978		(559)	-11%
Total Maintenance		33,507		34,230		(724)		33,507		34,230		(724)	-2%
Total Insurance Premiums		6,373		6,188		185		6,373		6,188		185	3%
Other General Expenses		726		-		726		726		-		726	
Taxes		4,717		4,717		-		4,717		4,717		-	0%
Bad debt - Tenant Rents		-		1,993		(1,993)		-		1,993		(1,993)	-100%
Total Other General Expenses		5,444		6,710		(1,267)		5,444		6,710		(1,267)	-19%
Interest of Mortgage (or Bonds) Payable		16,534		16,534		(0)		16,534		16,534		(0)	0%
Interest on Notes Payable (Seller Financing)		20,967		20,967		0		20,967		20,967		0	0%
Amortization of Loan Costs		2,274		2,274		(0)		2,274		2,274		(0)	0%
Total Interest Expense and Amortization Cost		39,775		39,775		(0)		39,775		39,775		(0)	0%
Total Operating Expenses	\$	144,764	\$	151,266	\$	(6,502)	\$	144,764	\$	151,266	\$	(6,502)	-4%
Excess of Operating Revenue over Operating Expenses	\$	14,741	\$	11,974	\$	2,766	\$	14,741	\$	11,974	\$	2,766	23%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		65,753		65,653		100		65,753		65,653		100	0%
Total Expenses	\$	210,517	\$	216,919	\$	(6,402)	\$	210,517	\$	216,919	\$	(6,402)	-3%
Net Gain (Loss)	\$	(51,012)	\$	(53,679)	\$	2,667	\$	(51,012)	\$	(53,679)	\$	2,667	-5%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month			Budget			Variance			Year to Date			Budget			Variance			Percent of Variance
Tenant Rental Revenue	\$	14,655		\$	15,902		\$	(1,247)		\$	14,655		\$	15,902		\$	(1,247)		-8%
Rental Subsidies		31,287			30,780			507			31,287			30,780			507		2%
Vacancy Loss		(1,022)			(1,401)			379			(1,022)			(1,401)			379		-27%
Net Rental Revenue		44,920			45,281			(361)			44,920			45,281			(361)		-1%
Tenant Revenue - Other		386			1,129			(743)			386			1,129			(743)		-66%
Total Tenant Revenue		45,306			46,410			(1,104)			45,306			46,410			(1,104)		-2%
Investment Income - Unrestricted		486			126			359			486			126			359		284%
Other Revenue		2,065			2,679			(614)			2,065			2,679			(614)		-23%
Total Revenue	\$	47,857		\$	49,216		\$	(1,359)		\$	47,857		\$	49,216		\$	(1,359)		-3%
Administrative Salaries		2,797			3,035			(238)			2,797			3,035			(238)		-8%
Auditing Fees		883			858			25			883			858			25		3%
Property Management Fee		2,369			2,945			(577)			2,369			2,945			(577)		-20%
Asset Management Fees		1,000			1,000			-			1,000			1,000			-		0%
Advertising and Marketing		-			4			(4)			-			4			(4)		-100%
Employee Benefit contributions - Administrative		824			1,031			(207)			824			1,031			(207)		-20%
Office Expenses		624			783			(159)			624			783			(159)		-20%
Legal Expense		-			25			(25)			-			25			(25)		-100%
Training & Travel		-			45			(45)			-			45			(45)		-100%
Other		259			124			135			259			124			135		108%
Total Operating - Administrative		8,756			9,850			(1,094)			8,756			9,850			(1,094)		-11%
Total Tenant Services		1,428			1,650			(222)			1,428			1,650			(222)		-13%
Water		1,628			1,829			(201)			1,628			1,829			(201)		-11%
Electricity		885			826			59			885			826			59		7%
Gas		535			233			303			535			233			303		130%
Sewer		1,313			1,523			(210)			1,313			1,523			(210)		-14%
Total Utilities	\$	4,361		\$	4,411		\$	(50)		\$	4,361		\$	4,411		\$	(50)		-1%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	3,018	\$	2,869	\$	150	\$	3,018	\$	2,869	\$	150	5%
Maintenance - Materials & Other		2,416		2,916		(500)		2,416		2,916		(500)	-17%
Maintenance and Operations Contracts		3,843		4,400		(557)		3,843		4,400		(557)	-13%
Employee Benefit Contributions - Maintenance		1,034		1,057		(23)		1,034		1,057		(23)	-2%
Total Maintenance		10,311		11,241		(930)		10,311		11,241		(930)	-8%
Total Insurance Premiums		4,883		4,417		466		4,883		4,417		466	11%
Other General Expenses		114		-		114		114		-		114	
Property Taxes		1,791		1,791		-		1,791		1,791		-	0%
Bad debt - Tenant Rents		-		302		(302)		-		302		(302)	-100%
Total Other General Expenses		1,905		2,093		(188)		1,905		2,093		(188)	-9%
Interest of Mortgage (or Bonds) Payable		3,597		3,487		110		3,597		3,487		110	3%
Interest on Notes Payable (Seller Financing)		6,714		6,748		(35)		6,714		6,748		(35)	
Amortization of Loan Costs		1,664		1,664		-		1,664		1,664		-	0%
Total Interest Expense and Amortization Cost		11,974		11,899		75		11,974		11,899		75	1%
Total Operating Expenses	\$	43,618	\$	45,560	\$	(1,942)	\$	43,618	\$	45,560	\$	(1,942)	-4%
Excess of Operating Revenue over Operating Expenses	\$	4,239	\$	3,656	\$	583	\$	4,239	\$	3,656	\$	583	16%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		18,775		18,774		1		18,775		18,774		1	0%
Total Expenses	\$	62,393	\$	64,335	\$	(1,941)	\$	62,393	\$	64,335	\$	(1,941)	-3%
Net Gain (Loss)	\$	(14,536)	\$	(15,118)	\$	582	\$	(14,536)	\$	(15,118)	\$	582	-4%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	41,871	\$	40,012	\$	1,859	\$	41,871	\$	40,012	\$	1,859	5%
Rental Subsidies		46,651		48,510		(1,859)		46,651		48,510		(1,859)	-4%
Vacancy Loss		(3,588)		(2,213)		(1,375)		(3,588)		(2,213)		(1,375)	62%
Net Rental Revenue		84,934		86,309		(1,375)		84,934		86,309		(1,375)	-2%
Tenant Revenue - Other		345		331		14		345		331		14	4%
Total Tenant Revenue		85,278		86,640		(1,361)		85,278		86,640		(1,361)	-2%
Investment Income - Unrestricted		544		195		349		544		195		349	180%
Other Revenue		1,683		1,745		(62)		1,683		1,745		(62)	-4%
Total Revenue	\$	87,505	\$	88,579	\$	(1,074)	\$	87,505	\$	88,579	\$	(1,074)	-1%
Administrative Salaries		7,021		7,481		(460)		7,021		7,481		(460)	-6%
Auditing Fees		1,233		1,200		33		1,233		1,200		33	3%
Property Management Fee		5,219		5,303		(84)		5,219		5,303		(84)	-2%
Asset Management Fees		1,016		1,016		-		1,016		1,016		-	0%
Advertising and Marketing		-		4		(4)		-		4		(4)	-100%
Employee Benefit contributions - Administrative		2,359		2,500		(140)		2,359		2,500		(140)	-6%
Office Expenses		816		1,392		(576)		816		1,392		(576)	-41%
Legal Expense		204		42		162		204		42		162	390%
Training & Travel		-		63		(63)		-		63		(63)	-100%
Other		193		243		(51)		193		243		(51)	-21%
Total Operating - Administrative		18,062		19,245		(1,183)		18,062		19,245		(1,183)	-6%
Total Tenant Services		4,624		6,284		(1,660)		4,624		6,284		(1,660)	-26%
Water		1,100		1,499		(399)		1,100		1,499		(399)	-27%
Electricity		7,978		8,836		(858)		7,978		8,836		(858)	-10%
Gas		966		551		415		966		551		415	75%
Sewer		1,199		974		225		1,199		974		225	23%
Total Utilities	\$	11,243	\$	11,861	\$	(618)	\$	11,243	\$	11,861	\$	(618)	-5%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

