



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, December 6, 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 November 1, 2023, Open Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

PUBLIC HEARINGS

SPECIAL ITEM

- VI. CHA Affordable Housing Development Update: Fulson Housing Group

RESOLUTIONS

- VII. **Resolution 2943:** A Resolution to Approving the Job Descriptions for the Moving Ahead Program Lead MAP Assistant and Approving Updates to Appendix 1 – Organizational Chart and Appendix 3 – Range and Salary Plan to the CHA Personnel Policy.

REPORTS

- VIII. Monthly Financial Report
- IX. **Director Reports:** Resident Services, Affordable Housing Operations, Affordable Housing Programs, and Safety.
- X. Current Events
- XI. FY 2024 CHA Board of Commissioners Meeting Calendar

PUBLIC AND COMMISSIONER COMMENT

- XII. Public Comment (Limited to 5 minutes per speaker)
- XIII. Commissioner Comment
- XIV. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact 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 November 1, 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 November 1, 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 5:35 p.m.

II. Roll Call:

Present: Bob Hutton, Chair Commissioner
Rigel Oliveri, Commissioner
Steve Calloway, Commissioner

CHA Staff: Randy Cole, CEO
Michelle Betz, Executive Assistant
Laura Lewis, Director of Affordable Housing Operations
Justin Anthony, Director of Resident Services
Tawanda Edwards, Director of Housing Programs
Jeff Forck, Director of Safety
Tim Koske, Chief Financial Officer
Caitlin Hammons – Family Self-Sufficiency Coordinator
Paula Herrea – Family Self-Sufficiency Coordinator

Guest: Tom Kayser - Sundvold – Employee Benefits Division Manager

III. Adoption of Agenda:

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

IV. Approval of October 4, 2023, Open Meeting Minutes:

Mr. Hutton called for a motion to approve the amended minutes from the open meeting of October 4, 2023. Mr. Hutton noted that this was a regular meeting. A motion was made by Mr. Calloway and second by Ms. Oliveri. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

V. Approval of the Amended October 4, 2023, Closed Meeting Minutes:

Mr. Hutton called for a motion to approve the amended minutes from the closed meeting of October 4, 2023. A motion was made by Ms. Oliveri and second by Mr. Calloway. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

VI. Public Comment.

There were no public comments.

PUBLIC HEARINGS

1. Proposed FY 2024 CHA Budget: January 1, 2024 – December 31, 2023

a. FY 2024 CHA Employee Benefits Package-Sundvold Financial

Mr. Kayser from Sundvold reviewed the different Employee Benefit Packages for health, dental and life insurance for the 2024 calendar year. Sundvold provided several options (1 thru 5) for supporting CHA’s existing PPO and HDHP plans with a variety of costs to CHA, and different costs/benefits to the employee. Tom stated that CHA staff Option 3 was being recommended by CHA staff. Option 3’s PPO and HDHP Plan provides a continuation of CHA’s current support of the PPO plan with the 8% increase in costs. Option 3 incentivizes the HDHP in an incremental manner to assist in lowering monthly premiums for CHA staff enrolled in the HDHP. Option 3 increases CHA’s contribution to 95% of employee insurance and to 45% for dependents. This change would reduce monthly premiums for CHA staff enrolled in the HDHP.

b. Budget Highlights

Mr. Cole shared an overview of the budget highlights:

- Increase in funding for staff training.
- Increase in funding for IT and computers.
- \$1 per hour cost of living adjustment to assist in maintaining competitive pay rates for front line staff.
- Increase in Safety staff by 1 FTE under the updated funding allocation model.
- Increase in Moving Ahead Program (MAP) staff by 2 full-time staff and an increase in part-time hours for 2 additional staff.
- Changing Housing Ambassador and Homeless Service Coordinator pay allocations to HCV Administrative fees to expand efforts from EHV and to all CHA voucher programs.
- Additional capital improvements in CHA properties.

Mr. Koske reviewed all CHA budgets and discussed cash position, and highlighted changes and areas of focus for FY 2024.

RESOLUTIONS

- VII. Resolution 2933:** A Resolution to Approve the Submission of the FY 2024 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; and Bryant Walkway II Housing Development Group, LP.

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

Mr. Hutton called for a motion to approve Resolution 2933 as presented. A motion was made by Mr. Hutton. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Oliveri, Calloway

No: None

- VIII. Resolution 2934:** To Approve the Columbia Housing Authority's Agency-Wide Budget for FY 2024 Including the FY 2024 Annual Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit Properties and the Columbia Housing Authority's 501(c)3 Nonprofit, CHA Low-Income Services, Inc.

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

Mr. Hutton called for a motion to approve Resolution 2934 as presented. A motion was made by Mr. Calloway. Second by Mr. Hutton. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Oliveri, Calloway

No: None

- IX. Resolution 2935:** A Resolution to Approve the Columbia Housing Authority Employee Benefits Package for January 1, 2024, through December 31, 2024.

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

Mr. Hutton called for a motion to approve Resolution 2935 as presented. A motion was made by Ms. Oliveri. Second by Mr. Hutton. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Oliveri, Calloway

No: None

- X. Resolution 2936:** A Resolution to approve updates to Appendix 3 Range and Salary Plan of the Columbia Housing Authority Personnel Policy.

Mr. Cole shared the position and supervisory duties of the Human Resources Manager position has increased over the past two years, and the current budget for the Human Resources Manager position fits within the range of CHA director positions for FY 2024. The CHA CEO recommends raising the pay range and upgrading the position to Director of Human Resources, which will fall within the Directors salary range of \$24.50 to \$38.46 per hour, to assist in obtaining competitive applicants during the hiring process.

Mr. Hutton called for further discussion. Mr. Calloway stated that he desired to go on the record as a CHA Commissioner to state the need for further consideration of diversity, equity, and inclusion in the process of hiring this position. Mr. Calloway further indicated a desire for the CEO to identify additional operational actions to ensure diversity, equity and inclusion are reflected as a value in CHA operations. Mr. Hutton indicated support for Commissioner Calloway.

Mr. Hutton called for a motion to approve Resolution 2936 as presented. A motion was made by Mr. Calloway. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Oliveri, Calloway

No: None

- I. Resolution 2937:** Authorizing the Chief Executive Officer to execute the appropriate documents and agreements with McCright and Associates for inspection services for the Columbia Housing Authority.

Mr. Cole stated CHA issued a Request for Proposals (RFP's) for Physical Inspection Services on Wednesday, July 12, 2023. The RFP was advertised on the CHA web site and through the Columbia Daily Tribune on July 16, 19 and 23. Proposals were due no later than 4:00 p.m. on Wednesday, August 16, 2023. McCright and Associates were the only ones that submitted a proposal.

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

Mr. Hutton called for a motion to approve Resolution 2937 as presented. A motion was made by Mr. Hutton. Second by Mr. Calloway. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Oliveri, Calloway

No: None

- XI. Resolution 2938:** Authorizing the Chief Executive Officer to execute the appropriate documents and agreements with Rubin Brown audit services for the Columbia Housing Authority and for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers

Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; and Bryant Walkway II Housing Development Group, LP.

Mr. Cole stated CHA issued a Request for Proposals (RFP's) for Audit and Tax Services on Wednesday, August 16, 2023. The RFP was advertised on the CHA web site and through the Columbia Daily Tribune beginning Sunday August 20th, 2023. Proposals were due no later than 4:00 p.m. on Friday, September 15, 2023.

The following banking institutions requested and submitted proposals:

- RubinBrown, LLP
- CliftonLarsonAllen, LLP
- Aprio, LLP.

After evaluated by a selected committee, RubinBrown, LLP was chosen.

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

Mr. Hutton called for a motion to approve Resolution 2938 as presented. A motion was made by Mr. Calloway. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Oliveri, Calloway

No: None

XII. Resolution 2939: Authorizing the Chief Executive Officer to execute the appropriate documents and agreements with Woodley Building Maintenance for Janitorial Services for the Columbia Housing Authority.

Mr. Cole stated CHA issued a Request for Proposals (RFP's) for janitorial Services on Friday, August 18, 2023. The RFP was advertised on the CHA web site and through the Columbia Daily Tribune on August 20, 23, 27 and 30th. Proposals were due no later than 12:00 p.m. on Wednesday, September 20th, 2023.

The following Janitorial companies submitted proposals:

- Woodley Building Maintenance (WBM)
- Spic' N Span Custodial
- C.E. Berry.

The proposals that were submitted were evaluated by CHA personnel, and Woodley Building Maintenance will start January 1, 2024.

Mr. Hutton called for further discussion. Mr. Calloway inquired of CHA staff consideration of MBE/WBE response to the RFP and recommended CHA staff evaluate various approaches to marketing to MBE/WBE firms.

Mr. Hutton called for a motion to approve Resolution 2939 as presented. A motion was made by Ms. Oliveri. Second by Mr. Hutton. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Oliveri, Calloway

No: None

XIII. Resolution 2940: Authorizing the Chief Executive Officer to execute the appropriate documents and agreements with Evans and Dixon, LLC for legal services for the Columbia Housing Authority.

Mr. Cole stated CHA previously solicited proposals for Business and Property legal Services in 2016. CHA enters into inspection agreements for a term of three (3) years with the option of extending the agreements for an additional two (2) years on a year-to-year basis, therefore CHA staff solicited proposals for business and property legal services in 2023. CHA's current provider of Business and Property legal services is Evans and Dixon, LLC.

The following firms were solicited directly:

- Evans and Dixon, LLC
- Bush & Patchett, LLC
- Ford, Parshall & Baker
- Smith Lewis, LLP
- Walther, Antel, Stamper & Fischer
- Lathrop GPM LLP
- Rogers, Ehrhardt, Weber & Howard
- Ron Sweet, Attorney

Mr. Cole shared Evans and Dixon were the only ones that submitted a proposal.

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

Mr. Hutton called for a motion to approve Amended Resolution 2940 as presented. A motion was made by Mr. Calloway. Second by Mr. Hutton. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Oliveri, Calloway

No: None

XIV. Resolution 2941: Authorizing the Chief Executive Officer to execute the appropriate documents and agreements with Jones, Powell, Stevens, LLC for landlord and tenant legal services for the Columbia Housing Authority.

Mr. Cole shared The Columbia Housing Authority (CHA) previously solicited proposals for Landlord and Tenant Legal Services in 2016. CHA enters into service agreements for a term of three (3) years with the option of extending the agreements for an additional two (2) years on a year-to-year basis, therefore CHA staff solicited proposals for landlord and tenant legal services in 2023.

CHA's current provider of Inspection services was the Scott Law firm, however the owner retired in June of 2023. CHA has been utilizing Jones, Powell, and Stevens LLC since June of 2023.

The following firms were solicited directly:

- Jones, Powell and Stevens, LLC
- Evans and Dixon, LLC
- Bush & Patchett, LLC
- Ford, Parshall & Baker
- Chris Kespohl

Mr. Cole shared Jones, Powell and Stevens, LLC were the only ones that submitted a proposal.

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

Mr. Hutton called for a motion to approve Amended Resolution 2941 as presented. A motion was made by Ms. Oliveri. Second by Mr. Calloway. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Oliveri, Calloway

No: None

- XV. Resolution 2942:** Authorizing CHA staff to submit a request to the U.S. Department of Housing and Urban Development to utilize 120% fair market rent rate payment standards in FY 2024 for all CHA voucher programs.

Ms. Edwards shared U.S. Department of Housing and Urban Development (HUD) issues updated Fair Market Rents (FMR's) for housing markets across the country. These FMR's are based on a survey of rents in that market area and are designed so participants on the Section 8 Housing Choice Voucher Program can access an adequate selection of decent housing throughout the market area. The adjustment of FMR's on an annual basis according to the rental market of the area also helps to ensure that persons using Section 8 Housing Choice Vouchers are not presented with limited choices or concentrated in one area. HUD allows local Public Housing Authorities (PHA's) to adjust their payment standards for various voucher sizes up to 110% of the FMR's without HUD approval. PHA's are allowed to increase the payment standards up to 120% annually with HUD's approval. CHA has submitted a request to HUD to increase the 2024 Payment Standards to 120%. This request would take place in early 2024.

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

Mr. Hutton called for a motion to approve Resolution 2942 as presented. A motion was made by Ms. Oliveri. Second by Mr. Hutton. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Oliveri, Calloway

No: None

XVI. REPORTS:

Resident Services:

Mr. Anthony, Ms. Hammons, and Ms. Herrera shared about the training they went to NAHRO Conference.

Affordable Housing Operations:

Ms. Lewis reviewed highlights from the Property Management Report for the month of September 2023, noting 8 families moved in and 21 families moved out or transferred units (1 family purchased a home, 3 households transferred to another property, 2 passed away, 2 household moved in with family, 2 household was terminated, 5 households moved to the private sector, 2 households moved to long term care facilities and 4 households abandoned their unit.).

Ms. Lewis shared out of 622 LIHTC/PBV units, 35 were vacant as of September 30, 2023, which is an overall occupancy rate of 94.40. Of the 35 vacant LIHTC/PBV units, 7 were vacant over 60 days. Amp 1 had 23 vacant units which is an occupancy rate of 80.80% (11 intents to vacate and 2 terminations were issued for reasons other than non-payment.

Affordable Housing Development and Compliance:

Mr. Cole reported on Kinney Point, Park Avenue and Providence Walkway development.

Safety:

Mr. Forck shared that there were 51 CHA Safety Department Reports in September and 240 Joint Communication Logs for September. The Safety department had 7 lease violations, 8 trespass person's, 8 welfare checks and 6 property crimes. Safety had 5 new residents move in meetings.

XVII. Public Comment

There was no public comment.

XVIII. Commissioner Comment

Mr. Calloway wanted to go on record, he would like to see more diversity, equity and inclusion.

