



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

Office: (573) 443-2556 ♦ Fax: (573) 443-0051 ♦ TTY: (800) 735-2966 ♦ www.ColumbiaHA.com

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, July 12, 2023

Time: 5:30 p.m. – Columbia Housing Authority Regular Meeting

Place: CHA Administration Building, 201 Switzler

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of June 7, 2023, Open Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

PUBLIC HEARINGS

RESOLUTIONS

REPORTS

- VI. Website Review
- VII. May Financials
- VIII. Director Reports: Resident Services, Affordable Housing Development and Compliance, Affordable Housing Programs, Affordable Housing Operations, and Safety
- IX. Current Events

PUBLIC AND COMMISSIONER COMMENT

- X. Public Comment (Limited to 5 minutes per speaker)
- XI. Commissioner Comment
- XII. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Michelle Betz, 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. Betz by email at the following address: www.info@columbiaha.com

Media Contact: Randy Cole, CEO
Phone: (573) 443-2556
E-mail: www.info@columbiaha.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 June 7, 2023, BOARD 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 June 7, 2023, 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 5:32 p.m.

II. Roll Call:

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

CHA Staff: Randy Cole, CEO
Michelle Betz, Executive Assistant
Dana Harris, HR Manager
Laura Lewis, Director of Affordable Housing Operations
Tammy Matondo, Director of Affordable Housing Development and Compliance
Justin Anthony, Director of Resident Services
Tawanda Edwards, Director of Housing Programs
Mary Harvey, Director of Finance
Jeff Forck, Director of Safety
Tim Koske, Chief Financial Officer – By Zoom
Linda Edwards, Accountant – By Zoom

III. Adoption of Agenda:

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

IV. Approval of May 17, 2023, Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of May 17, 2023. Mr. Hutton noted that this was a regular meeting. A motion was made by Ms. Wenneker and second by Ms. Oliveri. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

V. Approval of May 17, 2023, Closed Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the closed meeting of May 17, 2023. A motion was made by Ms. Oliveri and second by Ms. Wenneker. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

VI. Public Comment.

There were no public comments.

REPORTS

VII. Director Reports: Affordable Housing Development and Compliance Affordable Housing Programs, Affordable Housing Operations, Resident Services, Safety.

Affordable Housing Development Report:

Mr. Cole stated the County plans to open up a 2nd round of ARPA funds in September or October.

Ms. Matondo reviewed the timeline for the Park Ave and Kinney Point Developments.

Ms. Matondo stated CHA did receive \$3 Million from Missouri Department of Economic Development for the additional 10 - 1-bedroom units. The PD Plan Amendment will be presented to the Planning and Zoning Commission’s public hearing on June 8, 2023.

Mr. Cole stated the full proposal for City ARPA application is due June 9th. CDBG and HOME applications were presented to HCDC on May 24th.

Housing Choice Vouchers & Special Program:

Ms. Edwards reviewed highlights from the Housing Choice Voucher Program, Emergency Housing Vouchers, Continuum of Care, HUD VASH Vouchers, Mainstream Vouchers and Tenant Based Rental Assistance report for April 2023.

Ms. Edwards shared that CHA added 20 new lease ups for the month and there are 114 voucher holders earing for home.

Affordable Housing Report:

Ms. Lewis reviewed highlights from the Property Management Report for the month of April 2023, noting 13 families moved in and 12 families moved out (7 households transferred, 1 passed away, 1 household moved in with family, 1 was terminated, 1 moved to a nursing home and 1 family purchased a home) leaving an overall occupancy average of 97.58%.

Ms. Lewis explained the 60 day vacant units. The 1 bedroom is the hardest to fill even though it is the longest waitlist. Ms. Lewis stated the reasons as: no longer interested, no longer fits the household needs or they are over-income.

Resident Services:

Mr. Anthony reviewed highlights from the ROSS Program, FSS Program, Healthy Home Connections Program with County funding, Independent Living Program and Moving Ahead Program (MAP).

Safety:

Mr. Forck shared that there were 46 CHA Safety Department Reports in April and 212 Joint Communication Logs for April. Safety had 8 new residents move in meetings. Safety worked with CPD to locate the suspect from Nashville, TN.

Mr. Forck shared they assisted Resident Services with cooking 4 turkeys for Easter lunch at Paquin and assisted Oak Towers residents with BBQing 60 lbs of chicken for dinner.

VIII. CHA FY2023 April Financial Statement

Ms. Harvey reviewed highlights from the April Financial report sharing that the revenues are a little lower than expenditures and net gain of the HCV is \$108,108 above budget and Public Housing is \$62,134 above budget and LIHTC \$70,060 above budget.

IX. Public Comment

There was no public comment.

X. Commissioner Comment

There was no commissioner comment.

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Second by Ms. Wenneker. Mr. Hutton called the meeting adjourned at 6:37 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 June 5, 2023, I posted public notice of the June 7, 2023, 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: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: July 12, 2023

Re: May 2023 Unaudited Financial Reports

Executive Summary

Financial Highlights for YTD May 2023

- Total YTD revenues are \$7,153,274.
- Total YTD expenses are \$7,530,016.
- YTD Net Gain/(Loss) for
 - HCV \$8,874 below budget.
 - Public Housing is \$234,943 above budget.
 - LIHTC is \$53,148 above budget.

Discussion

Revenues

- HCV administrative fees earned \$18,679, (4%) above budget.
- HCV HAP revenue is \$411,490, (9%) under budget.
- AMP 1 revenue is \$238,951, (49%) above budget.
- LIHTC revenue is \$39,949, (2%) above budget.
- Agency Administration is \$108,100, (15%) above budget.

Expenses

- HCV operating expenses are 14,060, (3%) over budget.
- HCV HAP expenses are \$388,709, (9%) under budget.
- AMP 1 operating expenses are \$5,974, (2%) over budget.
- LIHTC operating expenses are \$13,199, (1%) under budget.
- Agency Administration expenses are \$16,002 (2%) above 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)

May 31, 2023

Fiscal Year End
December 2023
Month 5 of 12

as submitted by:

Tim Koske, Chief Financial Officer
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	\$ 722,856	\$ 886,813	\$ (163,957)	\$ 4,022,576	\$ 4,434,066	(411,490)	-9%
HUD Admin Fees Earned	102,796	99,158	3,639	514,467	495,788	18,679	4%
Total Fee Revenue	825,652	985,971	(160,319)	4,537,043	4,929,854	(392,811)	-8%
Investment Income - Unrestricted	2,044	417	1,627	10,965	2,084	8,881	426%
Fraud Recovery - HAP	289	100	189	848	500	348	0%
Fraud Recovery - Admin	-	100	(100)	560	500	60	0%
Other Revenue	-	-	-	-	-	-	-
Total Revenue	\$ 827,985	\$ 986,588	\$ (158,602)	\$ 4,549,416	\$ 4,932,938	\$ (383,523)	-8%
Administrative Salaries	36,741	27,863	8,878	148,596	139,315	9,281	7%
Auditing Fees	3,467	3,333	134	17,337	16,667	670	4%
Management Fee	19,656	20,728	(1,072)	98,640	103,639	(4,999)	-5%
Book-keeping Fee	12,285	12,955	(670)	61,650	64,775	(3,125)	-5%
Advertising and Marketing	-	42	(42)	-	208	(208)	-100%
Employee Benefit contributions - Administrative	9,064	9,320	(256)	40,433	46,598	(6,165)	-13%
Office Expenses	7,160	4,842	2,318	37,892	24,211	13,681	57%
Training & Travel	-	367	(367)	-	1,833	(1,833)	-100%
Other Administrative Expenses	11,316	7,336	3,980	41,396	36,682	4,715	13%
Total Operating - Administrative	99,689	86,786	12,903	445,944	433,928	12,016	3%
92000 Asset Management Fee	-	-	-	-	-	-	#DIV/0!
92100 Tenant Services - Salaries	-	-	-	-	-	-	#DIV/0!
Cares Act - COVID-19 Expenses	-	-	-	-	-	-	-
92300 Employee Benefit Contributions - Tenant Services	-	-	-	-	-	-	#DIV/0!
FSS Participation Services	317	-	317	1,024	-	1,024	
Total Tenant Services	317	-	317	1,024	-	1,024	
Total Utilities	704	862	(158)	4,235	4,309	(74)	-2%
Bldg. Maintenance	1,304	1,367	(64)	7,247	6,837	411	6%
Insurance Premiums	1,379	1,182	197	6,574	5,912	662	11%
Other General Expenses	540	551	(11)	2,776	2,755	21	1%
Total Operating Expenses	\$ 103,933	\$ 90,748	\$ 13,185	\$ 467,800	\$ 453,740	\$ 14,060	3%
Excess of Operating Revenue over Operating Expenses	\$ 724,053	\$ 895,840	\$ (171,787)	\$ 4,081,616	\$ 4,479,199	\$ (397,583)	-9%
Homeownership	3,886	4,236	(350)	19,405	21,180	(1,775)	-8%
Portable Housing Assistance Payments	19,728	9,450	10,278	98,110	47,250	50,860	108%
S8 FSS Payments	9,612	12,167	(2,555)	38,867	60,833	(21,966)	-36%
VASH Housing Assistance Payments	54,027	62,430	(8,403)	269,143	312,150	(43,007)	-14%
All Other Vouchers Housing Assistance Payments	753,260	807,035	(53,775)	3,662,353	4,035,173	(372,821)	-9%
Total Housing Assistance Payments	840,513	895,317	(54,804)	4,087,878	4,476,587	(388,709)	-9%
Depreciation Expense	1,701	1,701	-	8,502	8,502	-	-
Total Expenses	\$ 946,147	\$ 987,766	\$ (41,620)	\$ 4,564,180	\$ 4,938,828	\$ (374,648)	-8%
Net Gain (Loss)	\$ (118,161)	\$ (1,179)	\$ (116,983)	\$ (14,764)	\$ (5,890)	\$ (8,874)	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 36,016	\$ 26,836	\$ 9,181	\$ 177,636	\$ 134,178	\$ 43,458	32%
Vacancy Loss	(4,620)	(1,427)	(3,193)	(18,451)	(7,134)	(11,317)	159%
Net Tenant Rental Revenue	31,397	25,409	5,988	159,185	127,044	32,141	25%
Tenant Revenue - Other	788	799	(11)	1,816	3,996	(2,180)	-55%
Total Tenant Revenue	32,185	26,208	5,977	161,001	131,040	29,961	23%
HUD PHA Operating Grants	29,773	38,517	(8,744)	202,783	192,583	10,200	5%
Capital Fund Grants	-	28,363	(28,363)	306,324	141,817	164,507	116%
Total Grant Revenue	29,773	66,880	(37,107)	509,107	334,400	174,707	52%
Investment Income - Unrestricted	6,341	338	6,003	26,956	1,688	25,268	1497%
Fraud Recovery	-	-	-	-	-	-	0%
Other Revenue	2,969	4,338	(1,369)	18,527	21,688	(3,160)	-15%
Total Revenue	\$ 71,267	\$ 97,763	\$ (26,496)	\$ 727,766	\$ 488,815	\$ 238,951	49%
Administrative Salaries	5,432	5,001	430	25,245	25,007	238	1%
Auditing Fees	304	400	(96)	1,521	2,000	(479)	-24%
Management Fee	8,651	5,524	3,127	30,410	27,622	2,788	10%
Book-keeping Fee	825	855	(30)	4,193	4,275	(83)	-2%
Advertising and Marketing	-	-	-	-	-	-	-
Employee Benefit contributions - Administrative	1,649	1,759	(110)	8,809	8,794	15	0%
Office Expenses	1,583	984	600	6,403	4,918	1,485	30%
Legal Expense	-	125	(125)	-	625	(625)	-100%
Training & Travel	-	333	(333)	-	1,667	(1,667)	-100%
Other	272	428	(155)	2,542	2,138	405	19%
Total Operating - Administrative	18,717	15,409	3,308	79,123	77,045	2,077	3%
Asset Management Fee	1,200	1,200	-	6,000	6,000	-	0%
Total Tenant Services	349	924	(575)	1,666	4,619	(2,953)	-64%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Water	\$	2,314	\$	2,609	\$	(295)	\$	11,291	\$	13,044	\$	(1,753)	-13%
Electricity		1,720		1,310		410		6,455		6,551		(96)	-1%
Gas		729		752		(23)		3,880		3,761		119	3%
Sewer		2,315		2,581		(267)		11,423		12,906		(1,483)	-11%
Total Utilities		7,077		7,252		(175)		33,049		36,262		(3,214)	-9%
Maintenance - Labor		15,353		18,118		(2,765)		79,843		90,592		(10,750)	-12%
Maintenance - Materials & Other		3,234		5,317		(2,083)		23,058		26,586		(3,528)	-13%
Maintenance and Operations Contracts		6,531		8,753		(2,222)		37,371		43,763		(6,391)	-15%
Employee Benefit Contributions - Maintenance		3,272		5,774		(2,501)		20,984		28,868		(7,883)	-27%
Total Maintenance		28,390		37,962		(9,571)		161,256		189,808		(28,552)	-15%
Total Protective Services		3,496		3,163		332		16,155		15,817		338	2%
Total Insurance Premiums		5,193		4,662		531		25,199		23,310		1,889	8%
Other General Expenses		174		-		174		34,795		-		34,795	#DIV/0!
Payments in Lieu of Taxes		2,432		1,816		616		13,508		9,079		4,428	49%
Bad debt - Tenant Rents		(270)		393		(663)		(885)		1,966		(2,851)	-145%
Total Other General Expenses		2,336		2,209		126		47,418		11,045		36,372	329%
Interest on Notes Payable		210		226		(16)		1,148		1,132		15	1%
Total Operating Expenses	\$	66,967	\$	73,008	\$	(6,041)	\$	371,013	\$	365,039	\$	5,974	2%
Excess of Operating Revenue over Operating Expen:	\$	4,300	\$	24,755	\$	(20,455)	\$	356,753	\$	123,776	\$	232,977	188%
Extraordinary Maintenance		-		500		(500)		-		2,500		(2,500)	-100%
Depreciation Expense		13,982		13,875		107		69,909		69,375		534	1%
Total Expenses	\$	80,949	\$	87,383	\$	(6,434)	\$	440,922	\$	436,914	\$	4,008	1%
Net Gain (Loss)	\$	(9,681)	\$	10,380	\$	(20,062)	\$	286,844	\$	51,901	\$	234,943	453%

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	\$ 73,793	\$ 75,510	\$ (1,717)	\$ 373,400	\$ 377,550	\$ (4,150)	-1%
Rental Subsidies	88,797	87,080	1,717	439,550	435,400	4,150	1%
Vacancy Loss	(2,900)	(3,658)	758	(19,155)	(18,292)	(863)	5%
Net Rental Revenue	159,690	158,932	758	793,795	794,658	(863)	0%
Tenant Revenue - Other	803	1,069	(266)	3,068	5,344	(2,276)	-43%
Total Tenant Revenue	160,493	160,000	492	796,863	800,002	(3,139)	0%
Investment Income - Unrestricted	9,559	1,890	7,669	42,923	9,448	33,475	354%
Other Revenue	7,750	7,410	340	40,444	37,050	3,394	9%
Total Revenue	\$ 177,802	\$ 169,300	\$ 8,502	\$ 880,230	\$ 846,500	\$ 33,730	4%
Administrative Salaries	11,235	12,513	(1,277)	53,241	62,563	(9,322)	-15%
Auditing Fees	1,267	1,150	117	6,333	5,750	583	10%
Property Management Fee	9,573	10,045	(472)	50,148	50,223	(75)	0%
Asset Management Fees	1,133	353	779	5,632	1,767	3,865	219%
Advertising and Marketing	-	8	(8)	-	42	(42)	-100%
Employee Benefit contributions - Administrative	3,859	3,701	158	16,033	18,505	(2,472)	-13%
Office Expenses	2,476	2,210	267	10,576	11,048	(471)	-4%
Legal Expense	-	208	(208)	1,150	1,039	111	11%
Training & Travel	2,734	194	2,541	2,841	968	1,873	193%
Other	289	696	(407)	2,300	3,479	(1,179)	-34%
Total Operating - Administrative	32,566	31,077	1,490	148,255	155,383	(7,129)	-5%
Total Tenant Services	10,412	9,648	765	45,031	48,238	(3,207)	-7%
Water	5,862	5,545	317	27,423	27,727	(304)	-1%
Electricity	10,467	12,863	(2,396)	53,726	64,315	(10,589)	-16%
Gas	1,487	1,503	(15)	9,390	7,513	1,877	25%
Sewer	4,220	4,110	110	19,880	20,549	(669)	-3%
Total Utilities	\$ 22,037	\$ 24,021	\$ (1,984)	\$ 110,419	\$ 120,103	\$ (9,684)	-8%

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	\$	14,704	\$	13,717	\$	987	\$	69,757	\$	68,584	\$	1,173	2%
Maintenance - Materials & Other		9,776		6,704		3,072		55,501		33,520		21,981	66%
Maintenance and Operations Contracts		11,809		9,557		2,252		47,685		47,783		(98)	0%
Employee Benefit Contributions - Maintenance		4,828		4,780		48		23,604		23,902		(298)	-1%
Total Maintenance		41,116		34,758		6,359		196,547		173,789		22,759	13%
Total Insurance Premiums		7,191		6,729		462		36,041		33,644		2,398	7%
Other General Expenses		2,420		-		2,420		5,705		-		5,705	
Taxes		4,571		4,859		(288)		22,857		24,295		(1,438)	-6%
Bad debt - Tenant Rents		-		800		(800)		1,509		4,000		(2,491)	-62%
Total Other General Expenses		6,991		5,659		1,332		30,072		28,295		1,777	6%
Interest of Mortgage (or Bonds) Payable		16,345		20,967		(4,622)		81,724		104,833		(23,109)	-22%
Interest on Notes Payable (Seller Financing)		41,519		16,345		25,174		125,385		81,724		43,661	53%
Amortization of Loan Costs		2,274		2,274		(0)		11,370		11,372		(2)	0%
Total Interest Expense and Amortization Cost		60,138		39,586		20,552		218,479		197,928		20,551	10%
Total Operating Expenses	\$	180,451	\$	151,476	\$	28,975	\$	784,844	\$	757,380	\$	27,464	4%
Excess of Operating Revenue over Operating Expenses	\$	(2,650)	\$	17,824	\$	(20,474)	\$	95,386	\$	89,120	\$	6,267	7%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		53,727		53,610		117		268,639		268,052		587	0%
Total Expenses	\$	234,178	\$	205,086	\$	29,092	\$	1,053,483	\$	1,025,432	\$	28,050	3%
Net Gain (Loss)	\$	(56,377)	\$	(35,787)	\$	(20,590)	\$	(173,253)	\$	(178,933)	\$	5,680	-3%