							Percent of	
	Current Month	Budget	Variance	Year to Date	Budget	Variance	Variance	
Maintenance - Labor	\$ 6,962	\$ 8,114	\$ (1,152)	\$ 6,962	\$ 8,114	\$ (1,152)	-14%	
Maintenance - Materials & Other	2,516	2,713	(198)	2,516	2,713	(198)	-7%	
Maintenance and Operations Contracts	4,000	7,676	(3,676)	4,000	7,676	(3,676)	-48%	
Employee Benefit Contributions - Maintenance	1,540	2,642	(1,102)	1,540	2,642	(1,102)	-42%	
Total Maintenance	15,017	21,145	(6,128)	15,017	21,145	(6,128)	-29%	
Total Insurance Premiums	3,346	3,140	206	3,346	3,140	206	7%	
Other General Expenses	364	-	364	364	-	364		
Taxes	2,359	2,359	-	2,359	2,359	-	0%	
Bad debt - Tenant Rents	(30)	295	(325)	(30)	295	(325)	-110%	
Total Other General Expenses	2,692	2,653	39	2,692	2,653	39	1%	
Interest of Mortgage (or Bonds) Payable	5,876	5,701	176	5,876	5,701	176	3%	
Interest on Notes Payable (Seller Financing)	9,215	9,215	(0)	9,215	9,215	(0)	0%	
Amortization of Loan Costs	2,510	2,510	-	2,510	2,510	-	0%	
Total Interest Expense and Amortization Cost	17,602	17,426	176	17,602	17,426	176		
Total Operating Expenses	\$ 72,586	\$ 81,755	\$ (9,169)	\$ 72,586	\$ 81,755	\$ (9,169)	-11%	
Excess of Operating Revenue over Operating Expenses	\$ 14,919	\$ 6,824	\$ 8,095	\$ 14,919	\$ 6,824	\$ 8,095	119%	
Extraordinary Maintenance	-	-	-	-	-	-		
Depreciation Expense	40,528	40,591	(63)	40,528	40,591	(63)	0%	
Total Expenses	\$ 113,114	\$ 122,346	\$ (9,231)	\$ 113,114	\$ 122,346	\$ (9,231)	-8%	
Net Gain (Loss)	\$ (25,609)	\$ (33,767)	\$ 8,158	\$ (25,609)	\$ (33,767)	\$ 8,158	-24%	