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Second by Mr. Calloway. Mr. Hutton called the meeting adjourned at 8:01 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 October 30, 2023, I posted public notice of the November 1, 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: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 6, 2023

Re: CHA Affordable Housing Development

Executive Summary

This report provides an update of current activities associated with affordable housing development efforts.

Discussion

CHA staff have been working with several important pieces for each of CHA's affordable housing development priorities. A summary of recent and current efforts by each project is as follows.

Fulson Housing Group Update

The December 6, 2023, CHA Board of Commissioners meeting is the final meeting for FY 2023, and there are significant activities and updates as it relates to redevelopment efforts, therefore representative(s) from Fulson Housing Group will be in attendance to provide updates and answer questions.

CHA staff also has the following summary of updates for the CHA Board of Commissioners:

Kinney Point:

- CHA staff continued to work with Fulson Housing Group and EM Harris on the bid process for sub-contractors. EM Harris has extended the bid process through December 29th and is working collaboratively with CHA staff to garner additional local response. An informational meeting will be held on December 13th.
- Red Stone continued conducting due diligence meetings for the closing of Kinney Point. Fulson Housing Group indicated a January 31st closing as being feasible. CHA staff are working through its remaining items to meet the January 31st deadline including the AHAP agreement, Management Plan, and Bond Issuance.
- The city approved the HOME ARP funding agreement at its November 6th City Council meeting. A final fully executed agreement was provided to CHA on November 27th.
- Firm Submission to MHDC was rescheduled for January 15, 2023, and the developer anticipates submitting for firm prior to this date.

Park Avenue:

- City staff is still working through the National Environmental Protection Agency (NEPA) Part 58 review required for RAD conversion. A noise study is being ordered this week and should be the remaining Part 58 review item.
- CHA staff is working to submit the RAD financing Plan and the MHDC Firm Submission, as the RAD Conversion will take extra time, firm submission and closing will likely be late in the first quarter of 2024.



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- CHA's final plat incorporating the parking reduction variance request was approved at the November 6, 2023 City Council meeting.

Providence Walkway:

- Providence Walkway CHAP application was submitted on 10/24/2023.
- MHDC will make an announcement of LIHTC awards on December 8th. The application submitted required no clarifying or follow up information, indicating a thorough application. If CHA has received notice of a CHAP award and also awarded LIHTC from MHDC, CHA will begin next steps for MHDC and RAD Financing Plan.

Recommended Commission Action

Review and consider the report.



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 6, 2023

Re: Resolution 2943: A Resolution Approving the Job Descriptions and Salary Range for Lead MAP Assistant and Approving Updates to Appendix 1 – Organizational Chart and Appendix 3 – Range and Salary Plan to the CHA Personnel Policy.

Executive Summary

Approval of the attached resolution would authorize a new job description for Lead Moving Ahead Program (MAP) Assistant position. 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 includes the addition of a Lead MAP Assistant position description and the inclusion of two full-time Lead MAP Assistant positions and two part time Lead MAP Assistant positions. The resolution also includes an update to the CHA organizational chart to include the additional Lead MAP Assistant positions, as well as the Director of Human Resources, Director of Maintenance and ROSS Services Coordinator. A summary of recommended changes for CHA Board of Commissioner consideration is as follows:

Lead MAP Assistant(s)

Approval of the resolution would authorize the Lead MAP Assistant position description and related updates to the organizational chart. The Moving Ahead Program (MAP) has undergone a significant level of growth over the last two years, and staff has identified the need for additional MAP capacity to assist with program growth and strengthening business operations. The CEO and Director of Resident Services worked closely with MAP staff to develop a staffing plan to meet both needs. The CHA Board of Commissioners approved budget authority for the Lead MAP Assistant positions as part of the FY 2024 CHA Budget. The organizational chart approval includes two full time Lead MAP Assistants to be supervised by the Moving Ahead Program Coordinator, as well as two part time Lead MAP Assistants to be supervised by the Assistant Moving Ahead Program Coordinator. The part-time Lead MAP Assistant pay rates are budget to be higher and with additional hours as compared to other part-time MAP positions.

Director of Human Resources

Approval of the resolution would authorize and update the organizational chart to reflect the Human Resources Manager position to be titled Director of Human Resources. The upgrading of the Human Resources Manager position description to the Director of Human Resources was approved at the previous CHA Board of Commissioners meeting.

Director of Maintenance

Approval of the resolution would authorize updates to reporting structure of Maintenance Department staff. The previous organizational chart provided a combination of Maintenance staff that reported directly to the Director, as well as Maintenance staff that reported directly to Property Managers. Approval of the resolution



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would align all reporting duties under the Director of Maintenance. This proposed change was a result of significant discussion with and between the Director of Property Management, Director of Resident Services, and the CEO, and is intended to clarify supervisor and employee accountability. The CEO also intends to work with Directors to ensure teamwork between departments to care for CHA properties, residents, and operations.

ROSS Services Coordinator

Approval of the organizational chart also includes adding supervisory duties to the Resident Services ROSS Services Coordinator position. This change is intended to align similar roles and responsibilities of ROSS, FSS and Healthy Homes Connections (HHC) staff, as well as increasing capacity of the Director of Resident Services to assist with LIHTC redevelopment activities and assistance with Maintenance Director.

Re-ordering of Directors/Departments on the Organizational Chart

Approval of the organizational chart would also approve reordering of the Directors/Departments on the organizational chart. This proposed change would not have a material impact on operations and is intended to help reflect related operations and assist with future planning and growth of CHA in 2024. The ordering is intended to group departments in a manner that reflects alignment of specific operations and functions.

Recommended Commission Action

Adopt the Resolution Approving the Job Descriptions and Salary Range for Lead MAP Assistant and Approving Updates to Appendix 1 – Organizational Chart and Appendix 3 – Range and Salary Plan to the CHA Personnel Policy.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2943

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, and range of pay for Lead MAP Assistant and recognizes the need for amending positions 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 Appendix 1-Organizational Chart showing changes in reporting duties associated with the positions of Lead MAP Assistant, Director Human Resources, and Director of Maintenance in order to redistribute workload and reporting duties 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 proposed position of Lead MAP Assistant 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 December 6, 2023, as attached hereto and made a part hereof.

Bob Hutton, Chairman

Randy Cole, Secretary

Adopted December 6, 2023



MOVING AHEAD PROGRAM
Lead Map Assistant

Reports To: Program Coordinator, Assistant Program Coordinator

PAY RATE: Determined by grant funding

Start Date: Immediate

SUMMARY OF POSITION: Responsible for assisting with all components of CHA's Moving Ahead Program and Ensuring all program competencies and requirements are met.

The Moving Ahead Program is a community-based program designed to support at-risk children. The principal goal of the Moving Ahead Program is to improve the commitment to school (attendance, conduct, effort, and parental involvement) and academic performance of Columbia's vulnerable low-income youth. Staff provide:

- Education services
- Family services
- Mentoring
- After school activities
- Incentives/recognitions

MAJOR DUTIES AND RESPONSIBILITIES:

- Help with tutoring and mentoring programs.
- Help classroom staff implement lesson plans.
- Help center stay in compliance with grant, licensing and food programs.
- Help maintain clean and safe environment.
- Help with after school and summer activities, including but not limited to recreation, entertainment, self-esteem, cultural heritage, and social emotional skills, STEM (science, technology, engineering, arts, and mathematics), reading, writing, history and diversity.
- Act as a positive role model for children and youth in the program
- Help to identify and coordinate partners to assist with programming, help coordinate family events with trained facilitators or partners, Help with community service activities.
- Help in planning and preparing for MAP Family Development and Family Education events.
- Help in planning and preparing MAP community events.
- Help assist in creating flyers, promotional materials and advertising for events.
- Help to maintain and updates MAP social media.
- Help with implementation of lessons plans.
- Help to ensure inclusion and involvement by all students in the group.
- Help monitor and ensure the safety of students and staff at all times.
- Help assist in the delivery of daily programming.

REQUIRED KNOWLEDGE AND SKILLS:

- Some knowledge of at-risk youth programming
- Leadership skills
- Must be organized and dependable
- Ability to express oneself effectively both orally and in writing
- Ability to help maintain effective working relationships with superiors, associates, parents, teachers, principals, volunteers, police officers, juvenile officers, residents and guests, the general public, as well as the ability to work with disadvantaged, troubled and physically and mentally challenged persons

- Ability to work with a diverse population
- Ability to maintain calm and function effectively in a crisis
- Good work history and attendance record

EDUCATION AND EXPERIENCE:

- High school diploma or equivalent or two years of experience working/volunteering with children/youth; or an equivalent combination of education and related work experience

SPECIAL REQUIREMENTS:

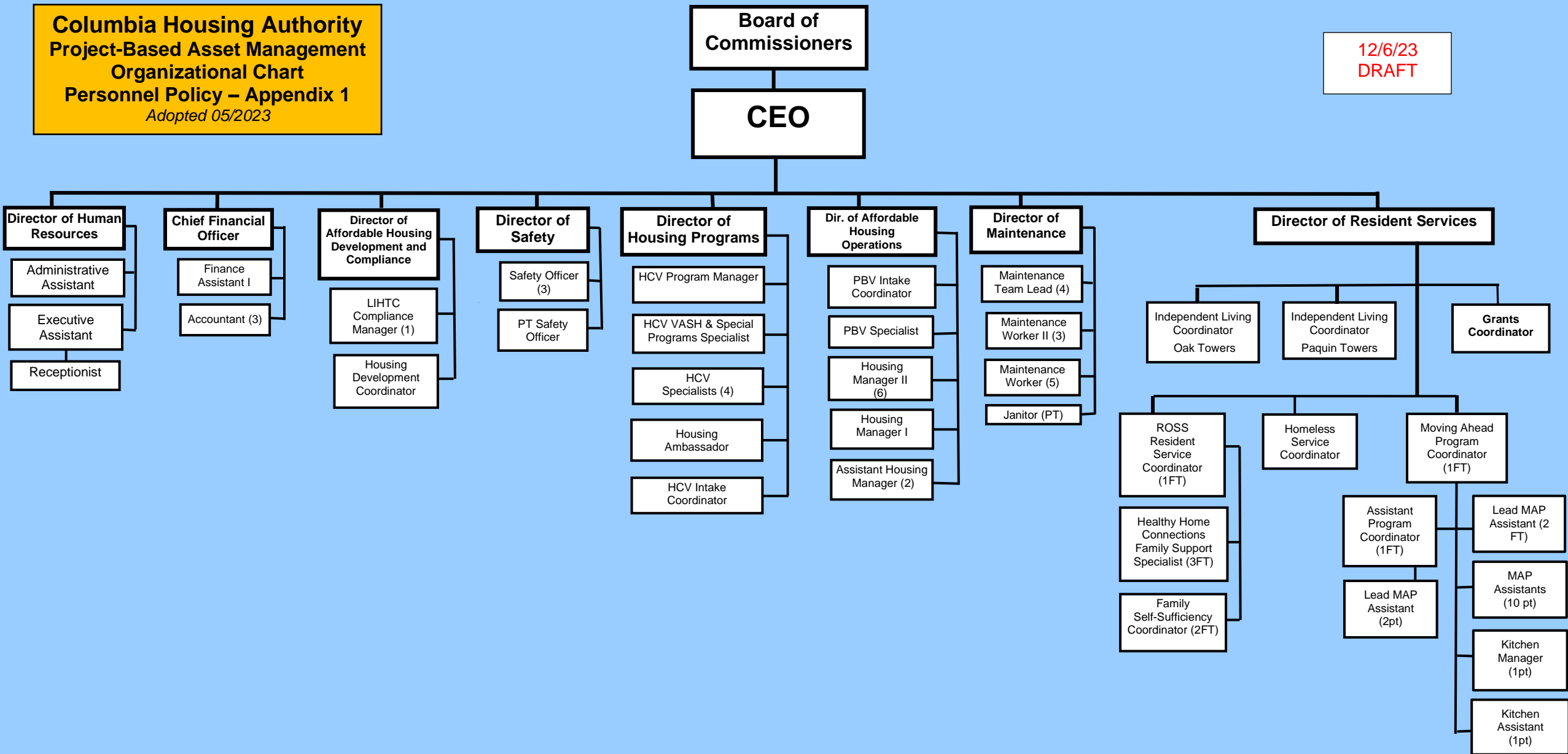
- Must be bondable and insurable
- Must be willing and able to work flexible hours, including nights and weekends
- Must be able to obtain and maintain a checking or savings account for the purpose of direct deposit of payroll
- Must be able to pass a criminal background check and drug screen

Employee Signature

Date

Columbia Housing Authority
Project-Based Asset Management
Organizational Chart
Personnel Policy – Appendix 1
Adopted 05/2023

12/6/23
DRAFT





Housing Authority of the City of Columbia, Missouri

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Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 6, 2023

Re: October 2023 Unaudited Financial Reports and Other Items of Interest

Monthly Financial Highlight

The combined LIHTC properties are yielding good cash flow for FYE 2023. In this meeting and subsequent board meetings, we will be focusing on our cash position and financial health of different parts of The Columbia Housing Authority's scope of operations.