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

	Current Month			Year to Date			Percent of Variance						
		Budget	Variance		Budget	Variance							
Tenant Rental Revenue	\$	13,654	\$	17,859	\$	(4,205)	\$	87,020	\$	89,296	\$	(2,276)	-3%
Rental Subsidies		33,556		30,780		2,776		149,030		153,900		(4,870)	-3%
Vacancy Loss		(74)		(1,459)		1,385		(10,695)		(7,296)		(3,399)	47%
Net Rental Revenue		47,136		47,180		(44)		225,355		235,900		(10,545)	-4%
Tenant Revenue - Other		417		762		(345)		6,604		3,808		2,796	73%
Total Tenant Revenue		47,553		47,942		(389)		231,959		239,708		(7,749)	-3%
Investment Income - Unrestricted		1,685		522		1,163		8,015		2,611		5,404	207%
Other Revenue		2,817		2,258		559		10,939		11,292		(353)	-3%
Total Revenue	\$	52,055	\$	50,722	\$	1,333	\$	250,913	\$	253,611	\$	(2,698)	-1%
Administrative Salaries		2,593		3,115		(522)		13,588		15,573		(1,985)	-13%
Auditing Fees		975		883		92		4,875		4,417		458	10%
Property Management Fee		2,339		2,961		(622)		12,145		14,803		(2,658)	-18%
Asset Management Fees		1,030		275		755		5,124		1,375		3,749	273%
Advertising and Marketing		-		4		(4)		-		21		(21)	-100%
Employee Benefit contributions - Administrative		756		935		(178)		3,840		4,673		(833)	-18%
Office Expenses		908		999		(91)		3,976		4,997		(1,020)	-20%
Legal Expense		-		42		(42)		-		208		(208)	-100%
Training & Travel		733		65		669		762		323		439	136%
Other		91		204		(113)		773		1,019		(246)	-24%
Total Operating - Administrative		9,425		9,482		(57)		45,083		47,409		(2,326)	-5%
Total Tenant Services		1,471		3,121		(1,650)		7,356		15,606		(8,250)	-53%
Water		2,085		1,559		526		9,496		7,795		1,700	22%
Electricity		516		812		(296)		3,144		4,058		(914)	-23%
Gas		258		337		(79)		2,683		1,685		998	59%
Sewer		1,663		1,289		374		7,584		6,447		1,138	18%
Total Utilities	\$	4,523	\$	3,997	\$	526	\$	22,908	\$	19,985	\$	2,922	15%

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	\$ 3,655	\$ 3,005	\$ 650	\$ 15,329	\$ 15,026	\$ 303	2%
Maintenance - Materials & Other	2,729	2,638	91	19,844	13,189	6,654	50%
Maintenance and Operations Contracts	4,414	6,361	(1,947)	33,615	31,803	1,812	6%
Employee Benefit Contributions - Maintenance	1,132	1,078	54	5,270	5,392	(122)	-2%
Total Maintenance	11,930	13,082	(1,152)	74,057	65,410	8,647	13%
Total Insurance Premiums	5,487	5,079	408	27,440	25,395	2,045	8%
Other General Expenses	99	-	99	1,331	-	1,331	
Property Taxes	1,735	1,791	(55)	8,677	8,955	(277)	-3%
Bad debt - Tenant Rents	-	306	(306)	-	1,530	(1,530)	-100%
Total Other General Expenses	1,834	2,097	(263)	10,009	10,485	(476)	-5%
Interest of Mortgage (or Bonds) Payable	3,566	6,714	(3,147)	16,886	33,568	(16,682)	-50%
Interest on Notes Payable (Seller Financing)	13,010	3,487	9,524	39,864	17,434	22,430	129%
Amortization of Loan Costs	1,664	1,664	-	8,319	8,319	-	0%
Total Interest Expense and Amortization Cost	18,240	11,864	6,376	65,069	59,320	5,748	10%
Total Operating Expenses	\$ 52,910	\$ 48,722	\$ 4,188	\$ 251,921	\$ 243,610	\$ 8,311	3%
Excess of Operating Revenue over Operating Expenses	\$ (855)	\$ 2,000	\$ (2,856)	\$ (1,008)	\$ 10,001	\$ (11,009)	-110%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	18,775	18,774	1	93,869	93,872	(3)	0%
Total Expenses	\$ 71,685	\$ 67,496	\$ 4,189	\$ 345,790	\$ 337,482	\$ 8,308	2%
Net Gain (Loss)	\$ (19,630)	\$ (16,774)	\$ (2,856)	\$ (94,877)	\$ (83,871)	\$ (11,006)	13%

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	\$ 44,374	\$ 48,510	\$ (4,136)	\$ 219,672	\$ 242,550	\$ (22,878)	-9%
Rental Subsidies	46,647	42,511	4,136	235,433	212,555	22,878	11%
Vacancy Loss	(2,726)	(2,276)	(451)	(12,433)	(11,378)	(1,055)	9%
Net Rental Revenue	88,295	88,745	(451)	442,672	443,727	(1,055)	0%
Tenant Revenue - Other	695	273	422	4,239	1,363	2,875	211%
Total Tenant Revenue	88,990	89,018	(29)	446,911	445,090	1,821	0%
Investment Income - Unrestricted	2,790	659	2,131	12,916	3,294	9,622	292%
Other Revenue	2,238	1,700	538	10,631	8,501	2,130	25%
Total Revenue	\$ 94,018	\$ 91,377	\$ 2,640	\$ 470,458	\$ 456,886	\$ 13,572	3%
Administrative Salaries	6,409	7,520	(1,110)	32,284	37,598	(5,314)	-14%
Auditing Fees	1,358	1,233	125	6,792	6,167	625	10%
Property Management Fee	5,439	5,443	(4)	27,217	27,215	2	0%
Asset Management Fees	1,047	292	755	5,208	1,458	3,750	257%
Advertising and Marketing	-	4	(4)	-	21	(21)	-100%
Employee Benefit contributions - Administrative	1,957	2,299	(342)	8,769	11,495	(2,726)	-24%
Office Expenses	1,520	1,071	449	6,717	5,355	1,362	25%
Legal Expense	150	141	9	484	705	(221)	-31%
Training & Travel	1,418	164	1,254	1,473	819	655	80%
Other	269	236	33	1,150	1,181	(32)	-3%
Total Operating - Administrative	19,568	18,403	1,166	90,094	92,014	(1,921)	-2%
Tenant Services - Salaries	4,111	3,813	297	19,190	19,067	124	1%
Employee Benefit Contributions - Tenant Services	1,139	1,176	(36)	5,758	5,879	(120)	-2%
Tenant Services - Other	1,876	2,307	(431)	6,425	11,537	(5,112)	-44%
Total Tenant Services	7,127	7,297	(170)	31,374	36,483	(5,109)	-14%
Water	1,660	1,639	21	8,100	8,193	(93)	-1%
Electricity	7,085	8,848	(1,763)	37,744	44,238	(6,494)	-15%
Gas	948	780	168	4,986	3,898	1,088	28%
Sewer	1,069	1,091	(21)	5,208	5,453	(245)	-4%
Total Utilities	\$ 10,761	\$ 12,357	\$ (1,595)	\$ 56,038	\$ 61,783	\$ (5,745)	-9%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 9,082	\$ 8,207	\$ 875	\$ 42,681	\$ 41,037	\$ 1,644	4%
Maintenance - Materials & Other	4,102	2,905	1,197	14,573	14,526	47	0%
Maintenance and Operations Contracts	4,251	8,402	(4,151)	26,547	42,010	(15,463)	-37%
Employee Benefit Contributions - Maintenance	2,423	2,660	(237)	11,837	13,298	(1,461)	-11%
Total Maintenance	19,858	22,174	(2,316)	95,638	110,871	(15,233)	-14%
Property Insurance	2,352	3,092	(740)	11,760	15,461	(3,702)	-24%
Workmen's Compensation	294	391	(97)	1,546	1,954	(408)	-21%
All Other Insurance	206	75	132	1,031	373	658	177%
Total Insurance Premiums	2,852	3,558	(705)	14,337	17,788	(3,451)	-19%
Other General Expenses	225	-	225	7,828	-	7,828	
Taxes	2,286	2,430	(144)	11,429	12,148	(719)	-6%
Bad debt - Tenant Rents	953	303	651	3,926	1,513	2,413	159%
Total Other General Expenses	3,464	2,732	732	23,183	13,661	9,523	70%
Interest of Mortgage (or Bonds) Payable	5,385	9,215	(3,830)	27,173	46,076	(18,904)	-41%
Interest on Notes Payable (Seller Financing)	18,014	5,701	12,313	54,875	28,503	26,372	93%
Amortization of Loan Costs	1,568	1,568	-	7,840	7,840	-	0%
Total Interest Expense and Amortization Cost	24,967	16,484	8,483	89,887	82,419	7,469	
Total Operating Expenses	\$ 88,597	\$ 83,004	\$ 5,593	\$ 400,551	\$ 415,018	\$ (14,467)	-3%
Excess of Operating Revenue over Operating Expenses	\$ 5,421	\$ 8,374	\$ (2,953)	\$ 69,907	\$ 41,868	\$ 28,039	67%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	33,434	40,528	(7,094)	167,168	202,640	(35,472)	-18%
Total Expenses	\$ 122,030	\$ 123,532	\$ (1,501)	\$ 567,719	\$ 617,658	\$ (49,939)	-8%
Net Gain (Loss)	\$ (28,013)	\$ (32,154)	\$ 4,142	\$ (97,261)	\$ (160,772)	\$ 63,511	-40%

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	\$ 8,199	\$ 8,321	\$ (122)	\$ 40,584	\$ 41,604	\$ (1,020)	-2%
Rental Subsidies	8,376	8,750	(374)	42,291	43,750	(1,459)	-3%
Vacancy Loss	(18)	(335)	317	(1,576)	(1,677)	100	-6%
Net Rental Revenue	16,557	16,735	(178)	81,299	83,677	(2,379)	-3%
Tenant Revenue - Other	85	125	(40)	100	625	(525)	-84%
Total Tenant Revenue	16,642	16,860	(218)	81,399	84,302	(2,904)	-3%
Investment Income - Unrestricted	509	147	362	2,573	737	1,836	249%
Other Revenue	224	200	24	1,342	1,000	342	34%
Total Revenue	\$ 17,375	\$ 17,208	\$ 167	\$ 85,314	\$ 86,040	\$ (726)	-1%
Administrative Salaries	864	972	(107)	4,335	4,858	(523)	-11%
Auditing Fees	522	708	(186)	3,394	3,542	(147)	-4%
Property Management Fee	843	838	6	4,137	4,189	(52)	-1%
Asset Management Fees	1,030	1,034	(4)	4,366	5,170	(803)	-16%
Employee Benefit contributions - Administrative	241	292	(50)	1,209	1,458	(249)	-17%
Office Expenses	411	349	62	1,828	1,746	82	5%
Legal Expense	-	17	(17)	-	83	(83)	-100%
Training & Travel	282	20	262	293	102	191	188%
Other	31	65	(34)	272	323	(51)	-16%
Total Operating - Administrative	4,224	4,298	(74)	19,834	21,491	(1,656)	-8%
Water	223	194	28	1,122	972	151	16%
Electricity	855	1,026	(171)	4,148	5,130	(981)	-19%
Gas	302	452	(150)	3,584	2,258	1,326	59%
Sewer	155	149	5	781	747	34	5%
Total Utilities	\$ 1,534	\$ 1,821	\$ (287)	\$ 9,635	\$ 9,106	\$ 529	6%