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	8,065	\$	7,638	\$	428	\$	8,065	\$	7,638	\$	428	6%
Rental Subsidies		8,060		8,750		(690)		8,060		8,750		(690)	-8%
Vacancy Loss		(104)		(328)		224		(104)		(328)		224	-68%
Net Rental Revenue		16,021		16,060		(39)		16,021		16,060		(39)	0%
Tenant Revenue - Other		-		90		(90)		-		90		(90)	-100%
Total Tenant Revenue		16,021		16,150		(129)		16,021		16,150		(129)	-1%
Investment Income - Unrestricted		142		38		104		142		38		104	275%
Other Revenue		131		287		(156)		131		287		(156)	-54%
Total Revenue	\$	16,294	\$	16,474	\$	(181)	\$	16,294	\$	16,474	\$	(181)	-1%
Administrative Salaries		1,278		948		330		1,278		948		330	35%
Auditing Fees		708		688		21		708		688		21	3%
Property Management Fee		808		822		(14)		808		822		(14)	-2%
Asset Management Fees		1,011		1,011		-		1,011		1,011		-	0%
Employee Benefit contributions - Administrative		313		324		(11)		313		324		(11)	-4%
Office Expenses		279		328		(49)		279		328		(49)	-15%
Legal Expense		-		17		(17)		-		17		(17)	-100%
Training & Travel		-		15		(15)		-		15		(15)	-100%
Other		82		47		35		82		47		35	75%
Total Operating - Administrative		4,480		4,204		276		4,480		4,204		276	7%
Water		135		210		(74)		135		210		(74)	-35%
Electricity		849		999		(150)		849		999		(150)	-15%
Gas		906		364		542		906		364		542	149%
Sewer		196		159		37		196		159		37	23%
Total Utilities	\$	2,086	\$	1,732	\$	354	\$	2,086	\$	1,732	\$	354	20%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 1,006	\$ 956	\$ 50	\$ 1,006	\$ 956	\$ 50	5%
Maintenance - Materials & Other	344	596	(252)	344	596	(252)	-42%
Maintenance and Operations Contracts	650	1,109	(459)	650	1,109	(459)	-41%
Employee Benefit Contributions - Maintenance	358	352	5	358	352	5	2%
Total Maintenance	2,358	3,014	(656)	2,358	3,014	(656)	-22%
Total Protective Services	588	633	(44)	588	633	(44)	-7%
Total Insurance Premiums	1,021	920	101	1,021	920	101	11%
Other General Expenses	25	-	25	25	-	25	
Taxes	598	598	-	598	598	-	0%
Bad debt - Tenant Rents	-	153	(153)	-	153	(153)	-100%
Total Other General Expenses	624	752	(128)	624	752	(128)	-17%
Interest of Mortgage (or Bonds) Payable	751	727	24	751	727	24	3%
Amortization of Loan Costs	681	681	(0)	681	681	(0)	0%
Total Interest Expense and Amortization Cost	1,432	1,408	24	1,432	1,408	24	2%
Total Operating Expenses	\$ 12,589	\$ 12,662	\$ (74)	\$ 12,589	\$ 12,662	\$ (74)	-1%
Excess of Operating Revenue over Operating Expenses	\$ 3,705	\$ 3,812	\$ (107)	\$ 3,705	\$ 3,812	\$ (107)	-3%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	10,277	10,277	0	10,277	10,277	0	0%
Total Expenses	\$ 22,866	\$ 22,939	\$ (74)	\$ 22,866	\$ 22,939	\$ (74)	0%
Net Gain (Loss)	\$ (6,572)	\$ (6,465)	\$ (107)	\$ (6,572)	\$ (6,465)	\$ (107)	2%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	8,268	\$	9,746	\$	(1,478)	\$	8,268	\$	9,746	\$	(1,478)	-15%
Rental Subsidies		22,068		20,520		1,548		22,068		20,520		1,548	8%
Vacancy Loss		(993)		(908)		(85)		(993)		(908)		(85)	9%
Net Rental Revenue		29,343		29,358		(15)		29,343		29,358		(15)	0%
Tenant Revenue - Other		151		186		(35)		151		186		(35)	-19%
Total Tenant Revenue		29,494		29,544		(51)		29,494		29,544		(51)	0%
Investment Income - Unrestricted		52		66		(15)		52		66		(15)	-22%
Other Revenue		157		145		12		157		145		12	8%
Total Revenue	\$	29,702	\$	29,756	\$	(53)	\$	29,702	\$	29,756	\$	(53)	0%
Administrative Salaries		1,385		2,298		(914)		1,385		2,298		(914)	-40%
Auditing Fees		1,233		1,200		33		1,233		1,200		33	3%
Property Management Fee		1,770		1,781		(12)		1,770		1,781		(12)	-1%
Asset Management Fees		704		704		-		704		704		-	0%
Advertising and Marketing		-		4		(4)		-		4		(4)	-100%
Employee Benefit contributions - Administrative		428		782		(354)		428		782		(354)	-45%
Office Expenses		247		455		(207)		247		455		(207)	-46%
Legal Expense		-		25		(25)		-		25		(25)	-100%
Training & Travel		-		58		(58)		-		58		(58)	-100%
Other		80		110		(30)		80		110		(30)	-27%
Total Operating - Administrative		5,846		7,417		(1,571)		5,846		7,417		(1,571)	-21%
Total Tenant Services		1,099		1,259		(160)		1,099		1,259		(160)	-13%
Water		866		968		(101)		866		968		(101)	-10%
Electricity		313		470		(158)		313		470		(158)	-34%
Gas		144		195		(51)		144		195		(51)	-26%
Sewer		871		923		(52)		871		923		(52)	-6%
Total Utilities	\$	2,194	\$	2,556	\$	(362)	\$	2,194	\$	2,556	\$	(362)	-14%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	2,775	\$	2,715	\$	60	\$	2,775	\$	2,715	\$	60	2%
Maintenance - Materials & Other		241		717		(476)		241		717		(476)	-66%
Maintenance and Operations Contracts		1,267		2,814		(1,547)		1,267		2,814		(1,547)	-55%
Employee Benefit Contributions - Maintenance		992		1,035		(43)		992		1,035		(43)	-4%
Total Maintenance		5,275		7,281		(2,006)		5,275		7,281		(2,006)	-28%
Total Insurance Premiums		2,971		2,726		245		2,971		2,726		245	9%
Other General Expenses		2		-		2		2		-		2	
Property Taxes		1,574		1,574		-		1,574		1,574		-	0%
Bad debt - Tenant Rents		-		127		(127)		-		127		(127)	-100%
Total Other General Expenses		1,576		1,701		(125)		1,576		1,701		(125)	-7%
Interest of Mortgage (or Bonds) Payable		652		647		5		652		647		5	1%
Amortization of Loan Costs		526		526		0		526		526		0	0%
Total Interest Expense and Amortization Cost		2,446		1,173		1,273		2,446		1,173		1,273	109%
Total Operating Expenses	\$	21,407	\$	24,113	\$	(2,706)	\$	21,407	\$	24,113	\$	(2,706)	-11%
Excess of Operating Revenue over Operating Expenses	\$	8,296	\$	5,643	\$	2,653	\$	8,296	\$	5,643	\$	2,653	47%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		24,812		24,812		(0)		24,812		24,812		(0)	0%
Total Expenses	\$	46,218	\$	48,925	\$	(2,706)	\$	46,218	\$	48,925	\$	(2,706)	-6%
Net Gain (Loss)	\$	(16,516)	\$	(19,169)	\$	2,653	\$	(16,516)	\$	(19,169)	\$	2,653	-14%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month			Budget			Variance			Year to Date			Budget			Variance			Percent of Variance
Tenant Rental Revenue	\$	6,831	\$	5,377	\$	1,454	\$	6,831	\$	5,377	\$	1,454	\$	6,831	\$	5,377	\$	1,454	27%
Rental Subsidies		11,643		13,140		(1,497)		11,643		13,140		(1,497)		11,643		13,140		(1,497)	-11%
Vacancy Loss		(1,742)		(556)		(1,186)		(1,742)		(556)		(1,186)		(1,742)		(556)		(1,186)	214%
Net Rental Revenue		16,732		17,961		(1,229)		16,732		17,961		(1,229)		16,732		17,961		(1,229)	-7%
Tenant Revenue - Other		1,976		77		1,899		1,976		77		1,899		1,976		77		1,899	
Total Tenant Revenue		18,708		18,038		670		18,708		18,038		670		18,708		18,038		670	4%
Investment Income - Unrestricted		76		60		16		76		60		16		76		60		16	27%
Other Revenue		-		42		(42)		-		42		(42)		-		42		(42)	-100%
Total Revenue	\$	18,784	\$	18,140	\$	644	\$	18,784	\$	18,140	\$	644	\$	18,784	\$	18,140	\$	644	4%
Administrative Salaries		865		1,438		(572)		865		1,438		(572)		865		1,438		(572)	-40%
Auditing Fees		1,233		1,200		33		1,233		1,200		33		1,233		1,200		33	0%
Property Management Fee		1,122		1,085		38		1,122		1,085		38		1,122		1,085		38	3%
Asset Management Fees		704		704		-		704		704		-		704		704		-	0%
Advertising and Marketing		-		4		(4)		-		4		(4)		-		4		(4)	-100%
Employee Benefit contributions - Administrative		262		491		(229)		262		491		(229)		262		491		(229)	-47%
Office Expenses		135		228		(93)		135		228		(93)		135		228		(93)	-41%
Legal Expense		131		13		118		131		13		118		131		13		118	944%
Training & Travel		-		27		(27)		-		27		(27)		-		27		(27)	-100%
Other		157		44		113		157		44		113		157		44		113	256%
Total Operating - Administrative		4,609		5,233		(624)		4,609		5,233		(624)		4,609		5,233		(624)	-12%
Total Tenant Services		666		772		(106)		666		772		(106)		666		772		(106)	-14%
Water		479		633		(154)		479		633		(154)		479		633		(154)	-24%
Electricity		251		188		63		251		188		63		251		188		63	33%
Gas		240		54		187		240		54		187		240		54		187	348%
Sewer		581		610		(28)		581		610		(28)		581		610		(28)	-5%
Total Utilities	\$	1,552	\$	1,485	\$	67	\$	1,552	\$	1,485	\$	67	\$	1,552	\$	1,485	\$	67	5%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison

	Current Month			Budget			Variance			Year to Date			Budget			Variance			Percent of Variance
Maintenance - Labor	\$	939	\$	905	\$	34	\$	939	\$	905	\$	34	\$	939	\$	905	\$	34	4%
Maintenance - Materials & Other		456		538		(82)		456		538		(82)		456		538		(82)	-15%
Maintenance and Operations Contracts		774		1,536		(762)		774		1,536		(762)		774		1,536		(762)	-50%
Employee Benefit Contributions - Maintenance		348		345		3		348		345		3		348		345		3	1%
Total Maintenance		2,518		3,324		(806)		2,518		3,324		(806)		2,518		3,324		(806)	-24%
Total Insurance Premiums		1,881		1,756		125		1,881		1,756		125		1,881		1,756		125	7%
Other General Expenses		-		-		-		-		-		-		-		-		-	
Property Taxes		1,080		1,080		-		1,080		1,080		-		1,080		1,080		-	0%
Bad debt - Tenant Rents		-		72		(72)		-		72		(72)		-		72		(72)	-100%
Total Other General Expenses		1,080		1,153		(72)		1,080		1,153		(72)		1,080		1,153		(72)	-6%
Interest on Notes Payable		2,676		2,676		0		2,676		2,676		0		2,676		2,676		0	0%
Amortization of Loan Costs		271		271		0		271		271		0		271		271		0	0%
Total Interest Expense and Amortization Cost		2,946		2,946		0		2,946		2,946		0		2,946		2,946		0	
Total Operating Expenses	\$	15,252	\$	16,669	\$	(1,416)	\$	15,252	\$	16,669	\$	(1,416)	\$	15,252	\$	16,669	\$	(1,416)	-8%
Excess of Operating Revenue over Operating Expenses	\$	3,532	\$	1,471	\$	2,060	\$	3,532	\$	1,471	\$	2,060	\$	3,532	\$	1,471	\$	2,060	140%
Extraordinary Maintenance		-		-		-		-		-		-		-		-		-	
Depreciation Expense		13,459		13,459		0		13,459		13,459		0		13,459		13,459		0	
Total Expenses	\$	28,711	\$	30,127	\$	(1,416)	\$	28,711	\$	30,127	\$	(1,416)	\$	28,711	\$	30,127	\$	(1,416)	-5%
Net Gain (Loss)	\$	(9,927)	\$	(11,987)	\$	2,060	\$	(9,927)	\$	(11,987)	\$	2,060	\$	(9,927)	\$	(11,987)	\$	2,060	-17%