| Stuart Parker/Pacquin Tower | Year to Date | Budget | Variance | Percent of Variance |
|---|---------------------|-------------------|------------------|----------------------------|
| <i>Total Revenue</i> | 1,774,505.77 | 1,692,999.10 | 81,506.67 | 4.8% |
| Total Operating - Administrative | 293,033.74 | 310,766.70 | (17,732.96) | -5.7% |
| Total Tenant Services | 85,891.64 | 96,476.00 | (10,584.36) | -11.0% |
| Total Utilities | 250,442.97 | 240,206.70 | 10,236.27 | 4.3% |
| Total Maintenance | 401,844.74 | 347,577.30 | 54,267.44 | 15.6% |
| Total Insurance Premiums | 71,792.84 | 67,287.50 | 4,505.34 | 6.7% |
| Total Other General Expenses | 73,607.48 | 56,590.00 | 17,017.48 | 30.1% |
| Total Interest Expense and Amortization Cost | 417,732.57 | 395,855.80 | 21,876.77 | 5.5% |
| <i>Total Operating Expenses</i> | 1,594,345.98 | 1,514,760.00 | 79,585.98 | 5.3% |
| Excess of Operating Revenue over Operating Expenses | 180,159.79 | 178,239.10 | 1,920.69 | 1.1% |
| <i>Total Expenses</i> | 2,131,619.98 | 2,050,864.20 | 80,755.78 | 3.9% |
| <i>Net Gain (Loss)</i> | (357,114.21) | (357,865.10) | 750.89 | -0.2% |
| Interest on seller financing and loan amortization | 254,284.67 | 186,190.80 | 68,093.87 | 46.7% |
| Depreciation Expense | 537,274.00 | 536,104.20 | 1,169.80 | 0.2% |
| Cash Flow | 434,444.46 | 364,429.90 | 70,014.56 | 19.2% |

| Bear Creek | Year to Date | Budget | Variance | Percent of Variance |
|---|---------------------|---------------|-----------------|----------------------------|
| <i>Total Revenue</i> | 515,477 | 507,222 | 8,256 | 1.6% |
| Total Operating - Administrative | 92,226 | 94,818 | (2,592) | -2.7% |
| Total Tenant Services | 14,713 | 31,212 | (16,499) | -52.9% |
| Total Utilities | 47,898 | 39,971 | 7,927 | 19.8% |
| Total Maintenance | 135,995 | 130,819 | 5,176 | 4.0% |
| Total Insurance Premiums | 54,852 | 50,790 | 4,062 | 8.0% |
| Total Other General Expenses | 22,335 | 20,970 | 1,365 | 6.5% |
| Total Interest Expense and Amortization Cost | 124,174 | 118,641 | 5,533 | 4.7% |
| <i>Total Operating Expenses</i> | 492,193 | 487,220 | 4,973 | 1.0% |
| Excess of Operating Revenue over Operating Expenses | 23,284 | 20,001 | 3,283 | 16.4% |
| <i>Total Expenses</i> | 679,937 | 674,965 | 4,973 | 0.7% |
| <i>Net Gain (Loss)</i> | (164,460) | (167,743) | 3,283 | -2.0% |
| Interest on seller financing and loan amortization | 90,430 | 51,506 | 38,924 | 112.8% |
| Depreciation Expense | 187,744 | 187,744 | (0) | 0.0% |
| Cash Flow | 113,714 | 71,507 | 42,207 | 59.0% |



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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| Oak Towers | Year to Date | Budget | Variance | Percent of Variance |
|---|-------------------|-------------------|------------------|---------------------|
| <i>Total Revenue</i> | 948,690.87 | 913,771.70 | 34,919.17 | 3.8% |
| Total Operating - Administrative | 183,020.09 | 184,028.40 | (1,008.31) | -0.5% |
| Total Tenant Services | 59,516.01 | 72,965.70 | (13,449.69) | -18.4% |
| Total Utilities | 126,430.96 | 123,565.00 | 2,865.96 | 2.3% |
| Total Maintenance | 220,893.16 | 221,741.70 | (848.54) | -0.4% |
| Total Insurance Premiums | 28,698.11 | 35,576.60 | (6,878.49) | -19.3% |
| Total Other General Expenses | 48,426.87 | 27,321.70 | 21,105.17 | 77.2% |
| Total Interest Expense and Amortization Cost | 172,600.09 | 164,837.20 | 7,762.89 | 0.0% |
| <i>Total Operating Expenses</i> | 839,585.29 | 830,036.30 | 9,548.99 | 1.2% |
| Excess of Operating Revenue over Operating Expenses | 109,105.58 | 83,735.40 | 25,370.18 | 30.3% |
| <i>Total Expenses</i> | 1,173,921.96 | 1,235,316.30 | (61,394.34) | -5.0% |
| <i>Net Gain (Loss)</i> | (225,231.09) | (321,544.60) | 96,313.51 | -30.0% |
| Interest on seller financing and loan amortization | 117,350.91 | 72,685.00 | 44,665.91 | 81.7% |
| Depreciation Expense | 334,336.67 | 405,280.00 | (70,943.33) | -17.5% |
| Cash Flow | 226,456.49 | 156,420.40 | 70,036.09 | 44.8% |

| Patriot Place | Year to Date | Budget | Variance | Percent of Variance |
|---|--------------------|--------------------|-----------------|---------------------|
| <i>Total Revenue</i> | 173,797.52 | 172,079.10 | 1,718.42 | 1.0% |
| Total Operating - Administrative | 42,729.75 | 42,981.60 | (251.85) | -0.6% |
| Total Utilities | 21,716.71 | 18,212.50 | 3,504.21 | 19.2% |
| Total Maintenance | 32,495.66 | 36,337.80 | (3,842.14) | -10.6% |
| Total Protective Services | 9,172.51 | 10,182.60 | (1,010.09) | -9.9% |
| Total Insurance Premiums | 10,021.12 | 10,665.80 | (644.68) | -6.0% |
| Total Other General Expenses | 10,215.52 | 7,736.20 | 2,479.32 | 32.0% |
| Total Interest Expense and Amortization Cost | 13,958.20 | 13,805.00 | 153.20 | 1.1% |
| <i>Total Operating Expenses</i> | 140,309.47 | 140,129.80 | 179.67 | 0.1% |
| Excess of Operating Revenue over Operating Expenses | 33,488.05 | 31,949.30 | 1,538.75 | 4.8% |
| <i>Total Expenses</i> | 312,361.84 | 313,720.50 | (1,358.66) | -0.4% |
| <i>Net Gain (Loss)</i> | (138,564.32) | (141,641.40) | 3,077.08 | -2.2% |
| Interest on seller financing and loan amortization | 6,960.24 | 6,806.70 | 153.54 | 2.3% |
| Depreciation Expense | 102,770.21 | 102,770.00 | 0.21 | 0.0% |
| Cash Flow | (28,833.87) | (32,064.70) | 3,230.83 | -10.1% |

| Bryant Walkway | Year to Date | Budget | Variance | Percent of Variance |
|---|------------------|------------------|-------------------|---------------------|
| <i>Total Revenue</i> | 305,823.49 | 307,445.00 | (1,621.51) | -0.5% |
| Total Operating - Administrative | 83,488.90 | 77,233.90 | 6,255.00 | 8.1% |
| Total Tenant Services | 10,251.18 | 22,504.20 | (12,253.02) | -54.4% |
| Total Utilities | 28,333.50 | 22,730.00 | 5,603.50 | 24.7% |
| Total Maintenance | 76,919.02 | 74,004.30 | 2,914.72 | 3.9% |
| Total Insurance Premiums | 30,647.72 | 31,571.70 | (923.98) | -2.9% |
| Total Other General Expenses | 20,221.16 | 17,046.70 | 3,174.46 | 18.6% |
| Total Interest Expense and Amortization Cost | 24,731.44 | 24,408.40 | 323.04 | 1.3% |
| <i>Total Operating Expenses</i> | 274,592.92 | 269,499.20 | 5,093.72 | 1.9% |
| Excess of Operating Revenue over Operating Expenses | 31,230.57 | 37,945.80 | (6,715.23) | -17.7% |
| <i>Total Expenses</i> | 521,006.24 | 517,618.40 | 3,387.84 | 0.7% |
| <i>Net Gain (Loss)</i> | (215,182.75) | (210,173.40) | (5,009.35) | 2.4% |
| Interest on seller financing and loan amortization | 5,738.73 | 5,264.20 | 474.53 | 9.0% |
| Depreciation Expense | 246,413.32 | 248,119.20 | (1,705.88) | -0.7% |
| Cash Flow | 36,969.30 | 43,210.00 | (6,240.70) | -14.4% |



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| Bryant Walkway II | Year to Date | Budget | Variance | Percent of Variance |
|---|---------------------|------------------|--------------------|----------------------------|
| <i>Total Revenue</i> | 188,017.57 | 188,488.40 | (470.83) | -0.2% |
| Total Operating - Administrative | 52,948.82 | 53,915.80 | (966.98) | -1.8% |
| Total Tenant Services | 6,169.33 | 13,696.60 | (7,527.27) | -55.0% |
| Total Utilities | 23,306.53 | 14,745.90 | 8,560.63 | 58.1% |
| Total Maintenance | 43,484.84 | 33,740.80 | 9,744.04 | 28.9% |
| Total Insurance Premiums | 19,460.38 | 18,448.30 | 1,012.08 | 5.5% |
| Total Other General Expenses | 11,987.37 | 11,549.20 | 438.17 | 3.8% |
| Total Interest Expense and Amortization Cost | 32,367.20 | 29,464.20 | 2,903.00 | 0.0% |
| <i>Total Operating Expenses</i> | 189,724.47 | 175,560.80 | 14,163.67 | 8.1% |
| Excess of Operating Revenue over Operating Expenses | (1,706.90) | 12,927.60 | (14,634.50) | -113.2% |
| <i>Total Expenses</i> | 309,462.20 | 295,298.30 | 14,163.90 | 4.8% |
| <i>Net Gain (Loss)</i> | (121,444.63) | (106,809.90) | (14,634.73) | 13.7% |
| Interest on seller financing and loan amortization | 2,934.61 | 2,707.50 | 227.11 | 8.4% |
| Depreciation Expense | 119,737.73 | 119,737.50 | 0.23 | 0.0% |
| Cash Flow | 1,227.71 | 15,635.10 | (14,407.39) | -92.1% |

| Total LIHTC | Year to Date | Budget | Variance | Percent of Variance |
|---|---------------------|----------------|-----------------|----------------------------|
| <i>Total Revenue</i> | 3,906,313 | 3,782,005 | 124,308 | 3.3% |
| Total Operating - Administrative | 747,447 | 763,744 | (16,297) | -2.1% |
| Total Tenant Services | 176,541 | 140,378 | (49,729) | -35.4% |
| Total Utilities | 498,128 | 459,431 | 38,697 | 8.4% |
| Total Maintenance | 911,633 | 844,221 | 67,411 | 8.0% |
| Total Protective Services | 9,173 | 10,183 | (1,010) | -9.9% |
| Total Insurance Premiums | 215,473 | 214,340 | 1,133 | 0.5% |
| Total Other General Expenses | 186,794 | 141,214 | 45,580 | 32.3% |
| Total Interest Expense and Amortization Cost | 785,564 | 747,011 | 38,552 | 5.2% |
| <i>Total Operating Expenses</i> | 3,530,751 | 3,417,206 | 113,545 | 3.3% |
| Excess of Operating Revenue over Operating Expenses | 375,561 | 364,799 | 10,763 | 3.0% |
| <i>Total Expenses</i> | 5,128,309 | 5,087,782 | 40,527 | 0.8% |
| <i>Net Gain (Loss)</i> | (1,221,997) | (1,305,777) | 83,781 | -6.4% |
| Interest on seller financing and loan amortization | 477,699 | 325,160 | 152,539 | 46.9% |
| Depreciation Expense | 1,528,276 | 1,599,755 | (71,479) | -4.5% |
| Cash Flow | 783,978 | 619,138 | 164,840 | 26.6% |



Housing Authority of the City of Columbia, Missouri

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MONTHLY FINANCIAL STATEMENTS

(unaudited)

October 31, 2023

Fiscal Year End
December 2023
Month 10 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 | \$ 855,398 | \$ 886,813 | \$ (31,415) | \$ 8,308,187 | \$ 8,868,132 | (559,945) | -6% |
| HUD Admin Fees Earned | 101,414 | 99,158 | 2,256 | 1,059,565 | 991,577 | 67,988 | 7% |
| Total Fee Revenue | 956,812 | 985,971 | (29,159) | 9,367,752 | 9,859,708 | (491,957) | -5% |
| Investment Income - Unrestricted | 3,685 | 417 | 3,268 | 23,363 | 4,168 | 19,195 | 460% |
| Fraud Recovery - HAP | 219 | 100 | 119 | 1,675 | 1,000 | 675 | 0% |
| Fraud Recovery - Admin | 219 | 100 | 119 | 1,675 | 1,000 | 675 | 0% |
| Other Revenue | - | - | - | - | - | - | - |
| Total Revenue | \$ 960,934 | \$ 986,588 | \$ (25,653) | \$ 9,394,465 | \$ 9,865,877 | \$ (471,412) | -5% |
| Administrative Salaries | 42,463 | 27,863 | 14,600 | 310,806 | 278,631 | 32,175 | 12% |
| Auditing Fees | - | 3,333 | (3,333) | 24,272 | 33,333 | (9,061) | -27% |
| Management Fee | 19,344 | 20,728 | (1,384) | 196,380 | 207,278 | (10,898) | -5% |
| Book-keeping Fee | 12,090 | 12,955 | (865) | 122,738 | 129,549 | (6,812) | -5% |
| Advertising and Marketing | - | 42 | (42) | - | 417 | (417) | -100% |
| Employee Benefit contributions - Administrative | 11,505 | 9,320 | 2,186 | 80,367 | 93,196 | (12,829) | -14% |
| Office Expenses | 6,545 | 4,842 | 1,703 | 75,984 | 48,422 | 27,562 | 57% |
| Training & Travel | - | 367 | (367) | 1,325 | 3,667 | (2,342) | -64% |
| Other Administrative Expenses | 13,404 | 7,336 | 6,068 | 103,877 | 73,363 | 30,513 | 42% |
| Total Operating - Administrative | 105,352 | 86,786 | 18,566 | 915,883 | 867,856 | 48,027 | 6% |
| Total Tenant Services | 245 | - | 245 | 2,542 | - | 2,542 | |
| Total Utilities | 781 | 862 | (81) | 8,449 | 8,618 | (169) | -2% |
| Bldg. Maintenance | 1,148 | 1,367 | (219) | 12,969 | 13,673 | (705) | -5% |
| Insurance Premiums | 1,514 | 1,182 | 332 | 13,382 | 11,823 | 1,558 | 13% |
| Other General Expenses | 3,901 | 551 | 3,350 | 20,890 | 5,509 | 15,380 | 279% |
| Total Operating Expenses | \$ 112,940 | \$ 90,748 | \$ 22,192 | \$ 974,113 | \$ 907,479 | \$ 66,634 | 7% |
| Excess of Operating Revenue over Operating Expenses | \$ 847,994 | \$ 895,840 | \$ (47,846) | \$ 8,420,352 | \$ 8,958,398 | \$ (538,046) | -6% |
| Homeownership | 3,930 | 4,236 | (306) | 39,055 | 42,360 | (3,305) | -8% |
| Portable Housing Assistance Payments | 25,200 | 9,450 | 15,750 | 202,442 | 94,500 | 107,942 | 114% |
| S8 FSS Payments | 18,760 | 12,167 | 6,593 | 127,350 | 121,667 | 5,683 | 5% |
| VASH Housing Assistance Payments | 57,860 | 62,430 | (4,570) | 559,121 | 624,300 | (65,179) | -10% |
| All Other Vouchers Housing Assistance Payments | 764,479 | 807,035 | (42,555) | 7,430,295 | 8,070,347 | (640,052) | -8% |
| Total Housing Assistance Payments | 870,228 | 895,317 | (25,089) | 8,358,263 | 8,953,173 | (594,910) | -7% |
| Depreciation Expense | 1,701 | 1,701 | - | 17,007 | 17,007 | - | |
| Total Expenses | \$ 984,870 | \$ 987,766 | \$ (2,897) | \$ 9,349,383 | \$ 9,877,660 | \$ (528,277) | -5% |
| Net Gain (Loss) | \$ (23,935) | \$ (1,179) | \$ (22,757) | \$ 45,082 | \$ (11,783) | \$ 56,865 | -483% |