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	\$ 1,257	\$ 1,002	\$ 255	\$ 5,141	\$ 5,009	\$ 133	3%
Maintenance - Materials & Other	439	510	(71)	4,650	2,552	2,098	82%
Maintenance and Operations Contracts	860	1,762	(902)	7,447	8,810	(1,363)	-15%
Employee Benefit Contributions - Maintenance	383	360	23	1,764	1,798	(34)	-2%
Total Maintenance	2,940	3,634	(694)	19,002	18,169	833	5%
Total Protective Services	1,042	1,018	24	4,823	5,091	(268)	-5%
Total Insurance Premiums	1,006	1,067	(60)	5,007	5,333	(325)	-6%
Other General Expenses	52	-	52	1,321	-	1,321	
Taxes	580	616	(36)	2,900	3,082	(182)	-6%
Bad debt - Tenant Rents	-	157	(157)	-	786	(786)	-100%
Total Other General Expenses	632	774	(142)	4,221	3,868	353	9%
Interest of Mortgage (or Bonds) Payable	740	-	740	3,506	-	3,506	#DIV/0!
Amortization of Loan Costs	681	681	(0)	3,403	3,403	(0)	0%
Total Interest Expense and Amortization Cost	1,421	1,381	40	6,909	6,903	7	0%
Total Operating Expenses	\$ 12,799	\$ 14,013	\$ (1,214)	\$ 69,433	\$ 70,065	\$ (632)	-1%
Excess of Operating Revenue over Operating Expenses	\$ 4,577	\$ 3,195	\$ 1,382	\$ 15,881	\$ 15,975	\$ (93)	-1%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	10,277	10,277	0	51,385	51,385	0	0%
Total Expenses	\$ 28,776	\$ 31,372	\$ (2,596)	\$ 156,321	\$ 156,860	\$ (539)	0%
Net Gain (Loss)	\$ (11,401)	\$ (14,164)	\$ 2,763	\$ (71,008)	\$ (70,821)	\$ (187)	0%

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	\$ 13,417	\$ 10,656	\$ 2,761	\$ 69,948	\$ 53,279	\$ 16,669	31%
Rental Subsidies	17,624	20,520	(2,896)	85,257	102,600	(17,343)	-17%
Vacancy Loss	(1,544)	(933)	(611)	(7,847)	(4,664)	(3,183)	68%
Net Rental Revenue	29,497	30,243	(746)	147,358	151,215	(3,857)	-3%
Tenant Revenue - Other	124	167	(43)	451	833	(382)	-46%
Total Tenant Revenue	29,621	30,410	(789)	147,809	152,049	(4,239)	-3%
Investment Income - Unrestricted	603	221	382	2,472	1,106	1,365	123%
Other Revenue	33	114	(81)	609	568	42	7%
Total Revenue	\$ 30,257	\$ 30,745	\$ (488)	\$ 150,890	\$ 153,723	\$ (2,832)	-2%
Administrative Salaries	3,417	3,121	296	17,765	15,607	2,158	14%
Auditing Fees	1,358	1,233	125	6,792	6,167	625	10%
Property Management Fee	1,779	1,826	(47)	8,898	9,132	(233)	-3%
Asset Management Fees	725	-	725	3,623	-	3,623	#DIV/0!
Advertising and Marketing	-	4	(4)	-	21	(21)	-100%
Employee Benefit contributions - Administrative	523	992	(468)	2,674	4,958	(2,284)	-46%
Office Expenses	506	352	153	2,416	1,761	654	37%
Legal Expense	-	25	(25)	-	125	(125)	-100%
Training & Travel	651	50	601	677	250	427	171%
Other	97	119	(23)	587	597	(11)	-2%
Total Operating - Administrative	9,056	7,723	1,332	43,431	38,617	4,814	12%
Total Tenant Services	1,041	2,250	(1,209)	5,122	11,252	(6,130)	-54%
Water	995	879	116	6,299	4,396	1,903	43%
Electricity	187	383	(196)	1,413	1,913	(500)	-26%
Gas	46	151	(106)	994	755	239	32%
Sewer	916	860	55	5,651	4,301	1,350	31%
Total Utilities	\$ 2,143	\$ 2,273	\$ (130)	\$ 14,356	\$ 11,365	\$ 2,991	26%

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	\$ 2,914	\$ 2,852	\$ 62	\$ 13,879	\$ 14,258	\$ (379)	-3%
Maintenance - Materials & Other	353	972	(619)	6,743	4,862	1,882	39%
Maintenance and Operations Contracts	2,636	2,520	116	9,884	12,599	(2,714)	-22%
Employee Benefit Contributions - Maintenance	1,013	1,057	(44)	4,996	5,284	(287)	-5%
Total Maintenance	6,916	7,400	(485)	35,503	37,002	(1,499)	-4%
Total Insurance Premiums	3,063	3,157	(94)	15,363	15,786	(423)	-3%
Other General Expenses	17	-	17	39	-	39	
Property Taxes	1,526	1,574	(49)	7,628	7,871	(243)	-3%
Bad debt - Tenant Rents	-	130	(130)	116	652	(536)	-82%
Total Other General Expenses	1,542	1,705	(162)	7,783	8,523	(740)	-9%
Interest of Mortgage (or Bonds) Payable	633	1,268	(635)	3,169	6,340	(3,171)	-50%
Interest on Notes Payable	1,268	647	621	6,340	3,233	3,107	
Amortization of Loan Costs	526	526	0	2,632	2,632	0	0%
Total Interest Expense and Amortization Cost	2,427	2,441	(14)	12,141	12,204	(63)	-1%
Total Operating Expenses	\$ 26,187	\$ 26,950	\$ (763)	\$ 133,699	\$ 134,750	\$ (1,051)	-1%
Excess of Operating Revenue over Operating Expenses	\$ 4,069	\$ 3,795	\$ 275	\$ 17,191	\$ 18,973	\$ (1,782)	-9%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	24,641	24,812	(171)	123,207	124,060	(853)	-1%
Total Expenses	\$ 50,829	\$ 51,762	\$ (933)	\$ 256,906	\$ 258,809	\$ (1,904)	-1%
Net Gain (Loss)	\$ (20,572)	\$ (21,017)	\$ 445	\$ (106,015)	\$ (105,087)	\$ (929)	1%

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	\$ 7,840	\$ 5,929	\$ 1,911	\$ 43,174	\$ 29,644	\$ 13,530	46%
Rental Subsidies	11,146	13,140	(1,994)	51,756	65,700	(13,944)	-21%
Vacancy Loss	(1,253)	(571)	(683)	(4,478)	(2,853)	(1,626)	57%
Net Rental Revenue	17,733	18,498	(765)	90,452	92,492	(2,040)	-2%
Tenant Revenue - Other	292	167	125	393	833	(441)	
Total Tenant Revenue	18,025	18,665	(640)	90,844	93,325	(2,481)	-3%
Investment Income - Unrestricted	437	142	295	1,822	711	1,111	156%
Other Revenue	481	42	439	481	208	273	131%
Total Revenue	\$ 18,942	\$ 18,849	\$ 94	\$ 93,147	\$ 94,244	\$ (1,098)	-1%
Administrative Salaries	1,566	2,071	(505)	7,979	10,356	(2,378)	-23%
Auditing Fees	1,358	1,233	125	6,792	6,167	625	0%
Property Management Fee	1,110	1,119	(9)	5,480	5,597	(118)	-2%
Asset Management Fees	725	-	725	3,623	-	3,623	#DIV/0!
Advertising and Marketing	-	4	(4)	-	21	(21)	-100%
Employee Benefit contributions - Administrative	292	658	(365)	1,468	3,288	(1,820)	-55%
Office Expenses	233	171	62	1,144	853	290	34%
Legal Expense	150	13	138	150	63	88	140%
Training & Travel	182	33	148	189	167	22	13%
Other	83	89	(7)	285	447	(161)	-36%
Total Operating - Administrative	5,698	5,392	307	27,109	26,958	151	1%
Total Tenant Services	619	1,370	(751)	3,080	6,848	(3,768)	-55%
Water	883	572	311	5,558	2,858	2,700	94%
Electricity	100	177	(77)	686	883	(197)	-22%
Gas	113	96	18	649	478	171	36%
Sewer	826	631	195	4,531	3,155	1,376	44%
Total Utilities	\$ 1,922	\$ 1,475	\$ 448	\$ 11,424	\$ 7,373	\$ 4,051	55%

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	\$ 992	\$ 951	\$ 41	\$ 4,688	\$ 4,753	\$ (65)	-1%
Maintenance - Materials & Other	11	400	(389)	1,659	1,999	(341)	-17%
Maintenance and Operations Contracts	1,811	1,671	140	8,341	8,357	(16)	0%
Employee Benefit Contributions - Maintenance	357	352	5	1,745	1,762	(16)	-1%
Total Maintenance	3,170	3,374	(204)	16,432	16,870	(438)	-3%
Total Insurance Premiums	1,946	1,845	101	9,748	9,224	524	6%
Other General Expenses	40	-	40	168	-	168	
Property Taxes	1,047	1,080	(33)	5,235	5,402	(167)	-3%
Bad debt - Tenant Rents	-	75	(75)	-	373	(373)	-100%
Total Other General Expenses	1,087	1,155	(68)	5,403	5,775	(372)	-6%
Interest on Notes Payable	5,351	-	5,351	16,054	-	16,054	#DIV/0!
Amortization of Loan Costs	271	271	0	1,354	1,354	0	0%
Total Interest Expense and Amortization Cost	5,622	2,946	2,676	17,408	14,732	2,676	
Total Operating Expenses	\$ 20,065	\$ 17,556	\$ 2,509	\$ 90,604	\$ 87,780	\$ 2,823	3%
Excess of Operating Revenue over Operating Expenses	\$ (1,123)	\$ 1,293	\$ (2,416)	\$ 2,543	\$ 6,464	\$ (3,921)	-61%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	11,974	11,974	0	59,869	59,869	0	
Total Expenses	\$ 32,039	\$ 29,530	\$ 2,509	\$ 150,473	\$ 147,649	\$ 2,823	2%
Net Gain (Loss)	\$ (13,097)	\$ (10,681)	\$ (2,416)	\$ (57,326)	\$ (53,405)	\$ (3,921)	7%