Columbia Housing Authority
Administration Revenue and Expense Summary

	Total Adminstration	Year to Date Budget	Budget Variance	
Management Fee	\$ 25,192	\$ 27,879	\$ (2,687)	-10%
Asset Management Fee	1,200	1,200	-	0%
Book Keeping Fee	13,193	13,368	(176)	-1%
Fee Revenue	39,584	42,447	\$ (2,863)	-7%
Interest Income	1,142	914	228	25%
Investment Income	68,572	63,920	4,652	7%
Other Revenue	32,306	31,596	711	2%
Total Revenue	\$ 141,603	\$ 138,876	\$ 2,727	2%
Administrative Salaries	75,365	67,905	7,461	11%
Auditing Fees	750	750	-	0%
Advertising and Marketing	-	85	(85)	-100%
Employee Benefits - Admin.	17,265	17,610	(345)	-2%
Office Expenses	5,530	8,677	(3,147)	-36%
Legal Expense	1,950	167	1,783	1070%
Training & Travel	525	500	25	5%
Other	815	1,602	(788)	-49%
Total Operating - Administration	102,200	97,296	4,904	5%
Water	18	80	(62)	-77%
Electricity	276	300	(24)	-8%
Gas	239	100	139	139%
Sewer	29	16	13	83%
Total Utilities	563	496	67	13%
Total Maintenance	1,164	783	382	49%
Total Insurance Premiums	2,946	2,912	34	1%
Total Other Expenses	6,287	6,125	162	3%
Interest of Bonds Payable	26,759	26,759	-	0%
Interest on Notes Payable	1,899	1,899	-	0%
Total Interest/Amortization	28,658	28,658	-	0%
Total Operating Expenses	\$ 141,818	\$ 136,270	\$ 5,549	4%
Excess of Operating Revenue over Operating Expenses	\$ (215)	\$ 2,606	\$ (2,821)	-108%
Depreciation Expense	2,271	593	1,677	283%
Total Expenses	\$ 144,089	\$ 136,863	\$ 7,226	5%
Net Gain (Loss)	\$ (2,485)	\$ 2,013	\$ (4,499)	-223%

Columbia Housing Authority
Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA 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	\$ 28,600	\$ 153,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,269	\$ 1,230	\$ -	\$ -	\$ -	\$ -	\$ 185,766	\$ -	\$ 185,766
Rental Subsidies		203,861	-	-	-	-	-	-	-	-	-	-	-	-	203,861	(203,861)	-
Vacancy Loss	(5,086)	(15,515)	-	-	-	-	-	-	-	-	-	-	-	-	(20,601)	-	(20,601)
Net Rental Revenue	23,514	342,013	-	-	-	-	-	-	2,269	1,230	-	-	-	-	369,026	(203,861)	165,165
Tenant Revenue - Other	-	3,183	-	-	-	-	-	-	-	-	-	-	-	-	3,183	-	3,183
Total Tenant Revenue	23,514	345,196	-	-	-	-	-	-	2,269	1,230	-	-	-	-	372,209	(203,861)	168,348
HUD PHA Operating Grants	36,491	-	809,467	9,416	4,052	22,774	-	9,927	-	-	-	-	-	-	892,126	-	892,126
HUD Voucher Admin Fees	-	-	89,636	-	-	-	-	-	-	-	-	-	-	-	89,636	-	89,636
Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,192	25,192	(25,192)
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,200	1,200	(1,200)
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,193	13,193	(13,193)
Total Fee Revenue	36,491	-	899,103	9,416	4,052	22,774	-	9,927	-	-	-	-	-	-	39,584	1,021,346	(39,584)
Other Government Grants	-	-	-	-	-	-	15,655	-	27,421	-	-	-	-	-	43,076	-	43,076
Interest Income	1,221	3,062	438	-	-	-	-	-	24	201	-	1,952	572	207	7,678	-	7,678
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	66,982	-	66,982	(66,982)	-
Fraud Recovery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	2,354	11,388	1,448	-	-	-	-	-	4,285	-	-	-	32,196	110	51,781	(26,192)	25,589
Gain/Loss on Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	\$ 63,580	\$ 359,646	\$ 900,989	\$ 9,416	\$ 4,052	\$ 22,774	\$ 15,655	\$ 9,927	\$ 33,999	\$ 1,431	\$ -	\$ 1,952	\$ 99,750	\$ 39,901	\$ 1,563,072	\$ (336,620)	\$ 1,226,452
Administrative Salaries	2,197	24,635	27,311	30	203	209	121	-	6,233	-	-	4,325	42,192	28,848	136,305	-	136,305
Auditing Fees	400	6,442	3,333	-	-	-	-	-	375	12	-	-	375	375	11,312	-	11,312
Management Fee	5,428	20,718	19,764	-	-	-	-	-	125	87	-	-	-	-	46,122	(25,192)	20,930
Bookkeeping/LIHTC Asset Mgmt	840	5,534	12,353	-	-	-	-	-	-	-	-	-	-	-	18,727	(13,193)	5,534
Advertising and Marketing	-	-	-	-	-	-	-	-	33	-	-	-	-	-	33	-	33
Employee Benefits - Admin.	713	6,758	7,584	4	28	71	17	-	839	-	-	2,108	8,358	6,799	33,278	-	33,278
Office Expenses	644	3,730	4,007	-	77	86	-	128	253	-	-	297	1,718	3,515	14,455	-	14,455
Legal Expense	-	1,535	-	-	-	-	-	-	-	-	-	-	975	975	3,485	-	3,485
Training & Travel	-	-	-	-	-	-	-	-	50	-	-	-	-	525	575	-	575
Other	220	1,250	910	-	-	-	-	164	285	12	158	39	189	587	3,813	-	3,813
Total Operating - Admin.	10,442	70,601	75,262	34	308	366	138	292	8,194	110	158	6,768	53,807	41,624	268,104	(38,384)	229,720
Asset Management Fee	1,200	-	-	-	-	-	-	-	-	-	-	-	-	-	1,200	(1,200)	-
Tenant Services - Salaries	412	8,339	-	-	-	-	-	11,161	27,069	-	-	-	-	-	46,982	-	46,982
Employee Benefit - Tenant Serv.	32	2,935	-	-	-	-	-	2,535	7,551	-	-	-	-	-	13,053	-	13,053
Tenant Services - Other	-	4,714	40	-	2,003	-	-	-	5,871	-	-	-	-	-	12,628	-	12,628
Total Tenant Services	444	15,987	40	-	2,003	-	-	13,697	40,491	-	-	-	-	-	72,662	-	72,662
Water	2,502	9,085	28	-	-	-	-	-	-	-	-	-	9	9	11,632	-	11,632
Electricity	1,754	21,857	414	-	-	-	-	-	-	-	-	-	138	138	24,300	-	24,300
Gas	1,373	4,492	359	-	-	-	-	-	-	-	-	-	120	120	6,464	-	6,464
Sewer	2,741	8,648	44	-	-	-	-	-	-	-	-	-	15	15	11,462	-	11,462
Total Utilities	8,370	44,082	844	-	-	-	-	-	-	-	-	-	281	281	53,858	-	53,858