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

| | Current Month | Budget | Variance | Year to Date | Budget | Variance | Percent of Variance |
|--|-------------------|------------------|-------------------|---------------------|-------------------|-------------------|------------------------|
| Tenant Rental Revenue | \$ 33,772 | \$ 26,836 | \$ 6,936 | \$ 350,318 | \$ 268,356 | \$ 81,962 | 31% |
| Vacancy Loss | (7,648) | (1,427) | (6,221) | (54,174) | (14,268) | (39,906) | 280% |
| Net Tenant Rental Revenue | 26,124 | 25,409 | 715 | 296,144 | 254,088 | 42,056 | 17% |
| Tenant Revenue - Other | 1,312 | 799 | 513 | 5,252 | 7,993 | (2,741) | -34% |
| Total Tenant Revenue | 27,436 | 26,208 | 1,228 | 301,396 | 262,081 | 39,315 | 15% |
| HUD PHA Operating Grants | 41,061 | 38,517 | 2,544 | 409,137 | 385,166 | 23,971 | 6% |
| Capital Fund Grants | 308,817 | 28,363 | 280,454 | 618,391 | 283,633 | 334,758 | 118% |
| Total Grant Revenue | 349,878 | 66,880 | 282,998 | 1,027,528 | 668,799 | 358,729 | 54% |
| Investment Income - Unrestricted | 7,679 | 338 | 7,341 | 54,265 | 3,376 | 50,889 | 1507% |
| Fraud Recovery | - | - | - | - | - | - | 0% |
| Other Revenue | 2,627 | 4,338 | (1,710) | 29,273 | 43,375 | (14,102) | -33% |
| Total Revenue | \$ 387,620 | \$ 97,763 | \$ 289,857 | \$ 1,424,637 | \$ 977,631 | \$ 447,006 | 46% |
| Administrative Salaries | 4,571 | 5,001 | (430) | 46,858 | 50,014 | (3,156) | -6% |
| Auditing Fees | 473 | 400 | 73 | 2,602 | 4,000 | (1,398) | -35% |
| Management Fee | 5,277 | 5,524 | (248) | 57,882 | 55,244 | 2,637 | 5% |
| Book-keeping Fee | 728 | 855 | (128) | 7,980 | 8,550 | (570) | -7% |
| Advertising and Marketing | - | - | - | - | - | - | |
| Employee Benefit contributions - Administrative | 998 | 1,759 | (761) | 16,954 | 17,588 | (634) | -4% |
| Office Expenses | 871 | 984 | (113) | 12,230 | 9,836 | 2,394 | 24% |
| Legal Expense | 46 | 125 | (80) | 240 | 1,250 | (1,011) | -81% |
| Training & Travel | 220 | 333 | (113) | 220 | 3,333 | (3,113) | -93% |
| Other | 300 | 428 | (127) | 4,766 | 4,275 | 491 | 11% |
| Total Operating - Administrative | 13,483 | 15,409 | (1,926) | 149,732 | 154,091 | (4,359) | -3% |
| Asset Management Fee | 1,200 | 1,200 | - | 12,000 | 12,000 | - | 0% |
| Tenant Services - Salaries | 224 | 533 | (309) | 2,086 | 5,330 | (3,244) | -61% |
| Cares Act - COVID-19 Expenses | - | - | - | - | - | - | |
| Employee Benefit Contributions - Tenant Services | 17 | 41 | (24) | 160 | 408 | (249) | -61% |
| Tenant Services - Other | - | 350 | (350) | 1,304 | 3,500 | (2,196) | -63% |
| Total Tenant Services | 241 | 924 | (683) | 3,549 | 9,238 | (5,689) | -62% |

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

| | Current Month | Budget | Variance | Year to Date | Budget | Variance | Percent of Variance |
|--|-------------------|------------------|-------------------|-------------------|-------------------|--------------------|------------------------|
| Water | \$ 2,300 | \$ 2,609 | \$ (309) | \$ 23,296 | \$ 26,088 | \$ (2,792) | -11% |
| Electricity | 2,482 | 1,310 | 1,172 | 16,014 | 13,102 | 2,912 | 22% |
| Gas | 399 | 752 | (353) | 7,060 | 7,522 | (462) | -6% |
| Sewer | 2,118 | 2,581 | (463) | 22,642 | 25,813 | (3,171) | -12% |
| Total Utilities | 7,299 | 7,252 | 47 | 69,012 | 72,524 | (3,513) | -5% |
| Maintenance - Labor | 16,137 | 18,118 | (1,982) | 151,791 | 181,184 | (29,393) | -16% |
| Maintenance - Materials & Other | 1,381 | 5,317 | (3,937) | 37,229 | 53,172 | (15,942) | -30% |
| Maintenance and Operations Contracts | 6,191 | 8,753 | (2,562) | 85,231 | 87,526 | (2,295) | -3% |
| Employee Benefit Contributions - Maintenance | 6,055 | 5,774 | 282 | 43,314 | 57,735 | (14,421) | -25% |
| Total Maintenance | 29,764 | 37,962 | (8,198) | 317,566 | 379,617 | (62,051) | -16% |
| Total Protective Services | 2,543 | 3,163 | (620) | 30,823 | 31,634 | (811) | -3% |
| Total Insurance Premiums | 5,226 | 4,662 | 564 | 51,178 | 46,619 | 4,559 | 10% |
| Other General Expenses | 237 | - | 237 | 35,038 | - | 35,038 | #DIV/0! |
| Payments in Lieu of Taxes | 1,882 | 1,816 | 67 | 23,033 | 18,158 | 4,875 | 27% |
| Bad debt - Tenant Rents | 768 | 393 | 375 | 775 | 3,933 | (3,157) | -80% |
| Total Other General Expenses | 5,990 | 2,209 | 3,781 | 72,684 | 22,091 | 50,593 | 229% |
| Interest on Notes Payable | (1,479) | 226 | (1,705) | 52 | 2,264 | (2,213) | -98% |
| Total Operating Expenses | \$ 64,267 | \$ 73,008 | \$ (8,740) | \$ 706,595 | \$ 730,079 | \$ (23,484) | -3% |
| Excess of Operating Revenue over Operating Expen: | \$ 323,353 | \$ 24,755 | \$ 298,598 | \$ 718,042 | \$ 247,552 | \$ 470,490 | 190% |
| Extraordinary Maintenance | - | 500 | (500) | - | 5,000 | (5,000) | -100% |
| Depreciation Expense | 13,982 | 13,875 | 107 | 139,818 | 138,750 | 1,068 | 1% |
| Total Expenses | \$ 78,249 | \$ 87,383 | \$ (9,134) | \$ 846,412 | \$ 873,829 | \$ (27,416) | -3% |
| Net Gain (Loss) | \$ 309,371 | \$ 10,380 | \$ 298,991 | \$ 578,225 | \$ 103,802 | \$ 474,423 | 457% |

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 | \$ 72,828 | \$ 75,510 | \$ (2,682) | \$ 743,376 | \$ 755,100 | \$ (11,724) | -2% |
| Rental Subsidies | 89,762 | 87,080 | 2,682 | 881,984 | 870,800 | 11,184 | 1% |
| Vacancy Loss | (3,459) | (3,658) | 200 | (36,290) | (36,583) | 293 | -1% |
| Net Rental Revenue | 159,131 | 158,932 | 200 | 1,589,070 | 1,589,317 | (247) | 0% |
| Tenant Revenue - Other | 2,039 | 1,069 | 970 | 8,939 | 10,688 | (1,748) | -16% |
| Total Tenant Revenue | 161,170 | 160,000 | 1,170 | 1,598,009 | 1,600,004 | (1,995) | 0% |
| Investment Income - Unrestricted | 13,867 | 1,890 | 11,977 | 95,552 | 18,895 | 76,657 | 406% |
| Other Revenue | 7,964 | 7,410 | 554 | 80,944 | 74,100 | 6,844 | 9% |
| Total Revenue | \$ 183,000 | \$ 169,300 | \$ 13,701 | \$ 1,774,506 | \$ 1,692,999 | \$ 81,507 | 5% |
| Administrative Salaries | 10,692 | 12,513 | (1,820) | 99,413 | 125,125 | (25,712) | -21% |
| Auditing Fees | 1,267 | 1,150 | 117 | 12,667 | 11,500 | 1,167 | 10% |
| Property Management Fee | 10,093 | 10,045 | 49 | 100,260 | 100,447 | (186) | 0% |
| Asset Management Fees | 1,122 | 353 | 769 | 11,221 | 3,533 | 7,688 | 218% |
| Advertising and Marketing | - | 8 | (8) | - | 83 | (83) | -100% |
| Employee Benefit contributions - Administrative | 3,228 | 3,701 | (473) | 30,429 | 37,011 | (6,582) | -18% |
| Office Expenses | 2,315 | 2,210 | 105 | 26,553 | 22,095 | 4,458 | 20% |
| Legal Expense | 381 | 208 | 173 | 2,159 | 2,078 | 81 | 4% |
| Training & Travel | - | 194 | (194) | 2,841 | 1,937 | 905 | 47% |
| Other | 908 | 696 | 212 | 7,490 | 6,958 | 532 | 8% |
| Total Operating - Administrative | 30,005 | 31,077 | (1,071) | 293,034 | 310,767 | (17,733) | -6% |
| Total Tenant Services | 8,631 | 9,648 | (1,016) | 85,892 | 96,476 | (10,584) | -11% |
| Water | 6,670 | 5,545 | 1,125 | 62,881 | 55,454 | 7,426 | 13% |
| Electricity | 11,358 | 12,863 | (1,505) | 129,586 | 128,630 | 956 | 1% |
| Gas | 1,209 | 1,503 | (293) | 15,705 | 15,025 | 680 | 5% |
| Sewer | 4,559 | 4,110 | 449 | 42,272 | 41,098 | 1,174 | 3% |
| Total Utilities | \$ 23,796 | \$ 24,021 | \$ (224) | \$ 250,443 | \$ 240,207 | \$ 10,236 | 4% |

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 | \$ 10,915 | \$ 13,717 | \$ (2,801) | \$ 129,885 | \$ 137,168 | \$ (7,283) | -5% |
| Maintenance - Materials & Other | 9,700 | 6,704 | 2,996 | 103,199 | 67,040 | 36,159 | 54% |
| Maintenance and Operations Contracts | 15,019 | 9,557 | 5,462 | 121,775 | 95,566 | 26,209 | 27% |
| Employee Benefit Contributions - Maintenance | 4,495 | 4,780 | (286) | 46,986 | 47,804 | (818) | -2% |
| Total Maintenance | 40,128 | 34,758 | 5,371 | 401,845 | 347,577 | 54,267 | 16% |
| Total Insurance Premiums | 7,152 | 6,729 | 423 | 71,793 | 67,288 | 4,505 | 7% |
| Other General Expenses | 655 | - | 655 | 7,071 | - | 7,071 | |
| Taxes | 5,064 | 4,859 | 205 | 48,179 | 48,590 | (411) | -1% |
| Bad debt - Tenant Rents | 1,627 | 800 | 827 | 3,247 | 8,000 | (4,753) | -59% |
| Total Other General Expenses | 9,244 | 5,659 | 3,585 | 73,607 | 56,590 | 17,017 | 30% |
| Interest of Mortgage (or Bonds) Payable | 16,345 | 20,967 | (4,622) | 163,448 | 209,665 | (46,217) | -22% |
| Interest on Notes Payable (Seller Financing) | 20,967 | 16,345 | 4,622 | 230,218 | 163,448 | 66,770 | 41% |
| Amortization of Loan Costs | 2,275 | 2,274 | 0 | 24,067 | 22,743 | 1,324 | 6% |
| Total Interest Expense and Amortization Cost | 39,586 | 39,586 | 0 | 417,733 | 395,856 | 21,877 | 6% |
| Total Operating Expenses | \$ 158,543 | \$ 151,476 | \$ 7,067 | \$ 1,594,346 | \$ 1,514,760 | \$ 79,586 | 5% |
| Excess of Operating Revenue over Operating Expenses | \$ 24,458 | \$ 17,824 | \$ 6,634 | \$ 180,160 | \$ 178,239 | \$ 1,921 | 1% |
| Extraordinary Maintenance | - | - | - | - | - | - | |
| Depreciation Expense | 53,727 | 53,610 | 117 | 537,274 | 536,104 | 1,170 | 0% |
| Total Expenses | \$ 212,270 | \$ 205,086 | \$ 7,183 | \$ 2,131,620 | \$ 2,050,864 | \$ 80,756 | 4% |
| Net Gain (Loss) | \$ (29,269) | \$ (35,787) | \$ 6,517 | \$ (357,114) | \$ (357,865) | \$ 751 | 0% |