Columbia Housing Authority
Administration Revenue and Expense Summary

	Total Adminstration	Year to Date Budget	Budget Variance	
Management Fee	\$ 165,090	\$ 147,243	\$ 17,847	12%
Asset Management Fee	6,000	6,000	-	0%
Book Keeping Fee	67,095	71,300	(4,205)	-6%
Fee Revenue	238,185	224,543	\$ 13,642	6%
Interest Income	10,942	7,917	3,025	38%
Investment Income	375,092	309,455	65,637	21%
Other Revenue	196,759	170,964	25,796	15%
Total Revenue	\$ 820,978	\$ 712,878	\$ 108,100	15%
Administrative Salaries	348,285	345,224	3,061	1%
Auditing Fees	4,584	3,750	834	22%
Advertising and Marketing	36	344	(307)	-89%
Employee Benefits - Admin.	82,627	94,808	(12,182)	-13%
Office Expenses	42,698	40,340	2,358	6%
Legal Expense	-	208	(208)	-100%
Training & Travel	4,212	2,500	1,712	68%
Other	14,283	8,012	6,271	78%
Total Operating - Administration	496,726	495,186	1,540	0%
Water	424	342	82	24%
Electricity	2,085	2,296	(211)	-9%
Gas	1,577	667	910	137%
Sewer	290	143	147	103%
Total Utilities	4,376	3,448	928	27%
Total Maintenance	12,864	5,538	7,326	132%
Total Insurance Premiums	15,122	14,676	446	3%
Total Other Expenses	33,242	32,423	819	3%
Interest of Bonds Payable	129,288	125,000	4,288	3%
Interest on Notes Payable	9,405	8,750	655	
96730 Amortization of Loan Costs	-	-	-	#DIV/0!
Total Interest/Amortization	138,693	133,750	4,943	4%
Total Operating Expenses	\$ 701,022	\$ 685,020	\$ 16,002	2%
Excess of Operating Revenue over Operating Expenses	\$ 119,956	\$ 27,857	\$ 92,098	331%
Depreciation Expense	15,676	11,353	4,324	38%
Total Expenses	\$ 716,698	\$ 696,373	\$ 20,325	3%
Net Gain (Loss)	\$ 104,280	\$ 16,505	\$ 87,775	532%



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: Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: 7/12/2023

Re: Monthly Resident Services Report

Executive Summary

This report summarizes the Resident Services Department’s activities for July 2023.

Discussion

The CHA Resident Services Department continued to provide supportive services in each of the separate programs corresponding properties or populations served. Updated data on services provided and populations served is provided in the tables below:

ROSS Service Coordinator Program (ROSS) – Serving Active ROSS Participants in Public Housing

The ROSS Service Coordinator continues to work with the clients in AMP 1. The coordinator continues to work through the required HUD training.

Total Households that Qualify for ROSS	118
Total ROSS Participants	51
New as of Last Report	0

Family Self Sufficiency Program (FSS) – Serving Active FSS Participants from all CHA Housing Programs

FSS coordinators finished escrow audits and mailed all participants their annual escrow balance letter. Tenants attended Compass Health event to coordinate with PCC partners.

	Participants						
	Current Participants	Escrow-ing	Em- ployed	New En- rolls	Trans	Exits	Grads
Housing Choice Vouchers	70	32	49	2	0	0	0
Public Housing / Project-Based Vouchers	68	19	27	2	0	1	0



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Homeownership

CHA staff continue to talk with local Lenders and realtors to gain support.

Healthy Home Connections Program (HHC) - Serving Families with Children 19 and Under, PBV & HCV

CHA experienced one FTE vacancy in the HHC program. CHA did transfer/hire a current employee of the MAP program to provide case management to HHC families at the Moving Ahead Program. Case managers worked with Central Bank to put on a financial class in June.

Breakdown by Description -	Units		
	Tennille Chiles	Tyler Smith	Totals
CM Address Food Barrier	74	31	105
CM Address Personal/Household Supply Needs	166	6	172
CM Assist with Financial Concerns/Budgeting/Employment	32	24	56
CM Develop/Follow Up Family Service Pledge-Needs Assessment	69	350	419
CM Assist with Obtaining Documentation	22	0	22
CM Assist with Housing Sanitary Conditions	37	0	37
CM Follow Up/Prep Checking in on Clients	102	29	131
CM Program Coordination/Preparation	12	0	12
CM Flyer Distribution	4	14	18
			972

Independent Living Program (ILP) – Serving 55 & Over and Persons with Disabilities, PBV & HCV – Excluding Paquin Tower & Oak Tower

CHA's HHC workers have served 30 case management units with ILP participants. These case management units are still proportional to the grant amount.

Independent Living Program (ILP) + Serving 55 & Over and Persons with Disabilities Paquin Tower & Oak Towers only + all other Residents at the Towers

CHA's case workers at Oak and Paquin towers have taken part in the following for the month of June: Foot clinics, BBQ's, Crafts, Bingo, Coffee and Donuts. The staff have also helped clients with food deliveries from the food pantry and Farmer's Market Voucher Sign-ups.

	People		# of Individuals Receiving Ea. Service				
	Units of Service	Total # of Con-tacts	MTHLY Undup. Ind.	Basic Needs	Remov-ing Barri-ers	Health & Well-ness	Household Develop-ment
Paquin Tower	616	750	0	88	76	43	0
Oak Towers	494	419	0	192	176	19	107



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Food Distribution

CHA staff continues to be very busy with our stand-alone food pantry, and the mobile pantries that visit Oak and Paquin towers. CHA started a new food pantry worker.

Location	Individuals Served	Households Served	Pounds of Food
Annie Fisher	251	105	3,950
Paquin Tower	95	83	2,435
Oak Towers	80	76	2,864

Moving Ahead Program (MAP) Afterschool and Summer Program for Students and their Parents

In June, the Moving Ahead Program continued to provide after-school programming. Moving Ahead completed and turned in their 21st Century Grant. MAP continues to work with the family on parenting classes. MAP has worked to plan July Summer programming.

Total Units of Service	Total Attendance	Family Development	Family Education
8600	101	66	51

Recommended Commission Action

Read and review Monthly Report.



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Department Source: Affordable Housing Development and Compliance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: July 12, 2023

Re: Affordable Housing Development and Compliance Report

Executive Summary

This report provides an overview of CHA's Affordable Housing Development upcoming activities.

Discussion

CHA staff, Fulson Housing Group, and Design Alliance will hold an in-person meeting the week of July 10th to discuss upcoming projects. Among other topics of discussion, timelines and closing date milestones and the bond process will be discussed for Kinney Point. Milestones, demolition, and relocation will be discussed for Park Avenue. For Providence Walkway, concept plans and potential changes will be discussed along with changes in the laundry, Blind Boone Center, and Warehouse façade.

Kinney Point:

During the biweekly call between CHA Development staff, Fulson Housing Group, Wallace Architects, and Crockett Engineering the planning and zoning was discussed, this will go to Council for first reading on July 17th, and then August 7th for final decision.

Park Avenue:

This project is moving along towards its Firm Submission. Completion of the City process of Council review and final Plat approval is also happening on July 17th and August 7th respectively. CHA will then be work with Fulson Housing Group to send plans for bid to receive more detailed construction numbers to assist in minimizing change orders.

Providence Walkway:

HCDC approved PWW's CDBG and HOME applications, the final decision will be made by Council in August. City ARPA application decision should be received by the end of July. CHA staff will be holding its second resident meeting on July 11.

Please view updated project timelines below.

Anticipated Timeline for Kinney Point:

January – August 2023: Preparation & Submission of Firm Submission Material.

- The reason for the extension of time is due to the review process of the PD plan. According to the civil engineer, we will not have an approval of this plan until 8/7.



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August - October 2023:

1. MHDC will review items submitted to receive the Firm Commitment for the deal's LIHTC Allocation
2. The HOME ARPA Agreement & Related Documentation, Limited Partnership Agreement, and Related Documents with Tax Credit Investor will all need to be finalized prior to development close.
3. Initial Closing of Construction Loan, Tax Credits, and Acquisition of Property by the limited partnership will take place, which will open the path to begin construction.

October 2023 - February 2025:

1. Notice to Proceed will be Issued to General Contractor.
2. General Contractor will commence their pre-order of required building materials.
3. Construction of 24 units will begin (12/13-month construction period).
 - **Construction work will commence in this order: Site Work, Footings & Slabs, Framing, Dry In, Utility Rough In, Drywall & Doors, Exterior Finishes, Interior Finishes, Finish Plumbing, Finish Electrical, Finish HVAC, Flooring & Appliances, Landscaping & Grounds.**
4. Initiate Preliminary Marketing & Lease Up Activities.
5. Obtain Certificate of Substantial Completion. Construction completion equity to be paid to project.

March – June 2025:

1. Once the has been stabilized for 90 days (90% occupied), LIHTC equity will pay into the project as well as permanent debt (Legacy Bank) which will allow the construction loan to be paid off.
2. Concurrently, the individual 8609s will be issued, which will unlock the final equity payment. *These forms are issued to each building of an affordable housing project. They are what allows the owner and project to obtain a housing credit allocation from the housing credit agency.*

Anticipated Timeline for Park Avenue:

January – July 2023: Preparation & Submission of Firm Submission Material.