Columbia Housing Authority
Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Maintenance - Labor	17,140	27,887	-	-	-	-	-	-	-	-	-	-	-	-	45,026	-	45,026
Maintenance - Materials	3,086	16,494	-	-	-	-	-	-	100	-	139	-	9	131	19,959	-	19,959
Maintenance Contracts	3,522	15,915	1,564	-	-	-	-	-	4,452	225	-	-	512	512	26,702	-	26,702
Employee Benefits - Maint.	4,461	8,691	-	-	-	-	-	-	-	-	-	-	-	-	13,152	(26,192)	(13,041)
Total Maintenance	28,209	68,986	1,564	-	-	-	-	-	4,552	225	139	-	521	643	104,839	(26,192)	78,647
Protective Services - Labor	2,249	475	-	-	-	-	-	-	-	-	11,244	-	-	-	13,968	-	13,968
Protective Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Benefit Contributions	538	114	-	-	-	-	-	-	-	-	2,689	-	-	-	3,340	-	3,340
Total Protective Services	2,787	588	-	-	-	-	-	-	-	-	13,933	-	-	-	17,308	-	17,308
Property Insurance	3,542	18,939	-	-	-	-	-	-	151	17	-	-	29	29	22,707	-	22,707
Liability Insurance	466	-	526	-	-	-	-	-	346	7	-	-	-	-	1,345	-	1,345
Workmen's Compensation	418	1,165	519	1	4	4	2	212	633	-	214	82	812	548	4,613	-	4,613
All Other Insurance	291	370	-	-	-	-	-	-	272	-	72	22	1,402	22	2,451	-	2,451
Total Insurance Premiums	4,716	20,474	1,045	1	4	4	2	212	1,402	24	285	104	2,242	600	31,116	-	31,116
Other General Expenses	332	1,231	652	-	-	-	-	-	-	-	-	-	6,208	79	8,503	-	8,503
Payments in Lieu of Taxes	898	12,120	-	-	-	-	-	-	227	123	-	-	-	-	13,368	-	13,368
Bad debt - Tenant Rents	(125)	(30)	-	-	-	-	-	-	-	-	-	-	-	-	(155)	-	(155)
Total Other Expenses	1,105	13,321	652	-	-	-	-	-	227	123	-	-	6,208	79	21,716	-	21,716
Interest of Mortgage Payable	-	27,411	-	-	-	-	-	-	-	-	398	-	26,759	-	54,567	-	54,567
Interest on Notes Payable	330	40,839	-	-	-	-	-	-	-	-	-	-	1,899	-	43,068	-	43,068
Amortization of Loan Costs	-	7,926	-	-	-	-	-	-	-	-	-	-	-	-	7,926	-	7,926
Total Interest/Amortization	330	76,175	-	-	-	-	-	-	-	-	-	-	28,658	-	105,561	(66,982)	38,580
Total Operating Expenses	\$ 57,602	\$ 310,216	\$ 79,407	\$ 35	\$ 2,315	\$ 370	\$ 140	\$ 14,201	\$ 54,866	\$ 482	\$ 14,515	\$ 6,873	\$ 91,718	\$ 43,227	\$ 676,365	\$ (132,758)	\$ 543,607
Excess of Operating Revenue over Operating Expenses	\$ 5,978	\$ 49,430	\$ 821,582	\$ 9,382	\$ 1,737	\$ 22,404	\$ 15,515	\$ (4,275)	\$ (20,868)	\$ 948	\$ (14,515)	\$ (4,921)	\$ 8,032	\$ (3,326)	\$ 886,707	\$ (203,861)	\$ 682,846
Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	816,570	8,473	2,049	22,404	15,515	-	-	-	-	-	-	-	865,011	(203,861)	661,150
Depreciation Expense	13,639	173,604	1,701	-	-	-	-	21	1,451	284	-	-	2,222	49	192,971	-	192,971
Total Expenses	\$ 71,241	\$ 483,819	\$ 897,678	\$ 8,508	\$ 4,364	\$ 22,774	\$ 15,655	\$ 14,223	\$ 56,317	\$ 766	\$ 14,515	\$ 6,873	\$ 93,940	\$ 43,276	\$ 1,734,346	\$ (336,620)	1,397,727
Net Gain (Loss)	\$ (7,661)	\$ (124,173)	\$ 3,312	\$ 909	\$ (312)	\$ -	\$ -	\$ (4,296)	\$ (22,319)	\$ 664	\$ (14,515)	\$ (4,921)	\$ 5,810	\$ (3,375)	\$ (171,275)	\$ -	\$ (171,275)



Columbia City Council approves \$2 million funding Monday for affordable housing

COLUMBIA, Mo. (KMIZ)

Columbia City Council approved \$2 million in funding for a 24-unit affordable housing development project with the Columbia Housing Authority.

The development would be built at Sexton Road and Garth Ave. and would be called Kinney point.

The development would work to directly address homelessness by providing affordable housing in the community.

Randy Cole, CEO of CHA said the development has support from the neighborhood it would be built in.

"I think it could be a catalyst for our community to begin addressing homelessness and housing insecurity in the community. I think it could be a project that unites us. I know there's other projects that need to come forward such as a low barrier shelter transitional housing, and many of the agencies and partners that volunteer at those agencies are here tonight in support of our project," Cole said.

Cole said the project would leverage \$2.7 million in federal tax credits that would come into the community to complete the project, \$1 million in financing from CHA, and they received 1.3 million commitment from veterans united, and now the \$2 million from the council.

City awards contract for homelessness services planning

- [BY HOPE DAVIS, ALLIE FEINBERG AND SAMIR KNOX](#)
- Feb 19, 2022

The City of Columbia has signed a \$75,000 contract with the Columbia Housing Authority for planning comprehensive homelessness services.

City staff will present a report on these developments to the Columbia City Council on Monday. The proposal was the only one that met the bid requirements set by the city, according to a staff report.

[CHA represents](#) a coalition of local social service agencies hoping to bring together services including a low-barrier shelter, day center, meal services, transitional housing, permanent supportive housing and supportive services.

The contract covers only the planning portion of the process. City staff will “work closely with the contracted collaborative” through the planning process, according to a city memo. The city will approve the plan before the coalition begins work on the project.