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 | \$ 20,647 | \$ 17,859 | \$ 2,788 | \$ 187,113 | \$ 178,592 | \$ 8,521 | 5% |
| Rental Subsidies | 29,013 | 30,780 | (1,767) | 297,237 | 307,800 | (10,563) | -3% |
| Vacancy Loss | (1,582) | (1,459) | (123) | (22,977) | (14,592) | (8,386) | 57% |
| Net Rental Revenue | 48,078 | 47,180 | 898 | 461,373 | 471,800 | (10,427) | -2% |
| Tenant Revenue - Other | 2,596 | 762 | 1,835 | 12,985 | 7,616 | 5,369 | 71% |
| Total Tenant Revenue | 50,674 | 47,942 | 2,733 | 474,358 | 479,416 | (5,058) | -1% |
| Investment Income - Unrestricted | 2,688 | 522 | 2,166 | 17,691 | 5,223 | 12,469 | 239% |
| Other Revenue | 2,433 | 2,258 | 174 | 23,429 | 22,583 | 845 | 4% |
| Total Revenue | \$ 55,795 | \$ 50,722 | \$ 5,073 | \$ 515,477 | \$ 507,222 | \$ 8,256 | 2% |
| Administrative Salaries | 2,762 | 3,115 | (352) | 26,770 | 31,147 | (4,376) | -14% |
| Auditing Fees | 975 | 883 | 92 | 9,750 | 8,833 | 917 | 10% |
| Property Management Fee | 2,650 | 2,961 | (310) | 24,794 | 29,607 | (4,812) | -16% |
| Asset Management Fees | 1,021 | 275 | 746 | 10,214 | 2,750 | 7,464 | 271% |
| Advertising and Marketing | - | 4 | (4) | - | 42 | (42) | -100% |
| Employee Benefit contributions - Administrative | 778 | 935 | (156) | 7,771 | 9,346 | (1,574) | -17% |
| Office Expenses | 731 | 999 | (268) | 9,189 | 9,994 | (805) | -8% |
| Legal Expense | - | 42 | (42) | - | 417 | (417) | -100% |
| Training & Travel | - | 65 | (65) | 762 | 646 | 116 | 18% |
| Other | 458 | 204 | 255 | 2,975 | 2,038 | 938 | 46% |
| Total Operating - Administrative | 9,376 | 9,482 | (106) | 92,226 | 94,818 | (2,592) | -3% |
| Total Tenant Services | 1,471 | 3,121 | (1,650) | 14,713 | 31,212 | (16,499) | -53% |
| Water | 1,761 | 1,559 | 202 | 20,809 | 15,591 | 5,218 | 33% |
| Electricity | 704 | 812 | (107) | 7,515 | 8,117 | (602) | -7% |
| Gas | 272 | 337 | (65) | 3,841 | 3,370 | 471 | 14% |
| Sewer | 1,367 | 1,289 | 78 | 15,732 | 12,893 | 2,839 | 22% |
| Total Utilities | \$ 4,104 | \$ 3,997 | \$ 107 | \$ 47,898 | \$ 39,971 | \$ 7,927 | 20% |

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 | \$ 3,282 | \$ 3,005 | \$ 277 | \$ 29,416 | \$ 30,052 | \$ (636) | -2% |
| Maintenance - Materials & Other | 3,862 | 2,638 | 1,224 | 29,265 | 26,378 | 2,887 | 11% |
| Maintenance and Operations Contracts | 3,299 | 6,361 | (3,062) | 66,630 | 63,605 | 3,025 | 5% |
| Employee Benefit Contributions - Maintenance | 1,103 | 1,078 | 25 | 10,684 | 10,784 | (100) | -1% |
| Total Maintenance | 11,546 | 13,082 | (1,536) | 135,995 | 130,819 | 5,176 | 4% |
| Total Insurance Premiums | 5,488 | 5,079 | 409 | 54,852 | 50,790 | 4,062 | 8% |
| Other General Expenses | 264 | - | 264 | 1,929 | - | 1,929 | |
| Property Taxes | 1,831 | 1,791 | 40 | 17,830 | 17,909 | (79) | 0% |
| Bad debt - Tenant Rents | - | 306 | (306) | - | 3,061 | (3,061) | -100% |
| Total Other General Expenses | 2,356 | 2,097 | 259 | 22,335 | 20,970 | 1,365 | 7% |
| Interest of Mortgage (or Bonds) Payable | 3,506 | 6,714 | (3,207) | 33,745 | 67,135 | (33,390) | -50% |
| Interest on Notes Payable (Seller Financing) | 6,714 | 3,487 | 3,227 | 73,432 | 34,868 | 38,564 | 111% |
| Amortization of Loan Costs | 1,664 | 1,664 | - | 16,998 | 16,638 | 360 | 2% |
| Total Interest Expense and Amortization Cost | 11,884 | 11,864 | 20 | 124,174 | 118,641 | 5,533 | 5% |
| Total Operating Expenses | \$ 46,225 | \$ 48,722 | \$ (2,497) | \$ 492,193 | \$ 487,220 | \$ 4,973 | 1% |
| Excess of Operating Revenue over Operating Expenses | \$ 9,571 | \$ 2,000 | \$ 7,571 | \$ 23,284 | \$ 20,001 | \$ 3,283 | 16% |
| Extraordinary Maintenance | - | - | - | - | - | - | |
| Depreciation Expense | 18,775 | 18,774 | 1 | 187,744 | 187,744 | (0) | 0% |
| Total Expenses | \$ 65,000 | \$ 67,496 | \$ (2,497) | \$ 679,937 | \$ 674,965 | \$ 4,973 | 1% |
| Net Gain (Loss) | \$ (9,204) | \$ (16,774) | \$ 7,570 | \$ (164,460) | \$ (167,743) | \$ 3,283 | -2% |

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

| | Current Month | Budget | Variance | Year to Date | Budget | Variance | Percent of Variance |
|---|------------------|------------------|-------------------|-------------------|-------------------|------------------|------------------------|
| Tenant Rental Revenue | \$ 44,744 | \$ 48,510 | \$ (3,766) | \$ 441,604 | \$ 485,100 | \$ (43,496) | -9% |
| Rental Subsidies | 46,277 | 42,511 | 3,766 | 469,215 | 425,110 | 44,105 | 10% |
| Vacancy Loss | (2,010) | (2,276) | 266 | (22,218) | (22,756) | 538 | -2% |
| Net Rental Revenue | 89,011 | 88,745 | 266 | 888,601 | 887,454 | 1,147 | 0% |
| Tenant Revenue - Other | 845 | 273 | 573 | 7,761 | 2,727 | 5,035 | 185% |
| Total Tenant Revenue | 89,857 | 89,018 | 839 | 896,362 | 890,181 | 6,181 | 1% |
| Investment Income - Unrestricted | 4,525 | 659 | 3,866 | 28,920 | 6,588 | 22,332 | 339% |
| Other Revenue | 2,767 | 1,700 | 1,067 | 23,409 | 17,003 | 6,406 | 38% |
| Total Revenue | \$ 97,149 | \$ 91,377 | \$ 5,772 | \$ 948,691 | \$ 913,772 | \$ 34,919 | 4% |
| Administrative Salaries | 6,296 | 7,520 | (1,224) | 62,616 | 75,197 | (12,581) | -17% |
| Auditing Fees | 1,358 | 1,233 | 125 | 13,583 | 12,333 | 1,250 | 10% |
| Property Management Fee | 5,496 | 5,443 | 53 | 54,741 | 54,431 | 310 | 1% |
| Asset Management Fees | 1,038 | 292 | 746 | 10,381 | 2,917 | 7,464 | 256% |
| Advertising and Marketing | - | 4 | (4) | - | 42 | (42) | -100% |
| Employee Benefit contributions - Administrative | 2,137 | 2,299 | (162) | 19,600 | 22,990 | (3,390) | -15% |
| Office Expenses | 1,391 | 1,071 | 320 | 15,346 | 10,710 | 4,636 | 43% |
| Legal Expense | 214 | 141 | 73 | 1,141 | 1,409 | (269) | -19% |
| Training & Travel | - | 164 | (164) | 1,473 | 1,638 | (164) | -10% |
| Other | 358 | 236 | 122 | 4,140 | 2,363 | 1,777 | 75% |
| Total Operating - Administrative | 18,289 | 18,403 | (114) | 183,020 | 184,028 | (1,008) | -1% |
| Total Tenant Services | 5,973 | 7,297 | (1,324) | 59,516 | 72,966 | (13,450) | -18% |
| Water | 1,566 | 1,639 | (73) | 19,334 | 16,387 | 2,947 | 18% |
| Electricity | 7,492 | 8,848 | (1,355) | 86,612 | 88,476 | (1,864) | -2% |
| Gas | - | 780 | (780) | 8,755 | 7,797 | 959 | 12% |
| Sewer | 960 | 1,091 | (131) | 11,730 | 10,906 | 824 | 8% |
| Total Utilities | \$ 10,017 | \$ 12,357 | \$ (2,339) | \$ 126,431 | \$ 123,565 | \$ 2,866 | 2% |

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

| | Current Month | Budget | Variance | Year to Date | Budget | Variance | Percent of Variance |
|--|--------------------|--------------------|--------------------|---------------------|---------------------|--------------------|------------------------|
| Maintenance - Labor | \$ 9,010 | \$ 8,207 | \$ 803 | \$ 85,775 | \$ 82,074 | \$ 3,701 | 5% |
| Maintenance - Materials & Other | 2,245 | 2,905 | (660) | 32,128 | 29,053 | 3,075 | 11% |
| Maintenance and Operations Contracts | 7,235 | 8,402 | (1,167) | 78,899 | 84,020 | (5,121) | -6% |
| Employee Benefit Contributions - Maintenance | 2,469 | 2,660 | (191) | 24,092 | 26,595 | (2,503) | -9% |
| Total Maintenance | 20,960 | 22,174 | (1,214) | 220,893 | 221,742 | (849) | 0% |
| Property Insurance | 2,352 | 3,092 | (740) | 23,519 | 30,923 | (7,403) | -24% |
| Workmen's Compensation | 307 | 391 | (84) | 3,116 | 3,908 | (792) | -20% |
| All Other Insurance | 206 | 75 | 132 | 2,063 | 746 | 1,317 | 177% |
| Total Insurance Premiums | 2,865 | 3,558 | (693) | 28,698 | 35,577 | (6,878) | -19% |
| Other General Expenses | 167 | - | 167 | 9,154 | - | 9,154 | |
| Taxes | 2,532 | 2,430 | 103 | 24,090 | 24,295 | (205) | -1% |
| Bad debt - Tenant Rents | 234 | 303 | (69) | 6,624 | 3,027 | 3,597 | 119% |
| Total Other General Expenses | 4,365 | 2,732 | 1,632 | 48,427 | 27,322 | 21,105 | 77% |
| Interest of Mortgage (or Bonds) Payable | 5,748 | 9,215 | (3,467) | 55,249 | 92,152 | (36,903) | -40% |
| Interest on Notes Payable (Seller Financing) | 9,215 | 5,701 | 3,515 | 100,951 | 57,005 | 43,946 | 77% |
| Amortization of Loan Costs | 1,568 | 1,568 | (0) | 16,400 | 15,680 | 720 | 5% |
| Total Interest Expense and Amortization Cost | 16,531 | 16,484 | 48 | 172,600 | 164,837 | 7,763 | |
| Total Operating Expenses | \$ 78,999 | \$ 83,004 | \$ (4,004) | \$ 839,585 | \$ 830,036 | \$ 9,549 | 1% |
| Excess of Operating Revenue over Operating Expenses | \$ 18,149 | \$ 8,374 | \$ 9,776 | \$ 109,106 | \$ 83,735 | \$ 25,370 | 30% |
| Extraordinary Maintenance | - | - | - | - | - | - | |
| Depreciation Expense | 33,434 | 40,528 | (7,094) | 334,337 | 405,280 | (70,943) | -18% |
| Total Expenses | \$ 112,433 | \$ 123,532 | \$ (11,099) | \$ 1,173,922 | \$ 1,235,316 | \$ (61,394) | -5% |
| Net Gain (Loss) | \$ (15,284) | \$ (32,154) | \$ 16,870 | \$ (225,231) | \$ (321,545) | \$ 96,314 | -30% |