- **Original Firm Submission due date is set for 7/1/23. We may need to extend 30 days depending on how quickly HUD can process the RAD financing plan as well as how long it'll take the contractor to get bids.**

August - September 2023:

1. MHDC will review items submitted to receive the Firm Commitment for the deal's LIHTC Allocation
2. The HOME ARPA Agreement & related documentation, Limited Partnership Agreement, & related documents with Tax Credit Investor will need to be finalized prior to development close.
3. Initial Closing of Construction Loan, Tax Credits, and Acquisition of Property by the limited partnership will take place, which will open the path to begin construction.



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October 2023 - June 2025:

1. Notice to Proceed will be Issued to General Contractor.
2. General Contractor will commence their pre-order of required building materials.
3. Demolition/Construction of 79 units will begin (18-month construction period).
 - ***Construction work will commence in this order: Demolition of existing buildings, Site Work, Footings & Slabs, Framing, Dry In, Utility Rough In, Drywall & Doors, Exterior Finishes, Interior Finishes, Finish Plumbing, Finish Electrical, Finish HVAC, Flooring & Appliances, Landscaping & Grounds.***
4. Initiate Preliminary Marketing & Lease Up Activities.
5. Obtain Certificate of Substantial Completion. Construction completion equity will be paid to project.

June – August 2025:

1. Once the project has been stabilized for 90 days (90% occupied), LIHTC equity will pay into the project as well as permanent debt (Legacy Bank) which will allow the construction loan to be paid off.
2. Concurrently, the individual 8609s will be issued, which will unlock the final equity payment. *These forms are issued to each building of an affordable housing project. They are what allows the owner and project to obtain a housing credit allocation from the housing credit agency.*

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: July 12, 2023

Re: Affordable Housing Report – CHA Public Housing, Project Based Vouchers and LIHTC

Executive Summary

This report provides a summary of statistics for CHA Public Housing, Project Based Vouchers and LIHTC units for the month of May 2023.

Discussion

In May, twelve (12) families moved in and sixteen (16) families moved out or transferred units. Of the sixteen (16) families that moved out or transferred units, three (3) households were transfers, one (1) passed away, three (3) households moved in with family, one (1) household was terminated, three (3) households moved to a nursing home, and five (5) households moved to the private sector. Out of 622 LIHTC/PBV units there were fifteen (15) vacant as of May 31, 2023 which is an overall occupancy rate of 97.58%. Of the 15 vacant LIHTC/PBV units, three (3) were vacant over 60 days. As of 5/31/2023 Amp. 1 had fifteen (15) vacant units which is an occupancy rate of 87.5%. Six (6) requests for vouchers and eight (8) intents to vacate were submitted by participants. Ten (10) terminations were issued for reasons other than non-payment.

Recommended Commission Action

Review and consider the monthly report.

Property Management Report for May 2023

Property	Total units	Occupancy for May 2022	Occupancy for May 2023	YTD Occupancy as of 5/31/23	#Vacant units under 0-60 days as of 5/31/23	#Vacant units over 61 days as of 5/31/23	Request for voucher	Move-ins (May)	Move-outs (May)	Unit restores (May)	Avg. cost per restore	Billed to tenant at move out	Total work orders	Total \$ Amount billed
Amp 1 - PH	120	95.83%	87.50%	91.24%	8	7	N/A	1	5	2	\$1,463.55	\$507.20	51	\$1,098.23
Bear Creek	76	96.05%	100.00%	95.30%	0	0	1	0	0	0	N/A	\$0.00	47	\$47.00
Oak Tower	147	97.95%	97.95%	98.10%	3	0	1	4	5	3	\$433.13	\$517.16	83	\$694.81
Paquin Tower	200	98.00%	98.50%	97.83%	3	0	2	6	5	6	\$783.52	\$0.00	107	\$631.63
Stuart Parker	84	97.61%	97.61%	98.92%	2	0	1	0	1	0	N/A	\$846.47	27	\$846.47
BWW	54	94.44%	94.440%	96.13%	2	1	0	0	0	1	\$376.74	\$0.00	18	\$24.99
BWWII	36	100.00%	94.44%	93.48%	0	2	1	1	0	0	N/A	\$0.00	10	\$0.00
Patriot Place	25	100.00%	100.00%	97.56%	0	0	N/A	0	0	0	N/A	\$0.00	10	\$100.00

Property	Total units	TARS uncollected for May	delinquent 31-60	delinquent 61-90	delinquent 90+	# rpymnt agrmnts	rpymnt in default	# Accts. with deposit due (April)	total Security deposit due (April)	# Accts. with deposit due (May)	Total security deposit due (May)	# Non-pymnt termination issued in May	# other termination issued in May	# Intent to vacate submitted for May
Amp 1 - PH	120	\$242.61	\$880.06	\$2,146.65	\$6,558.65	5	2	20	\$7,154.48	20	\$7,025.48	2	0	2
Bear Creek	76	\$3,829.91	\$3,058.81	\$1,464.92	\$271.72	1	0	11	\$4,058.84	11	\$3,822.84	0	0	1
Oak Tower	147	\$4,056.61	\$1,962.32	\$1,455.98	\$929.26	7	0	16	\$4,947.13	13	\$2,866.32	0	5	1
Paquin Tower	200	\$3,416.09	\$558.03	\$135.75	\$1,488.79	2	0	15	\$5,868.00	18	\$6,308.00	7	1	2
Stuart Parker	84	\$4,175.12	\$2,204.78	\$1,053.31	\$5,415.35	3	1	4	\$696.00	3	\$894.00	0	0	0
BWW	54	\$4,212.91	\$475.12	\$1,849.00	\$1,738.00	5	0	13	\$2,985.00	12	\$2,466.00	0	2	0
BWWII	36	\$181.98	\$1,167.95	\$476.00	\$3,593.41	2	0	2	\$550.00	2	\$550.00	0	1	1
Patriot Place	25	\$989.68	\$0.00	\$15.00	\$0.00	1	0	N/A	N/A	N/A	N/A	0	1	1

Affordable Housing Terminations Report - FY2023

	<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 2023									
Downtown - AMP 1	4	0	0	1	5	4	0	0	1
Oak Tower	0	0	0	3	0	3	0	0	0
Bear Creek	2	0	0	0	0	2	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	1	1	1	0	0	0
Stuart Parker - Paquin Tower	8	0	1	0	9	8	0	0	1
Bryant Walkway	0	0	0	2	0	1	0	0	1
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	14	0	0	7	15	19	0	0	3
Month of February 2023									
Downtown - AMP 1	4	0	0	0	4	4	0	0	0
Oak Tower	3	1	1	2	0	2	0	0	0
Bear Creek	0	1	0	0	0	0	0	0	0
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	0	1	0	4	0	0	0
Bryant Walkway	2	0	0	0	0	2	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	12	2	0	3	4	12	0	0	0
Month of March 2023									
Downtown - AMP 1	5	0	0	2	7	7	0	0	0
Oak Tower	0	0	0	1	0	1	0	0	0
Bear Creek	8	0	0	0	8	8	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	1	0	0	0	1	0	1	0	0
Stuart Parker - Paquin Tower	4	0	0	0	4	4	0	0	0
Bryant Walkway	0	0	0	1	1	1	0	0	0
Bryant Walkway II	0	1	0	0	1	1	0	0	0
MONTHLY TOTAL	18	1	0	4	22	22	1	0	0
Month of April 2023									
Downtown - AMP 1	8	1	0	1	10	8	1	0	1
Oak Tower	2	1	0	1	4	3	0	0	1
Bear Creek	12	0	0	1	13	12	0	0	1
Patriot Place	0	1	0	0	1	0	0	0	1
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	3	1	0	0	4	3	0	0	1
Bryant Walkway	10	0	0	0	10	9	0	0	1
Bryant Walkway II	2	0	0	2	4	3	0	0	1
MONTHLY TOTAL	37	4	0	5	46	38	1	0	7
Month of May 2023									
Downtown - AMP 1	2	0	0	0	2	2	0	0	0
Oak Tower	0	1	0	3	4	2	1	1	0
Bear Creek	0	0	0	0	0	0	0	0	0
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	7	0	0	0	7	5	1	1	0
Bryant Walkway	0	2	0	0	2	1	1	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	9	3	0	3	15	10	3	2	0



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Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: July 12, 2023

Re: Housing Choice Vouchers & Special Programs

Executive Summary

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

Discussion

Housing Choice Voucher (HCV) Program

This memo provides a report of the Housing Choice Voucher (HCV) and Special Program activities. 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 need for increasing lease ups; however, staff continue to make progress. CHA currently has 1,162 applicants seeking program subsidy. CHA added 14 new lease ups for the month. There were 6 attritions for a gain of 8 new participants for the month of May. As of May 31, 2023, CHA had 127 voucher holders searching for homes. Available affordable rental units remain the most significant barrier.

HCV EOP Reasons:

Zero HAP Due to Increased Income (6 Months) – 1

Took self-off program - 1

Termination/Eviction – 2

Deceased - 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 continues to work towards utilizing the remaining VASH vouchers in providing housing for the community's homeless veterans. As of May 31, 2023, there are 124 households receiving VASH program assistance - 99 HCV + 25 PBV (Patriot Place). CHA currently has 15 HCV VASH new voucher holders searching for homes and 2 referrals on hand pending briefing and voucher issuance.

HUD VASH EOP Reasons:

Nursing Home – 1

Termination/Damages -1

Mainstream Vouchers

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA has been awarded 49 Mainstream Vouchers. As of May 31, 2023, CHA has 29 vouchers leased with 7 voucher holders searching for a home. CHA



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was awarded an additional 26 vouchers effective November 1, 2022. The Intake Coordinator is working to identify eligible families to receive a Mainstream voucher.

Mainstream EOP Reasons:

N/A

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 CHA experiences an increase in homeless individuals and families needing safe, decent, and sanitary housing. As of May 31, 2023, CHA had 41 households receiving COC program assistance. As with all CHA voucher programs, a lack of affordable housing remains the most significant barrier.