Of the contracted funds, \$15,000 will cover the administration of the planning effort, led by CHA Housing Coordinator Tammy Matondo and CEO Randy Cole, Cole said. The remainder will cover site planning costs for all of the components other than CHA’s permanent housing service.

“We have so much capacity that we already have things moving in that regard,” Cole said. The planning money could “push forward” the other pieces of the project, he said.

A draft of the plan will be due to the city Aug. 15.

Ward reapportionment

The Ward Reapportionment Committee will complete its charges Monday when it presents its findings to the City Council in a report it completed Tuesday. The committee was appointed in November to complete mandatory reapportionment of the wards after the city received results of the 2020 Census.

Trial B prevailed as the recommended choice after the committee used a combined process of rank order and majority voting.

Under Trial B (one of three proposals put forth by the committee), 1,225 people would move from the First Ward to the Second Ward, 1,135 people would move from the Fifth Ward to the Fourth Ward and 698 people would move from the Sixth Ward to the Fourth Ward.

The committee also took public input into account from community-based informational meetings, online comments and a formal public hearing.

According to its report, the committee was tasked with proposing boundaries that ensure as equal a count of population per ward as possible serve the needs of existing neighborhoods and ensure wards are contiguous.

HOME-ARP funds for housing The council on Monday will conduct a public hearing for the allocation of housing-related pandemic relief money from the Department of Housing and Urban Development.

The city's Housing and Community Development Commission has recommended that the council approve the allocation of \$2 million of HOME-ARP funds to the Columbia Housing Authority to build 24 new apartments.

CHA's Kinney Point development at Garth Avenue and Sexton Road "will primarily benefit homeless and at-risk for homeless individuals and families," according to a city memo. The development falls under the HUD requirements for how the money must be spent.

The commission approved CHA's proposal in December.

Fowler's ARPA resolution

First Ward Councilperson Pat Fowler will introduce a policy resolution to assign 100% of Columbia's American Rescue Plan Act funding.

The resolution proposes that all \$25 million of the city's ARPA funding be used to "deliver immediate economic relief to families."

Fowler intended to offer the resolution at the end of the previous City Council meeting, but the appropriate time during the meeting to introduce a new resolution had already lapsed before she brought up the resolution.

The policy resolution states that 27,500 Columbia residents, or 22% of the city population, are below the federal poverty level and that 7,800 children in Columbia Public Schools, 41% of CPS students, qualify for free or reduced-price lunch.

The council plans to discuss the city's Community Engagement Plan for allocating ARPA funds during its pre-council meeting. The Community Engagement Plan is proposed to address the second \$12.5 million in ARPA funding the city received. Fowler has supported this plan in the past.

The plan details a roadmap for the city's use of ARPA funds through November. Their estimated budget would cost \$284,181.00, 2.3% of the project's total budget. The budget includes hiring two senior planners for the project, as well as other personnel and funding for a series of focus groups.



Coverage You Can
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Columbia City Council approves funding for new affordable housing, receives report on redistricting

- [Andreas Busse, KOMU 8 Digital Reporter](#)

COLUMBIA — The Columbia City Council approved a \$2 million plan to develop 24 units of affordable housing within the city in a unanimous vote Monday evening.

The development, which will be named Kinney Point, is set to be built on the northeast corner of Garth Avenue and Sexton Road.

Housing Programs Manager Gary Anspach told the council that the development is meant to help homeless individuals and families, as well as those in danger of becoming homeless.

Randy Cole, the CEO of Columbia Housing Authority, added that he hopes this project will serve as a catalyst for future affordable housing initiatives in Columbia.

Cole said in addition to the money approved by the council, the project would leverage \$2.7 million in federal tax credits and \$1 million in financing from the housing authority. He added that the project has also received a \$1.3 million donation from the Veterans United Foundation.

Homelessness in Columbia

The city council also briefly discussed the timeline for the development of comprehensive homelessness services.

The city recently approved a \$75,000 contract through the Columbia Housing Authority (CHA) to support this goal.

Out of the approved funds, \$15,000 will cover the administrative and planning costs under the leadership of the CHA Housing coordinator Tammy Matondo and CEO Randy Cole.

The remaining funds will pay for site planning costs for all of the components other than CHA's permanent housing service.

Ward redistricting report

The city council also marked the conclusion of Ward Reapportionment Committee with their formal report. The committee included three ward maps that the committee created over the course of 13 meetings and 4 months.

Committee Chair Tracy Greever-Rice said all three maps are the result of a strategy that emphasized many small shifts in ward boundaries in order to minimize the impact of reapportionment.

The move is a response to the results of the 2020 census and an attempt to draw ward boundaries so each ward has roughly the same population.

Greever-Rice praised the work of her colleagues, saying, "it was challenging and folks rose to the occasion."

The city council will introduce all three proposed maps at the next city council meeting in March and will be followed by a public hearing.

Columbia Housing Authority to develop a new affordable housing complex

by Jessica Hart

Monday, February 21, 2022



The Columbia Housing Authority (CHA) was awarded \$2 million from the Columbia City Council to help fund a new 24-unit affordable housing complex. (KRCG/Jessica Hart)

COLUMBIA — The Columbia Housing Authority (CHA) was awarded \$2 million from the Columbia City Council to help fund a new 24-unit affordable housing complex.

Last March, the council was awarded over \$2.1 million in HOME-ARP funds from the American Rescue Plan.

Housing Authority CEO Randy Cole said the complex will be known as "Kinney Point," which will be located at the corner of Sexton and Garth.

Cole said the project would leverage \$2.7 million in federal tax credits to help complete the project. The CHA would contribute \$1 million to the project, in addition to the \$1.3 million donated by the Veterans United Foundation. These funds, along with the \$2 million awarded by the Columbia City Council, will place them in the non-competitive tax round that will make them available for those tax credits year-round, meaning they can start the project immediately.

Cole said Kinney Point will benefit the homeless, at-risk homeless individuals, and families.

"We would be taking referrals from people who are homeless, living in shelters, transitional housing or doubled up with family members and friends, or living in a hotel.

He noted this project has the potential to unite the community.