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 | \$ 8,715 | \$ 8,321 | \$ 394 | \$ 85,137 | \$ 83,208 | \$ 1,928 | 2% |
| Rental Subsidies | 8,710 | 8,750 | (40) | 84,863 | 87,500 | (2,637) | -3% |
| Vacancy Loss | (803) | (335) | (468) | (5,013) | (3,353) | (1,660) | 49% |
| Net Rental Revenue | 16,622 | 16,735 | (114) | 164,987 | 167,355 | (2,368) | -1% |
| Tenant Revenue - Other | - | 125 | (125) | 1,141 | 1,250 | (109) | -9% |
| Total Tenant Revenue | 16,622 | 16,860 | (239) | 166,128 | 168,605 | (2,477) | -1% |
| Investment Income - Unrestricted | 826 | 147 | 679 | 5,529 | 1,474 | 4,055 | 275% |
| Other Revenue | 143 | 200 | (57) | 2,140 | 2,000 | 140 | 7% |
| Total Revenue | \$ 17,591 | \$ 17,208 | \$ 383 | \$ 173,798 | \$ 172,079 | \$ 1,718 | 1% |
| Administrative Salaries | 921 | 972 | (51) | 8,729 | 9,717 | (988) | -10% |
| Auditing Fees | 522 | 708 | (186) | 6,006 | 7,083 | (1,078) | -15% |
| Property Management Fee | 811 | 838 | (27) | 8,345 | 8,378 | (33) | 0% |
| Asset Management Fees | 1,825 | 1,034 | 791 | 11,920 | 10,339 | 1,581 | 15% |
| Employee Benefit contributions - Administrative | 259 | 292 | (33) | 2,484 | 2,916 | (432) | -15% |
| Office Expenses | 149 | 349 | (200) | 3,873 | 3,492 | 381 | 11% |
| Legal Expense | 194 | 17 | 177 | 194 | 167 | 27 | 16% |
| Training & Travel | - | 20 | (20) | 293 | 203 | 90 | 44% |
| Other | 190 | 65 | 125 | 886 | 646 | 240 | 37% |
| Total Operating - Administrative | 4,870 | 4,298 | 572 | 42,730 | 42,982 | (252) | -1% |
| Total Tenant Services | - | 21 | (21) | - | 208 | (208) | -100% |
| Water | 360 | 194 | 165 | 4,237 | 1,943 | 2,293 | 118% |
| Electricity | 989 | 1,026 | (37) | 10,691 | 10,259 | 432 | 4% |
| Gas | 194 | 452 | (258) | 4,417 | 4,517 | (100) | -2% |
| Sewer | 244 | 149 | 95 | 2,372 | 1,493 | 879 | 59% |
| Total Utilities | \$ 1,786 | \$ 1,821 | \$ (35) | \$ 21,717 | \$ 18,213 | \$ 3,504 | 19% |

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 | \$ 1,133 | \$ 1,002 | \$ 131 | \$ 9,909 | \$ 10,018 | \$ (109) | -1% |
| Maintenance - Materials & Other | 1,197 | 510 | 687 | 7,325 | 5,104 | 2,221 | 44% |
| Maintenance and Operations Contracts | 1,054 | 1,762 | (708) | 11,683 | 17,620 | (5,937) | -34% |
| Employee Benefit Contributions - Maintenance | 373 | 360 | 13 | 3,579 | 3,596 | (17) | 0% |
| Total Maintenance | 3,757 | 3,634 | 123 | 32,496 | 36,338 | (3,842) | -11% |
| Total Protective Services | 750 | 1,018 | (268) | 9,173 | 10,183 | (1,010) | -10% |
| Total Insurance Premiums | 1,003 | 1,067 | (63) | 10,021 | 10,666 | (645) | -6% |
| Other General Expenses | 116 | - | 116 | 1,599 | - | 1,599 | |
| Taxes | 642 | 616 | 26 | 6,112 | 6,164 | (52) | -1% |
| Bad debt - Tenant Rents | 555 | 157 | 398 | 1,374 | 1,573 | (199) | -13% |
| Total Other General Expenses | 1,468 | 774 | 695 | 10,216 | 7,736 | 2,479 | 32% |
| Interest of Mortgage (or Bonds) Payable | 726 | - | 726 | 6,998 | - | 6,998 | #DIV/0! |
| Amortization of Loan Costs | 681 | 681 | 0 | 6,960 | 6,807 | 154 | 2% |
| Total Interest Expense and Amortization Cost | 1,406 | 1,381 | 26 | 13,958 | 13,805 | 153 | 1% |
| Total Operating Expenses | \$ 15,041 | \$ 14,013 | \$ 1,028 | \$ 140,309 | \$ 140,130 | \$ 180 | 0% |
| Excess of Operating Revenue over Operating Expenses | \$ 2,550 | \$ 3,195 | \$ (645) | \$ 33,488 | \$ 31,949 | \$ 1,539 | 5% |
| Extraordinary Maintenance | - | - | - | - | - | - | |
| Depreciation Expense | 10,277 | 10,277 | 0 | 102,770 | 102,770 | 0 | 0% |
| Total Expenses | \$ 33,045 | \$ 31,372 | \$ 1,673 | \$ 312,362 | \$ 313,721 | \$ (1,359) | 0% |
| Net Gain (Loss) | \$ (15,454) | \$ (14,164) | \$ (1,290) | \$ (138,564) | \$ (141,641) | \$ 3,077 | -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 | \$ 13,462 | \$ 10,656 | \$ 2,806 | \$ 143,406 | \$ 106,558 | \$ 36,848 | 35% |
| Rental Subsidies | 17,579 | 20,520 | (2,941) | 167,004 | 205,200 | (38,196) | -19% |
| Vacancy Loss | (1,187) | (933) | (254) | (13,272) | (9,328) | (3,944) | 42% |
| Net Rental Revenue | 29,854 | 30,243 | (389) | 297,138 | 302,431 | (5,292) | -2% |
| Tenant Revenue - Other | (1,059) | 167 | (1,226) | 1,707 | 1,667 | 41 | 2% |
| Total Tenant Revenue | 28,795 | 30,410 | (1,615) | 298,846 | 304,098 | (5,252) | -2% |
| Investment Income - Unrestricted | 929 | 221 | 708 | 6,251 | 2,213 | 4,039 | 183% |
| Other Revenue | - | 114 | (114) | 726 | 1,135 | (409) | -36% |
| Total Revenue | \$ 29,724 | \$ 30,745 | \$ (1,020) | \$ 305,823 | \$ 307,445 | \$ (1,622) | -1% |
| Administrative Salaries | 3,000 | 3,121 | (122) | 32,636 | 31,213 | 1,423 | 5% |
| Auditing Fees | 1,358 | 1,233 | 125 | 13,583 | 12,333 | 1,250 | 10% |
| Property Management Fee | 1,769 | 1,826 | (58) | 17,889 | 18,263 | (374) | -2% |
| Asset Management Fees | 725 | - | 725 | 7,246 | - | 7,246 | #DIV/0! |
| Advertising and Marketing | - | 4 | (4) | - | 42 | (42) | -100% |
| Employee Benefit contributions - Administrative | 134 | 992 | (857) | 4,884 | 9,916 | (5,032) | -51% |
| Office Expenses | 422 | 352 | 70 | 4,848 | 3,522 | 1,325 | 38% |
| Legal Expense | - | 25 | (25) | - | 250 | (250) | -100% |
| Training & Travel | - | 50 | (50) | 677 | 500 | 177 | 35% |
| Other | 124 | 119 | 5 | 1,726 | 1,194 | 532 | 45% |
| Total Operating - Administrative | 7,532 | 7,723 | (192) | 83,489 | 77,234 | 6,255 | 8% |
| Total Tenant Services | 1,026 | 2,250 | (1,225) | 10,251 | 22,504 | (12,253) | -54% |
| Water | 1,139 | 879 | 260 | 11,709 | 8,793 | 2,917 | 33% |
| Electricity | 305 | 383 | (78) | 4,668 | 3,825 | 843 | 22% |
| Gas | 77 | 151 | (74) | 1,682 | 1,511 | 171 | 11% |
| Sewer | 940 | 860 | 79 | 10,274 | 8,602 | 1,672 | 19% |
| Total Utilities | \$ 2,460 | \$ 2,273 | \$ 187 | \$ 28,334 | \$ 22,730 | \$ 5,604 | 25% |

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 | \$ 2,596 | \$ 2,852 | \$ (256) | \$ 25,932 | \$ 28,516 | \$ (2,584) | -9% |
| Maintenance - Materials & Other | 1,279 | 972 | 306 | 14,445 | 9,723 | 4,722 | 49% |
| Maintenance and Operations Contracts | 2,259 | 2,520 | (261) | 26,438 | 25,198 | 1,240 | 5% |
| Employee Benefit Contributions - Maintenance | 1,038 | 1,057 | (19) | 10,104 | 10,568 | (463) | -4% |
| Total Maintenance | 7,171 | 7,400 | (229) | 76,919 | 74,004 | 2,915 | 4% |
| Total Insurance Premiums | 3,059 | 3,157 | (98) | 30,648 | 31,572 | (924) | -3% |
| Other General Expenses | - | - | - | 389 | - | 389 | |
| Property Taxes | 1,609 | 1,574 | 35 | 15,673 | 15,743 | (70) | 0% |
| Bad debt - Tenant Rents | (683) | 130 | (813) | 1,423 | 1,304 | 119 | 9% |
| Total Other General Expenses | 1,419 | 1,705 | (286) | 20,221 | 17,047 | 3,174 | 19% |
| Interest of Mortgage (or Bonds) Payable | 626 | 1,268 | (642) | 6,314 | 12,679 | (6,366) | -50% |
| Interest on Notes Payable | 1,268 | 647 | 621 | 12,679 | 6,465 | 6,214 | |
| Amortization of Loan Costs | 526 | 526 | 0 | 5,739 | 5,264 | 475 | 9% |
| Total Interest Expense and Amortization Cost | 2,421 | 2,441 | (20) | 24,731 | 24,408 | 323 | 1% |
| Total Operating Expenses | \$ 25,088 | \$ 26,950 | \$ (1,862) | \$ 274,593 | \$ 269,499 | \$ 5,094 | 2% |
| Excess of Operating Revenue over Operating Expenses | \$ 4,636 | \$ 3,795 | \$ 842 | \$ 31,231 | \$ 37,946 | \$ (6,715) | -18% |
| Extraordinary Maintenance | - | - | - | - | - | - | |
| Depreciation Expense | 24,641 | 24,812 | (171) | 246,413 | 248,119 | (1,706) | -1% |
| Total Expenses | \$ 49,729 | \$ 51,762 | \$ (2,033) | \$ 521,006 | \$ 517,618 | \$ 3,388 | 1% |
| Net Gain (Loss) | \$ (20,005) | \$ (21,017) | \$ 1,012 | \$ (215,183) | \$ (210,173) | \$ (5,009) | 2% |

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 | \$ 8,404 | \$ 5,929 | \$ 2,475 | \$ 86,239 | \$ 59,288 | \$ 26,951 | 45% |
| Rental Subsidies | 10,675 | 13,140 | (2,465) | 103,713 | 131,400 | (27,687) | -21% |
| Vacancy Loss | (394) | (571) | 176 | (7,656) | (5,705) | (1,951) | 34% |
| Net Rental Revenue | 18,685 | 18,498 | 186 | 182,296 | 184,983 | (2,687) | -1% |
| Tenant Revenue - Other | 20 | 167 | (147) | 1,056 | 1,667 | (611) | |
| Total Tenant Revenue | 18,705 | 18,665 | 40 | 183,353 | 186,650 | (3,297) | -2% |
| Investment Income - Unrestricted | 691 | 142 | 549 | 4,658 | 1,422 | 3,237 | 228% |
| Other Revenue | 481 | 42 | 439 | 7 | 417 | (410) | -98% |
| Total Revenue | \$ 19,876 | \$ 18,849 | \$ 1,028 | \$ 188,018 | \$ 188,488 | \$ (471) | 0% |
| Administrative Salaries | 1,262 | 2,071 | (810) | 14,389 | 20,713 | (6,323) | -31% |
| Auditing Fees | 1,358 | 1,233 | 125 | 13,583 | 12,333 | 1,250 | 0% |
| Property Management Fee | 1,151 | 1,119 | 32 | 11,002 | 11,194 | (193) | -2% |
| Asset Management Fees | 725 | - | 725 | 7,246 | - | 7,246 | #DIV/0! |
| Advertising and Marketing | - | 4 | (4) | - | 42 | (42) | -100% |
| Employee Benefit contributions - Administrative | 36 | 658 | (622) | 2,665 | 6,576 | (3,910) | -59% |
| Office Expenses | 251 | 171 | 80 | 2,316 | 1,707 | 609 | 36% |
| Legal Expense | - | 13 | (13) | 274 | 125 | 149 | 119% |
| Training & Travel | - | 33 | (33) | 189 | 333 | (144) | -43% |
| Other | 113 | 89 | 24 | 1,284 | 893 | 391 | 44% |
| Total Operating - Administrative | 4,895 | 5,392 | (497) | 52,949 | 53,916 | (967) | -2% |
| Total Tenant Services | 616 | 1,370 | (754) | 6,169 | 13,697 | (7,527) | -55% |
| Water | 962 | 572 | 390 | 10,689 | 5,717 | 4,972 | 87% |
| Electricity | 54 | 177 | (122) | 2,604 | 1,765 | 839 | 48% |
| Gas | 117 | 96 | 21 | 1,417 | 955 | 462 | 48% |
| Sewer | 819 | 631 | 188 | 8,596 | 6,309 | 2,287 | 36% |
| Total Utilities | \$ 1,951 | \$ 1,475 | \$ 477 | \$ 23,307 | \$ 14,746 | \$ 8,561 | 58% |