The applicants must be added to the waitlist through the BCCEH 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. There are currently 14 voucher holders searching for homes. Special Programs Specialist has requested an additional 10 referrals from the coordinated entry team. Voucher issuance pending completed referral information from coordinated Entry team.

Continuum of Care (CoC) EOP Reasons:

Abandoned Unit – 1

Termination/Non-Compliance – 1

Emergency Housing Vouchers (EHV) Program

CHA currently has 51 Emergency Housing Vouchers with 34 leased and 20 others with vouchers and looking for housing. Just as required with the CoC program, the applicants must be added to the waitlist through the Boone County Coalition to End Homelessness (BCCEH) via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. The BCCEH has made significant progress to assist in connecting these vouchers with families that better meet the criteria for the EHV voucher program. 20 Referrals requested from BCCEH team. CHA’s new Homeless Services Coordinator and Housing Ambassador’s positions also started working as team in June and have had their first successful initial lease ups.

EHVs cannot be reissued after September 23, 2023. After this date, PHAs cannot reissue vouchers that have turned over. This provision does not impact existing families and their continued assistance. The funds appropriated for the EHV program are available for obligation by HUD until September 30, 2030. Special Programs Specialist is working diligently to lease the 51 vouchers allocated to CHA. As with all voucher programs, available affordable housing is CHA’s biggest barrier.

Emergency Housing Vouchers (EHV) Program EOP Reasons:

Termination/Non-Compliance - 1



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Tenant-Based Rental Assistance (TBRA) Program

CHA currently has 13 participants leased on this program and the target to utilize remaining funding is 15. The “Target Number of Vouchers” can be misleading due to the factors in the “target” calculation: (1) remaining funding available (2) remaining number of months, and (3) the current month’s HAP payment.

In December 2022, CHA received an extension for its current TBRA funding through June 2023 from the City of Columbia. CHA is on track to utilize the remaining funds by the end of the extension period.

Move Out Reasons:

Voucher Searching - 1

Recommended Commission Action

Review and consider Report

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

May 31, 2023

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-23	\$ 7,909,344	\$ 659,112	\$ 212.18	\$ 579	\$ 612,663	\$ (46,449)	1,059	1,212	1,059	1,147	(88)	(88)	9	91	87%	93%	87%	93%	6	0.6%	6	0.6%
Feb-23	\$ 7,296,681	\$ 663,335	\$ 176.38	\$ 586	\$ 617,314	\$ (92,470)	1,053	1,212	2,112	1,139	(86)	(174)	9	86	87%	93%	87%	93%	14	1.3%	10	0.9%
Mar-23	\$ 6,679,367	\$ 667,937	\$ 211.86	\$ 590	\$ 613,141	\$ (54,796)	1,039	1,212	3,151	1,142	(103)	(277)	12	104	86%	92%	87%	93%	8	0.8%	9	0.9%
Apr-23	\$ 6,066,227	\$ 674,025	\$ 212.69	\$ 602	\$ 627,537	\$ (46,488)	1,042	1,212	4,193	1,129	(87)	(364)	20	114	86%	93%	86%	93%	7	0.7%	9	0.8%
May-23	\$ 5,438,690	\$ 679,836	\$ 211.07	\$ 613	\$ 642,357	\$ (37,479)	1,048	1,212	5,241	1,118	(70)	(434)	14	127	86%	94%	86%	93%	6	0.6%	8	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.

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

May 31, 2023

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-23	\$ 2,300,000	\$ 191,667	\$ 222.41	\$ 327	\$ 195,136	\$ 3,469	584	597	584	597	(13)	(13)	5	-	97.8%	101.8%	97.8%	101.8%	3	0.5%	3	0.5%
Feb-23	\$ 2,104,864	\$ 191,351	\$ 196.91	\$ 321	\$ 191,553	\$ 201	583	597	1,167	597	(14)	(27)	4	-	97.7%	100.1%	97.7%	101.0%	11	1.9%	7	1.2%
Mar-23	\$ 1,913,312	\$ 191,331	\$ 224.02	\$ 330	\$ 196,936	\$ 5,605	578	597	1,745	597	(19)	(46)	9	-	96.8%	102.9%	97.4%	101.6%	4	0.7%	6	1.0%
Apr-23	\$ 1,716,375	\$ 190,708	\$ 224.19	\$ 332	\$ 198,443	\$ 7,734	579	597	2,324	597	(18)	(64)	8	-	97.0%	104.1%	97.3%	102.2%	4	0.7%	6	0.9%
May-23	\$ 1,517,933	\$ 189,742	\$ 224.02	\$ 329	\$ 196,219	\$ 6,477	582	597	2,906	597	(15)	(79)	12	-	97.5%	103.4%	97.4%	102.5%	16	2.7%	8	1.3%

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

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

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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 - Tenant Based Rental Assistance - Monthly Management Report

May 31, 2023

Tenant Based Rental Assistance (TBRA)										
Month	Funds Available Through December 31, 2022	Projected Monthly Funds Available	Average Tenant Payment	Ave. HAP Payments + Deposits/Adjustments	Total Request (TRA+UAP+Dep/Adj)	HAP s Over/(Under) Authorized	Current Vouchers in Lease	Target Number of Vouchers	Number of Vouchers Over/(Under) Authorized	Vouchers Issued
Jan-21	\$ 285,000	\$ 11,875	\$ 189.00	\$ 692	\$ 692	\$ (11,183)	1	17	(16)	9
Feb-21	\$ 284,308	\$ 12,361	\$ 176.17	\$ 438	\$ 438	\$ (11,923)	1	28	(27)	0
Mar-21	\$ 283,870	\$ 12,903	\$ 169.38	\$ 436	\$ 873	\$ (12,030)	2	30	(28)	6
Apr-21	\$ 282,997	\$ 13,476	\$ 158.00	\$ 680	\$ 2,720	\$ (10,756)	4	20	(16)	0
May-21	\$ 280,277	\$ 14,014	\$ 158.22	\$ 694	\$ 8,334	\$ (5,680)	12	20	(8)	0
Jun-21	\$ 271,943	\$ 14,313	\$ 152.17	\$ 574	\$ 7,457	\$ (6,856)	13	25	(12)	4
Jul-21	\$ 264,487	\$ 14,694	\$ 146.07	\$ 1,148	\$ 16,079	\$ 1,385	14	13	1	3
Aug-21	\$ 248,408	\$ 14,612	\$ 152.31	\$ 594	\$ 8,320	\$ (6,292)	14	25	(11)	0
Sep-21	\$ 240,088	\$ 15,005	\$ 135.86	\$ 717	\$ 10,751	\$ (4,255)	15	21	(6)	2
Oct-21	\$ 229,337	\$ 15,289	\$ 135.86	\$ 636	\$ 10,174	\$ (5,115)	16	24	(8)	2
Nov-21	\$ 219,163	\$ 15,654	\$ 132.32	\$ 687	\$ 13,048	\$ (2,606)	19	23	(4)	0
Dec-21	\$ 206,115	\$ 15,855	\$ 142.71	\$ 1,112	\$ 23,349	\$ 7,494	21	14	7	0
Jan-22	\$ 182,766	\$ 15,230	\$ 127.55	\$ 739	\$ 15,515	\$ 285	21	21	0	0
Feb-22	\$ 167,251	\$ 15,205	\$ 118.37	\$ 606	\$ 12,125	\$ (3,080)	20	25	(5)	0
Mar-22	\$ 155,126	\$ 15,513	\$ 110.07	\$ 607	\$ 11,534	\$ (3,979)	19	26	(7)	0
Apr-22	\$ 143,592	\$ 15,955	\$ 116.08	\$ 618	\$ 11,124	\$ (4,831)	18	26	(8)	1
May-22	\$ 132,468	\$ 16,558	\$ 157.50	\$ 568	\$ 9,083	\$ (7,475)	16	29	(13)	3
Jun-22	\$ 123,385	\$ 17,626	\$ 158.31	\$ 690	\$ 12,426	\$ (5,200)	18	26	(8)	2
Jul-22	\$ 110,959	\$ 18,493	\$ 161.87	\$ 608	\$ 10,951	\$ (7,542)	18	30	(12)	3
Aug-22	\$ 100,008	\$ 20,002	\$ 173.57	\$ 637	\$ 11,457	\$ (8,545)	18	31	(13)	3
Sep-22	\$ 88,551	\$ 22,138	\$ 133.71	\$ 668	\$ 12,031	\$ (10,107)	18	33	(15)	3
Oct-22	\$ 76,520	\$ 25,507	\$ 134.14	\$ 671	\$ 11,402	\$ (14,105)	17	38	(21)	3
Nov-22	\$ 65,118	\$ 32,559	\$ 131.14	\$ 434	\$ 6,941	\$ (25,618)	16	75	(59)	2
Dec-22	\$ 58,177	\$ 11,635	\$ 109.73	\$ 751	\$ 12,018	\$ 383	16	15	1	3
Jan-23	\$ 46,159	\$ 11,540	\$ 113.87	\$ 738	\$ 11,814	\$ 274	16	16	0	2