"I really think this project could serve as a catalyst for CHA and our community. It would expand our capacity to house homeless women and children and families and individuals but would also give us more capacity as an agency as we think about renovating Park Avenue and Providence Walkway because we would have additional space to move people while we go through a rolling process to renovate those units."

Cole said the \$2 million awarded by the city will not go toward renovations for the other apartments.

He added the project also has support and received design input from the Ridgeway neighborhood.

"The neighborhood [did not want] a one apartment building style they wanted multiple buildings... to have multiple family dwellings that look like older three-story dwellings that used to be there many, many years ago before they were torn down," he said.

The design will reflect design elements within the neighborhood, such as the materials used, the slope of the roofs, and column style.

The only issue the community has is the number of parking spaces.

Currently, the complex will have a total of 63 parking spaces. They're concerned the high number of parking spaces will cut too many trees down.

The housing authority said they're willing to look at a reduction in the number of parking spaces because they agree 63 is too many.

COLUMBIA DAILY TRIBUNE

Kinney Point will bring a 24-unit affordable housing complex near Garth and Sexton in Columbia

Lauren Tronstad

Columbia Daily Tribune

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Twenty-four affordable housing units will comprise a new development called Kinney Point on the northeast corner of Garth Avenue and Sexton Road under a plan unanimously approved by the Columbia City Council on Monday.

The council allocated \$2 million from HOME-American Rescue Plan funds to the Columbia Housing Authority for the development.

The city was awarded the federal funds last March.

"I think it could be a catalyst for our community to begin addressing homelessness and housing insecurity," Randy Cole, CEO of the Columbia Housing Authority, said during the council meeting Monday night. "I think it could be a project that unites us."

HOME-ARP funds must be used to primarily benefit individuals in qualifying populations, including those experiencing homelessness or looking to escape abusive situations, and may be used for services including tenant-based rental assistance, shelters with private sleeping rooms, supportive services and development of rental housing.

The housing authority also plans to contribute \$1 million of its own funding, Cole said. The Veterans United Foundation has donated \$1.3 million to the project.

The development is expected to leverage about \$2.7 million in federal tax credits for further funding, Cole added.

The newly approved housing development is designed to primarily benefit Columbia's homeless population and those at-risk for homelessness.

The design of the buildings was done in such a way as to reflect the character of the neighborhood, Cole said. Instead of one large apartment building, the plan shows five three-story buildings and one single-story building, holding four units each, meeting the requests of current neighborhood residents.

About 1,200 households are on the housing authority's wait list, Cole said.

Fourth Ward council member Ian Thomas commended the housing authority on the work done and public input received to gain support of not only the city, but the neighbors of the development as well.

Four Columbia residents spoke in favor of the development as a way to further assist in the need for additional affordable housing in the community.

Some spoke on their concern for the loss of trees that would occur with the proposed 63 parking spots.

"There's one issue that everyone almost universally agreed on: We don't want to lose trees there," Pat Kelley said on behalf of the Ridgeway Neighborhood Association.

The housing authority plans to look into reducing the number of parking spaces to preserve some of the tree canopy, Cole said, agreeing that 63 was too many for the number of units being built.

"We feel that the number (of parking spots) is pretty heavy," he said. "The neighborhood does, too. There are a couple of very significant trees in the middle of the parking lot that I think, if we did get the reduction, we could help save some of those trees."

Now that the plan has been approved by the council, the housing authority will send it to the U.S. Department of Housing and Urban Development in early March and hopes for approval from the department by mid-April.

Construction on the development is expected to break ground by the end of the year, Cole said.

Veterans United Foundation \$1.3 million pledge helps pay for Columbia affordable housing

by Mark Slavit

Wednesday, February 23, 2022



Veterans United Foundation officials pledged \$1.3 million to the Columbia Housing Authority to help pay for a new housing development. (City of Columbia Photo)

COLUMBIA — A generous private donation made housing more affordable Wednesday in Columbia. Veterans United Foundation officials pledged \$1.3 million to the Columbia Housing Authority to help pay for a new housing development.

Columbia Housing Authority officials planned to build the Kinney Point Affordable Housing Development on the northeast corner of the Garth and Sexton intersection within the Ridgeway Neighborhood. The new

development will provide housing for Columbia's homeless population including Shane Blagg.

Blagg said, "I'm currently homeless right here. I'm working to take some steps to get up off the streets."

Blagg carried everything he owned in a backpack and a blue plastic bag while living on the streets of Columbia. He spends his days trying to find a hot meal and a safe place to sleep. Blagg planned to apply for an apartment at Kinney Point if he is still on the streets when the development opens in November 2023.

Blagg said, "Hopefully whenever it's built, I won't be on the streets. There are people who need it. It's cold out here and it hurts. Some people really need a place to go and I think it's a brilliant idea."

Kinney Point includes 24 units of high-quality affordable housing to serve families, individuals and veterans who are homeless, near homeless or at-risk of homelessness. Columbia Housing Authority officials said the Veterans United Foundation pledge of \$1.3 million toward the \$7 million Kinney Point project allowed them to spend more money on existing affordable housing units needing repairs.

CHA Chief Executive Officer Randy Cole said, "By having this project being fully funded and in progress, it's going to allow us to really turn our attention to doing some in depth and very thorough and thoughtful planning on our 120 units that need rehab."

Cole is taking referrals for Kinney Point units from people who are homeless, living in shelters, doubled up with family members and friends, or living in a hotel.



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Closed Meeting Notice

CHA Board of Commissioners Meeting

Date: Wednesday, March 9, 2022

Time: 5:30 p.m.*

Place: CHA Training Room, 201 Switzler Columbia, MO 65302

*** The meeting will begin immediately following the adjournment of the meeting of the Columbia Housing Authority Board of Commissioners and Columbia Community Housing Trust Board of Directors Meeting which begins at 5:30 p.m.**

CLOSED SESSION PURSUANT TO SECTION 610.021 (2) RSMo. - Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.

I. Call to Order

II. Roll Call Vote to Go Into Closed Session to Discuss Sealed Bids pursuant to Section 610.021 (2) RSMo. - Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.

III. Roll Call Vote to End Closed Session

IV. Adjournment