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 | \$ 881 | \$ 951 | \$ (70) | \$ 8,779 | \$ 9,506 | \$ (727) | -8% |
| Maintenance - Materials & Other | 67 | 400 | (332) | 3,209 | 3,998 | (789) | -20% |
| Maintenance and Operations Contracts | 7,261 | 1,671 | 5,589 | 28,039 | 16,713 | 11,325 | 68% |
| Employee Benefit Contributions - Maintenance | 348 | 352 | (4) | 3,458 | 3,523 | (65) | -2% |
| Total Maintenance | 8,557 | 3,374 | 5,183 | 43,485 | 33,741 | 9,744 | 29% |
| Total Insurance Premiums | 1,943 | 1,845 | 98 | 19,460 | 18,448 | 1,012 | 5% |
| Other General Expenses | - | - | - | 168 | - | 168 | |
| Property Taxes | 1,104 | 1,080 | 24 | 10,756 | 10,804 | (48) | 0% |
| Bad debt - Tenant Rents | - | 75 | (75) | - | 745 | (745) | -100% |
| Total Other General Expenses | 1,291 | 1,155 | 136 | 11,987 | 11,549 | 438 | 4% |
| Interest on Notes Payable | 2,676 | - | 2,676 | 29,433 | - | 29,433 | #DIV/0! |
| Amortization of Loan Costs | 271 | 271 | 0 | 2,935 | 2,708 | 227 | 8% |
| Total Interest Expense and Amortization Cost | 2,946 | 2,946 | 0 | 32,367 | 29,464 | 2,903 | |
| Total Operating Expenses | \$ 22,199 | \$ 17,556 | \$ 4,643 | \$ 189,724 | \$ 175,561 | \$ 14,164 | 8% |
| Excess of Operating Revenue over Operating Expenses | \$ (2,322) | \$ 1,293 | \$ (3,615) | \$ (1,707) | \$ 12,928 | \$ (14,635) | -113% |
| Extraordinary Maintenance | - | - | - | - | - | - | |
| Depreciation Expense | 11,974 | 11,974 | 0 | 119,738 | 119,738 | 0 | |
| Total Expenses | \$ 34,173 | \$ 29,530 | \$ 4,643 | \$ 309,462 | \$ 295,298 | \$ 14,164 | 5% |
| Net Gain (Loss) | \$ (14,296) | \$ (10,681) | \$ (3,615) | \$ (121,445) | \$ (106,810) | \$ (14,635) | 14% |

Columbia Housing Authority
Administration Revenue and Expense Summary

| | Total Adminstration | Year to Date Budget | Budget Variance | |
|--|------------------------|------------------------|--------------------|-------------|
| Management Fee | \$ 326,715 | \$ 294,486 | \$ 32,229 | 11% |
| Asset Management Fee | 12,000 | 12,000 | - | 0% |
| Book Keeping Fee | 133,283 | 142,599 | (9,317) | -7% |
| Fee Revenue | 471,997 | 449,085 | \$ 22,912 | 5% |
| Interest Income | 22,055 | 15,834 | 6,221 | 39% |
| Investment Income | 712,700 | 618,909 | 93,791 | 15% |
| Other Revenue | 375,046 | 341,928 | 33,119 | 10% |
| Total Revenue | \$ 1,581,798 | \$ 1,425,756 | \$ 156,042 | 11% |
| Administrative Salaries | 703,426 | 690,448 | 12,978 | 2% |
| Auditing Fees | 11,501 | 7,500 | 4,001 | 53% |
| Advertising and Marketing | 148 | 688 | (540) | -79% |
| Employee Benefits - Admin. | 176,886 | 189,617 | (12,731) | -7% |
| Office Expenses | 66,194 | 80,679 | (14,485) | -18% |
| Legal Expense | 7,100 | 417 | 6,683 | 1604% |
| Training & Travel | 11,373 | 5,000 | 6,373 | 127% |
| Other | 45,984 | 16,024 | 29,959 | 187% |
| Total Operating - Administration | 1,022,610 | 990,372 | 32,238 | 3% |
| Water | 1,146 | 683 | 463 | 68% |
| Electricity | 5,214 | 4,592 | 623 | 14% |
| Gas | 1,955 | 1,333 | 622 | 47% |
| Sewer | 564 | 287 | 278 | 97% |
| Total Utilities | 8,881 | 6,895 | 1,986 | 29% |
| Total Maintenance | 32,190 | 11,077 | 21,113 | 191% |
| Total Insurance Premiums | 30,395 | 29,352 | 1,044 | 4% |
| Total Other Expenses | 88,197 | 64,846 | 23,351 | 36% |
| Interest of Bonds Payable | 259,440 | 250,000 | 9,440 | 4% |
| Interest on Notes Payable | 18,786 | 17,500 | 1,286 | |
| Total Interest/Amortization | 278,225 | 267,500 | 10,725 | 4% |
| Total Operating Expenses | \$ 1,460,497 | \$ 1,370,041 | \$ 90,456 | 7% |
| Excess of Operating Revenue over Operating Expenses | \$ 121,301 | \$ 55,715 | \$ 65,586 | 118% |
| Depreciation Expense | 31,351 | 22,705 | 8,646 | 38% |
| Total Expenses | \$ 1,491,849 | \$ 1,392,746 | \$ 99,103 | 7% |
| Net Gain (Loss) | \$ 89,949 | \$ 33,010 | \$ 56,939 | 172% |

Columbia Housing Authority Entity Wide Revenue and Expense Summary

| | Public Housing Projects | Affordable Housing Projects | Housing Choice Vouchers | FSS Forfeitures | 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 | \$ 350,318 | \$ 1,686,875 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 26,476 | \$ 10,650 | \$ - | \$ - | \$ - | \$ - | \$ 2,074,319 | \$ - | \$ 2,074,319 |
| Rental Subsidies | | 2,004,017 | - | - | - | - | - | - | - | - | - | - | - | - | - | 2,004,017 | (2,004,017) | - |
| Vacancy Loss | (54,174) | (107,426) | - | - | - | - | - | - | - | - | - | - | - | - | - | (161,600) | | (161,600) |
| Net Rental Revenue | 296,144 | 3,583,465 | - | - | - | - | - | - | - | 26,476 | 10,650 | - | - | - | - | 3,916,736 | (2,004,017) | 1,912,719 |
| Tenant Revenue - Other | 5,252 | 33,590 | - | - | - | - | - | - | - | - | 452 | - | - | - | - | 39,294 | | 39,294 |
| Total Tenant Revenue | 301,396 | 3,617,056 | - | - | - | - | - | - | - | 26,476 | 11,102 | - | - | - | - | 3,956,030 | (2,004,017) | 1,952,013 |
| HUD PHA | | | | | | | | | | | | | | | | | | |
| Operating Grants | 1,027,528 | - | 8,308,187 | 5,361 | 146,520 | 383,342 | 281,935 | - | 166,097 | - | - | - | - | - | - | 10,318,970 | - | 10,318,970 |
| HUD Voucher | | | | | | | | | | | | | | | | | | |
| Admin Fees | | - | 1,059,565 | - | - | - | - | - | - | - | - | - | - | - | - | 1,059,565 | - | 1,059,565 |
| Management Fee | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 326,715 | 326,715 | (326,715) | - |
| Asset Management Fee | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | 12,000 | (12,000) | - |
| Book Keeping Fee | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 133,283 | 133,283 | (133,283) | - |
| Total Fee Revenue | 1,027,528 | - | 9,367,752 | 5,361 | 146,520 | 383,342 | 281,935 | - | 166,097 | - | - | - | - | - | 471,997 | 11,850,532 | (471,997) | 11,378,535 |
| Other | | | | | | | | | | | | | | | | | | |
| Government Grants | - | - | - | - | - | - | - | 105,196 | - | 666,164 | - | - | - | - | - | 771,360 | - | 771,360 |
| Interest Income | 54,265 | 158,603 | 23,363 | 173 | - | - | - | - | - | 1,738 | 72,684 | - | 20,576 | 5,020 | 9,372 | 345,794 | - | 345,794 |
| Investment Income | - | - | - | - | - | - | - | - | - | - | - | - | - | 699,786 | - | 699,786 | (699,786) | - |
| Fraud Recovery | - | - | 3,350 | - | - | - | - | - | - | - | - | - | - | - | - | 3,350 | - | 3,350 |
| Other Revenue | 29,273 | 130,654 | - | - | 14,162 | - | - | - | - | 96,369 | 108,220 | 154,221 | - | 352,142 | 22,904 | 907,945 | (169,980) | 737,965 |
| Gain/Loss on Sale of Capital Assets | 12,175 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 12,175 | - | 12,175 |
| Total Revenue | \$ 1,424,637 | \$ 3,906,313 | \$ 9,394,465 | \$ 5,534 | \$ 160,682 | \$ 383,342 | \$ 281,935 | \$ 105,196 | \$ 166,097 | \$ 790,747 | \$ 192,006 | \$ 154,221 | \$ 20,576 | \$ 1,056,949 | \$ 504,273 | \$ 18,546,972 | \$ (3,345,780) | \$ 15,201,192 |
| Administrative | | | | | | | | | | | | | | | | | | |
| Salaries | 46,858 | 244,553 | 310,806 | - | 2,095 | 4,507 | 8,864 | 1,389 | - | 38,668 | - | - | 73,827 | 294,894 | 334,705 | 1,361,166 | - | 1,361,166 |
| Auditing Fees | 2,602 | 69,172 | 24,272 | - | - | - | - | - | - | 1,954 | 3,518 | - | - | 6,814 | 4,687 | 113,019 | - | 113,019 |
| Management Fee | 57,882 | 217,031 | 196,380 | - | - | 4,104 | - | - | - | 1,250 | 655 | - | - | - | - | 477,302 | (477,302) | - |
| LIHTC Asset | | | | | | | | | | | | | | | | | | |
| Mgmt | 7,980 | 58,229 | 122,738 | - | - | 2,565 | - | - | - | - | - | - | - | - | - | 191,511 | (133,283) | 58,229 |

Columbia Housing Authority Entity Wide Revenue and Expense Summary

| | Public Housing Projects | Affordable Housing Projects | Housing Choice Vouchers | FSS Forfeitures | 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 |
|----------------------------------|-------------------------|-----------------------------|-------------------------|-----------------|---------------------|----------------------------|----------------------------|---------------|----------------|----------------|----------------------------------|-------------------------------------|--------------------------------|-------------------------|--------------------|------------------|------------------|------------------|
| Advertising and Marketing | - | - | - | - | - | - | - | - | - | 867 | - | - | 111 | - | 36 | 1,014 | - | 1,014 |
| Employee | 16,954 | 67,834 | 80,367 | - | 576 | 524 | 1,328 | 171 | - | 5,165 | - | - | 18,138 | 79,632 | 79,116 | 349,805 | - | 349,805 |
| Office Expenses | 12,230 | 62,124 | 75,984 | - | 35 | 461 | 1,565 | 108 | 2,245 | 15,732 | 5,047 | 316 | 2,577 | 29,050 | 34,567 | 242,041 | - | 242,041 |
| Legal Expense | 240 | 3,767 | 135 | - | - | - | - | - | - | - | 1,675 | - | - | 7,100 | - | 12,917 | - | 12,917 |
| Training & Travel | 220 | 6,235 | 1,325 | 4,483 | - | - | - | - | 1,448 | 9,051 | - | - | 1,121 | 2,524 | 7,728 | 34,136 | - | 34,136 |
| Other | 4,766 | 18,502 | 103,877 | 134 | 1,136 | 1,550 | 2,127 | 569 | 249 | 10,180 | 3,219 | 1,352 | 1,607 | 8,050 | 36,326 | 193,643 | - | 193,643 |
| Total Operating - Admin. | 149,732 | 747,447 | 915,883 | 4,617 | 3,842 | 13,710 | 13,884 | 2,237 | 3,942 | 82,867 | 14,114 | 1,668 | 97,381 | 428,064 | 497,165 | 2,976,553 | (610,584) | 2,365,969 |
| Asset Management Fee | 12,000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 12,000 | (12,000) | - |
| Salaries | 2,086 | 79,527 | - | - | - | 8,483 | - | - | 118,966 | 426,163 | - | - | - | - | - | 635,226 | - | 635,226 |
| Employee Benefit | 160 | 24,256 | - | - | - | 2,812 | - | - | 35,985 | 73,402 | - | - | - | - | - | 136,614 | - | 136,614 |
| Tenant Services - | 1,304 | 72,758 | 2,542 | 900 | - | 89,700 | - | - | - | 147,222 | - | - | - | - | - | 314,425 | - | 314,425 |
| Total Tenant Services | 3,549 | 176,541 | 2,542 | 900 | - | 100,995 | - | - | 154,950 | 646,787 | - | - | - | - | - | 1,086,264 | - | 1,086,264 |
| Water | 23,296 | 129,658 | 1,202 | - | - | - | - | - | - | - | 61 | - | - | 745 | 401 | 155,364 | - | 155,364 |
| Electricity | 16,014 | 241,677 | 5,788 | - | - | - | - | - | - | - | 173 | - | - | 3,285 | 1,929 | 268,865 | - | 268,865 |
| Gas | 7,060 | 35,817 | 1,088 | - | - | - | - | - | - | - | - | - | - | 1,505 | 450 | 45,920 | - | 45,920 |
| Sewer | 22,642 | 90,976 | 371 | - | - | - | - | - | - | - | 73 | - | - | 441 | 124 | 114,626 | - | 114,626 |
| Total Utilities | 69,012 | 498,128 | 8,449 | - | - | - | - | - | - | - | 306 | - | - | 5,977 | 2,904 | 584,775 | - | 584,775 |
| Maintenance - Labor | 151,791 | 289,695 | - | - | - | - | - | - | - | - | - | - | - | - | - | 441,486 | - | 441,486 |
| Maintenance - Materials | 37,229 | 189,572 | - | - | - | - | - | - | - | 2,249 | 923 | 1,218 | - | 1,051 | 1,879 | 234,120 | - | 234,120 |
| Maintenance - Contracts | 85,231 | 333,463 | 12,969 | - | - | - | - | - | - | 24,805 | 6,688 | - | 6,790 | 10,064 | 12,407 | 492,416 | (6,977) | 485,439 |
| Employee Benefits - Maint. | 43,314 | 98,903 | - | - | - | - | - | - | - | - | - | - | - | - | - | 142,218 | - | 142,218 |
| Total Maintenance | 317,566 | 911,633 | 12,969 | - | - | - | - | - | - | 27,054 | 7,611 | 1,218 | 6,790 | 11,115 | 14,285 | 1,310,239 | (6,977) | 1,303,263 |
| Protective Services - Labor | 24,667 | 7,503 | - | - | - | - | - | - | - | - | - | 108,294 | - | - | - | 140,464 | - | 140,464 |
| Employee Benefit | 6,156 | 1,670 | - | - | - | - | - | - | - | - | - | 28,360 | - | - | - | 36,185 | - | 36,185 |
| Total Protective Services | 30,823 | 9,173 | - | - | - | - | - | - | - | - | - | 136,654 | - | - | - | 176,649 | - | 176,649 |
| Property Insurance | 38,584 | 199,725 | 3,344 | - | - | - | - | - | - | 1,846 | 646 | - | - | 2,667 | 1,115 | 247,927 | - | 247,927 |