Section 8 - Tenant Based Rental Assistance - Monthly Management Report

May 31, 2023

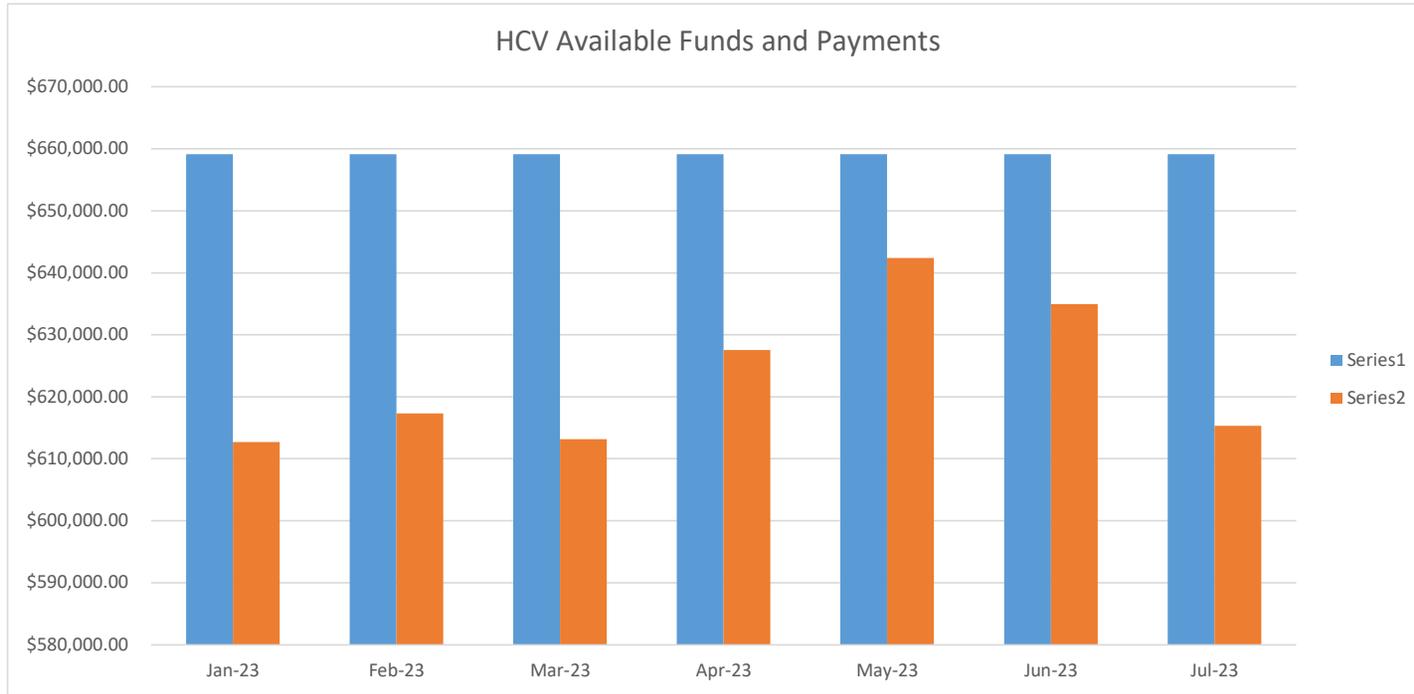
Tenant Based Rental Assistance (TBRA)											
Month	Funds Available Through December 31, 2022	Projected Monthly Funds Available	Average Tenant Payment	Ave. HAP Payments + Deposits/Adjustment \$	Total Request (TRA+UAP+Dep/Adj)	HAP s Over/(Under) Authorized	Current Vouchers in Lease	Target Number of Vouchers	Number of Vouchers Over/(Under) Authorized	Vouchers Issued	
Feb-23	\$ 34,345	\$ 11,448	\$ 118.21	\$ 712	\$ 10,679	\$ (769)	15	16	(1)	2	
Mar-23	\$ 23,666	\$ 11,833	\$ 101.50	\$ 740	\$ 11,097	\$ (736)	15	16	(1)	2	
Apr-23	\$ 12,569	\$ 12,569	\$ 140.31	\$ 616	\$ 8,627	\$ (3,942)	14	20	(6)	2	
May-23	\$ 103,942	\$ 12,993	\$ 137.85	\$ 673	\$ 8,753	\$ (4,240)	13	19	(6)	3	

In December 2022 this grant was extended to June 2023; December 2022 and January 2023 projected monthly funds available are amended to reflect this extended grant period.

In May 2023, one grant period funding was completed and another began. An additional \$100,000 in grant funding authorized by the City is now being utilized.

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

May 2023





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: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: July 12, 2023

Re: Safety Report

Executive Summary

This report provides a summary of May Safety Department reports and calls.

Discussion

Yearly Totals for CHA Safety Reports:

	January	February	March	April	May	June	July	August	September	October	November	December
	2023	2023	2023	2023	2023	2022	2022	2022	2022	2022	2022	2022
Bear Creek	3	3	7	6	6	4	5	9	5	3	1	3
Bryant Walk	4	1	4	3	6	1	2	3	3	1	1	1
Downtown	4	3	5	5	5	2	6	9	13	4	4	4
Oak Towers	11	15	10	14	9	12	7	6	9	7	3	8
Patriot Place	0	1	4	2	8	2	4	5	2	3	3	0
Paquin Towers	13	15	15	15	19	10	13	15	11	14	8	12
Stuart Parker	2	1	0	1	7	1	4	7	1	4		1
misc							0		0	0		
Total	37	39	45	46	60	32	41	45	44	36	20	29

Joint Communications log:

	January	February	March	April	May	June	July	August	September	October	November	December
	2023	2023	2023	2023	2023	2022	2022	2022	2022	2022	2022	2022
Columbia Police Response	92	94	82	129	121	85	93	94	108	90	87	92
Columbia Police Reports	6	5	13	16	16	13	16	17	11	14	12	13
Fire/Ems	91	93	106	67	97	74	92	80	77	72	60	105
Total	189	192	201	212	234	172	201	191	196	176	159	210

Safety Department New Resident Move

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

Safety Department other activities:

CHA picnic

MAP BBQ 200 hot dogs and hamburgers

Recommended Commission Action

Review and consider Report

Columbia, Boone County to address affordable housing with survey

• BY EGAN WARD

21 hrs ago The city of Columbia and Boone County began a step this week in efforts to address affordable housing needs in the community. The step came Tuesday as an announcement of a request for proposals for a county-wide housing survey. According to a news release from the Boone County Commission, the RFP invites third-party contributors with expertise in housing studies to submit proposals that outline an approach and timeline for analyzing the current housing landscape.

This initiative is part of the Boone County Upward Mobility Plan that began last June. The county looked at data on affordable housing and systematic structures that have caused housing issues in an attempt to support upward mobility from poverty. The city and Boone County helped fund the project, which aims to find key issues in combatting poverty.

“We needed a starting point,” said Joanne Nelson, director at Boone County Community Services Department. “In this group were people from the housing authority, real estate agents, landlords — they all sell to people from the county. They all said that the base thing we needed to get done was to do a housing study.”

Interested parties can submit their proposals by noon on June 25.

All submissions will be reviewed by a panel of experts representing the city and the county. Nelson said this panel will include county and city staff with invested interest in housing, as well as non-profit organizations that deal heavily in housing issues.

“I think this will lay the groundwork for where we need to start working,” Nelson said. “We’ve got some stuff that we are working on but it would be nice to have a third-party look at what we are living every day, and perhaps look at it from a different perspective.”

When Columbia City Council solicited comments on how to spend the federal American Rescue Plan Act funds, affordable housing registered as a strongly felt need.

Shortage of affordable housing is a nationwide issue; the [Urban Institute reported](#) that from 2019 to 2021, the shortage of homes available to renters with extremely low incomes worsened by more than 500,000, increasing the total shortage to 7.3 million Americans.

The lack of affordable housing is a growing problem in Boone County and across Missouri. The study is a step toward addressing that problem.

“We just need to get a better understanding of what impact and what position local government can play in being part of a solution,” said Boone County Presiding Commissioner Kip Kendrick.

Kendrick said that this problem will likely take years to address, but the local government has to get momentum on finding solutions.

“It’s not just an issue that impacts one segment of the population,” Kendrick said. “Affordable housing is becoming more difficult to access for middle-income families, certainly for low-income families — homeowners and renters alike.”

With the survey, the city of Columbia and Boone County will build a committee of experts in order to receive recommendations on approaching the issue. One such expert is Randy

Cole, CEO of the Columbia Housing Authority. He has worked with affordable housing for more than 12 years.

Cole has provided samples of policy from other communities and information on why the issue of affordable housing is so important. He said that conducting a housing survey will help local government take a deeper dive into ideal locations, size of units, how many units are needed and more. But, he recognizes, it won't be easy.

"One of the most challenging things is getting the community to come to terms with how much housing costs, and how much solutions cost," Cole said .

"Housing is very expensive — it's infrastructure," he said. "So, to get to an affordable price point, we need a significant commitment of either public or charitable dollars."

Cole said factors like labor, getting units of housing online and zoning are also challenges.

Addressing the shortage of affordable housing is a complex issue, but not an impossible one.

"We're not expecting to find any one solution, it will be a broad approach to try to figure out how to pull the levers of government to get us headed in the right direction," Kendrick said.

The study will allow the city and county to receive recommendations and access the current structures that may be perpetuating the problem. One of the requirements in the RFP is to include a timeline of how much time will be needed to complete the recommended work.

"I feel like this process will facilitate community leaders at all levels to take a deep look at affordable housing," Cole said . "I think whenever we think long-term, in terms of public policy and trying to make an impact, that's when significant gains are made."



Columbia Housing and Community Development Commission approves fund requests for multiple projects

By [Nia Hinson](#)
June 14, 2023

The Columbia Housing and Community Development Commission met Wednesday night to review funding requests from nonprofit organizations in the area. The commission ultimately decided to fund several projects, totaling up to \$540,000.

This comes after the commission [heard project proposals](#) from 11 organizations in May regarding requests for funds to build affordable housing throughout the city.

Among the eight projects to receive money include the City of Columbia, Habitat for Humanity, the Columbia Housing Authority and Central Missouri Community Action. Some of the projects the organizations plan to begin include a homeownership assistant program, funding to build new homes and a tenant-based rental assistance program.

The Columbia Housing Authority will receive the most money, sitting at \$150,000 in order to build a Providence Walkway. Most members said they wanted to focus on funding projects that would provide the most immediate change for the city.

"They were starting from nothing and I feel like they've also applied for ARPA funds, which hopefully will be soon seen, so I actually had that project at 0 as well just because it wasn't something that was going to be, it wasn't already in process," Housing and Community Development Commissioner Rebecca Shaw said.

The funds will have to be presented to the Columbia City Council in August before they are officially approved.