Columbia Housing Authority Entity Wide Revenue and Expense Summary

| | Public Housing Projects | Affordable Housing Projects | Housing Choice Vouchers | FSS Forfeitures | 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 | |
|---------------------------------|-------------------------|-----------------------------|-------------------------|-----------------|---------------------|----------------------------|----------------------------|-------------------|-------------------|--------------------|----------------------------------|-------------------------------------|--------------------------------|-------------------------|--------------------|----------------------|-----------------------|----------------------|--|
| Liability | | | | | | | | | | | | | | | | | | | |
| Insurance | 5,568 | - | 4,925 | - | - | - | - | - | - | 4,454 | 101 | - | - | 14,063 | - | 29,111 | - | 29,111 | |
| Workmen's Compensation | 3,757 | 10,325 | 5,113 | - | 31 | 214 | 133 | 21 | 1,955 | 7,447 | - | 1,797 | 1,176 | 4,853 | 5,522 | 42,344 | - | 42,344 | |
| All Other Insurance | 3,269 | 5,423 | - | - | - | - | - | - | - | 3,119 | - | 804 | 250 | 500 | 250 | 13,615 | - | 13,615 | |
| Total Insurance Premiums | 51,178 | 215,473 | 13,382 | - | 31 | 214 | 133 | 21 | 1,955 | 16,866 | 748 | 2,601 | 1,425 | 22,083 | 6,887 | 332,997 | - | 332,997 | |
| Other General Expenses | 35,038 | 20,311 | 5,555 | - | - | 965 | - | - | - | - | 69,165 | 1,852 | 2,813 | 64,928 | - | 200,627 | (12,416) | 188,211 | |
| Payments in Lieu of Taxes | 23,033 | 122,640 | - | - | - | - | - | - | - | 2,647 | 1,065 | - | - | - | - | 149,385 | - | 149,385 | |
| Bad debt - Tenant Rents | 775 | 12,668 | - | - | - | - | - | - | - | - | - | - | - | - | - | 13,443 | - | 13,443 | |
| Total Other Expenses | 72,684 | 186,794 | 20,890 | - | - | 2,216 | - | - | 5,249 | 12,447 | 70,230 | 5,736 | 3,058 | 74,977 | 10,161 | 464,441 | (12,416) | 452,025 | |
| Interest of Mortgage Payable | - | 265,753 | - | - | - | - | - | - | - | - | - | 1,025 | - | 259,440 | - | 526,218 | - | 526,218 | |
| Interest on Notes Payable | 52 | 446,712 | - | - | - | - | - | - | - | - | - | - | - | 18,786 | - | 465,549 | - | 465,549 | |
| Amortization of Loan Costs | - | 73,099 | - | - | - | - | - | - | - | - | - | - | - | - | - | 73,099 | - | 73,099 | |
| Total | 52 | 785,564 | - | - | - | - | - | - | - | - | - | 1,025 | - | 278,225 | - | 1,064,866 | (699,786) | 365,080 | |
| Total Operating Expenses | \$ 706,595 | \$ 3,530,751 | \$ 974,113 | \$ 5,517 | \$ 3,873 | \$ 117,135 | \$ 14,017 | \$ 2,258 | \$ 166,097 | \$ 786,021 | \$ 93,008 | \$ 148,904 | \$ 108,654 | \$ 820,440 | \$ 531,403 | \$ 8,008,786 | \$ (1,341,763) | \$ 6,667,023 | |
| Excess of Operating | \$ 718,042 | \$ 375,561 | \$ 8,420,352 | \$ 17 | \$ 156,809 | \$ 266,208 | \$ 267,917 | \$ 102,938 | \$ - | \$ 4,726 | \$ 98,997 | \$ 5,317 | \$ (88,078) | \$ 236,508 | \$ (27,130) | \$ 10,538,186 | \$ (2,004,017) | \$ 8,534,169 | |
| Housing Assistance Payments | - | - | 8,358,263 | - | 169,404 | 262,382 | 267,917 | 102,938 | - | - | - | - | - | - | - | 9,160,905 | (2,004,017) | 7,156,888 | |
| Depreciation Expense | 139,818 | 1,528,276 | 17,007 | - | - | - | - | - | - | 15,738 | 2,832 | - | - | 30,354 | 997 | 1,735,022 | - | 1,735,022 | |
| Total Expenses | \$ 846,412 | \$ 5,128,309 | \$ 9,349,383 | \$ 5,517 | \$ 173,277 | \$ 379,517 | \$ 281,935 | \$ 105,196 | \$ 166,097 | \$ 801,759 | \$ 95,840 | \$ 148,904 | \$ 108,654 | \$ 850,795 | \$ 532,400 | \$ 18,973,994 | \$ (3,345,780) | \$ 15,628,215 | |
| Net Gain (Loss) | \$ 578,225 | \$ (1,221,997) | \$ 45,082 | \$ 17 | \$ (12,595) | \$ 3,825 | \$ - | \$ - | \$ - | \$ (11,012) | \$ 96,165 | \$ 5,317 | \$ (88,078) | \$ 206,154 | \$ (28,127) | \$ (427,023) | \$ - | \$ (427,023) | |



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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Department Source: Resident Services
 To: CHA Board of Commissioners
 From: CEO & Staff
 CHA Board of Commissioners Meeting Date: December 6, 2023
 Re: Monthly Resident Services Report

Executive Summary

This report summarizes the Resident Services Department’s activities for October 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 coordinator continues to provide referrals services to AMP 1 tenants. The ROSS coordinator also arranged a class with the University of Missouri for healthy eating and cooking classes. CHA will continue to see the number of Qualifying households drop with the vacancies in AMP 1. The ROSS coordinator has been also working on Grant reporting. The ROSS coordinator also went to the NAHRO Conference.

| | |
|--|----|
| Total Households that Qualify for ROSS | 96 |
| Total ROSS Participants | 62 |
| | |

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

There were three new enrollments this month. FSS coordinators participated in the trunk or treat at Job Point to give out candy and program material to families in housing. Coordinators hosted their quarterly PCC meeting with our partner agencies. Coordinators attended the Powerhouse Unity in the Community event with our PCC partners; they submitted the yearly data to First Chance for Children, another PCC partner; they met with CMCA to discuss the weatherization program that the section 8 participants could utilize. Coordinators attended the Narcan training sponsored by the Boone County Health Department.

| | Participants | | | | | | |
|---|----------------------|-----------|----------|-------------|-------|-------|-------|
| | Current Participants | Escrowing | Employed | New Enrolls | Trans | Exits | Grads |
| Housing Choice Vouchers | 74 | 32 | 45 | 2 | 0 | 0 | 0 |
| Public Housing / Project-Based Vouchers | 62 | 16 | 24 | 1 | 0 | 0 | 0 |



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

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

During the month of October, Family Support Specialists met with tenants to stress the importance of the renewal process for Medicaid. Specialists assisted many tenants with household cleanliness, such as: installing a water purifier for a tenant after the water pipes burst on their street and creating chore charts for children to help keep their home clean and avoid termination of lease. Specialists were able to provide tenants transportation to agencies to assist with basic needs, including: The Food Bank Market, CMCA, VAC, and ROC. Family Support Specialists updated service pledges with tenants that were behind in their rent payments and paid past due rent for two tenants. Specialists met with many ILP tenants and were able to provide cleaning supplies, hygiene items, and other items addressing comfort and safety in the home. Staff also provided information to families about upcoming events for MAP, to help encourage participation in community events and enroll new families. Specialists met with Powerhouse to plan an event for tenants occurring in November

| Description | Units | | |
|---|-----------------|--------------|----------------|
| | Tennille Chiles | Hattie Haerr | Hannah Elliott |
| CM Address Food Barrier | 44 | 2 | 15 |
| CM Address Personal/Household Supply Needs | 185 | 103 | 172 |
| CM Assist with Financial Concerns/Budgeting/Employment | 39 | 83 | 103 |
| CM Develop/Follow Up Family Service Pledge-Needs Assessment | 99 | 57 | 51 |
| CM Assist with Obtaining Documentation | 14 | 6 | 3 |
| CM Assist with Housing Sanitary Conditions | 20 | 16 | 23 |
| CM Follow Up/Prep Checking in on Clients | 63 | 39 | 108 |
| CM Program Coordination/Preparation | 62 | 85 | 104 |
| CM Flyer Distribution | 12 | 12 | 12 |

Independent Living Program (ILP) – Serving 55 & Over and Persons with Disabilities, All sites

ILP workers have been providing case management to residents by helping with paperwork, addressing food insecurities and assistance with accessing mental health services and diabetes clinics. Workers have had chili cookoffs, pancakes and coffee and doughnuts. Case workers have had group activities such as bingo and arts and crafts. Family site ILP workers have provided basic needs to tenants including cleaning supplies, pillows, blankets and slippers.

| | People | | | # of Individuals Receiving Ea. Service | | | |
|------------------------|------------------|---------------------|-------------------|--|-------------------|-------------------|-----------------------|
| | Units of Service | Total # of Contacts | MTHLY Undup. Ind. | Basic Needs | Removing Barriers | Health & Wellness | Household Development |
| Paquin Tower | 580 | 761 | 0 | 174 | 92 | 110 | 42 |
| Oak Towers | 521 | 496 | 0 | 201 | 214 | 60 | 46 |
| Other Residents | 160 | 56 | 0 | 0 | 0 | 0 | 0 |



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Food Distribution

We continue to help address food insecurities through the Annie Fischer food pantry and senior boxes and food trucks at the towers.

| Location | Individuals Served | Households Served | Pounds of Food |
|--------------|--------------------|-------------------|----------------|
| Annie Fisher | 288 | 117 | 2,420 |
| Paquin Tower | 72 | 72 | 2,474 |
| Oak Towers | 44 | 44 | 2,264 |

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

MAP has continued to push for new enrollments since receiving the new 21st century grant. They held open enrollment at Bear Creek. MAP had Family Development events including Parent Café 1 and Parent Café 2 with Dr. Woods.

| Total Units of Service | Total Attendance | Family Development | Family Education |
|------------------------|------------------|--------------------|------------------|
| 11904 | 103 | 122 | 0 |

Recommended Commission Action

Read and review Monthly Report.



Housing Authority of the City of Columbia, Missouri

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Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 6, 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 October 2023.

Discussion

In October, fifteen (15) families moved in, and thirteen (13) families moved out or transferred units. Of the thirteen (13) families that moved out or transferred units, one (1) family purchased a home, three (3) household were transfers, two (2) households moved in with family, two (2) household were terminated, three (3) households moved to long term care facilities, and two (2) households move to the private sector. Out of 622 LIHTC/PBV units there were thirty-three (33) vacant as of October 31, 2023, which is an overall occupancy rate of 94.70%. This is a slight increase from September's occupancy rate. Of the 33 vacant LIHTC/PBV units, seven (7) were vacant over 60 days. As of 10/31/2023 Amp. 1 had twenty-three (23) vacant units, which is an occupancy rate of 80.80%.

Recommended Commission Action

Review and consider the monthly report.

Property Management Report for October 2023

| Property | Total units | Occupancy for October 31, 2022 | Occupancy for Oct. 31, 2023 | YTD Occupancy as of 11/30/2023 | #Vacant units under 0-60 days as of 10/31/23 | #Vacant units over 61 days as of 9/30/23 | Move-in Oct. | Move-outs Oct | Rent unpaid for Oct | Rents delinquent 31-60 | Rents delinquent 61-90 | Rents delinquent 90+ |
|---------------|-------------|--------------------------------|-----------------------------|--------------------------------|--|--|--------------|---------------|---------------------|------------------------|------------------------|----------------------|
| Amp 1 - PH | 120 | 95.00% | 81.00% | 86.30% | 3 | 20 | 0 | 0 | 6336.18 | 964.21 | \$368.72 | \$5,525.86 |
| Bear Creek | 76 | 95.00% | 95.00% | 96.06% | 2 | 2 | 1 | 2 | 6909.32 | 111.85 | \$0.00 | \$2,527.12 |
| Oak Tower | 147 | 97.00% | 96.00% | 97.34% | 5 | 1 | 3 | 2 | 4933.33 | 3396.28 | \$155.67 | \$2,708.92 |
| Paquin Tower | 200 | 99.00% | 96.00% | 97.26% | 8 | 0 | 5 | 3 | 4828.71 | 1716.63 | \$296.15 | \$2,014.43 |
| Stuart Parker | 84 | 96.00% | 90.00% | 96.79% | 5 | 3 | 0 | 2 | 5991.2 | 1295.33 | \$1,040.00 | \$7,303.19 |
| BWW | 54 | 96.00% | 94.00% | 95.08% | 3 | 0 | 1 | 2 | 1728.5 | 1250.39 | \$813.01 | \$6,051.00 |
| BWWII | 36 | 97.00% | 97.00% | 93.00% | 0 | 1 | 2 | 0 | 1231.98 | 579 | \$90.90 | \$913.37 |
| Patriot Place | 25 | 92.00% | 88.00% | 95.98% | 3 | 0 | 1 | 0 | 1797.03 | 688.65 | \$144.00 | \$35.00 |



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Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 6, 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. CHA currently has 1,189 applicants seeking program subsidy. CHA closed the Section 8 waitlist to new applicants on October 25, 2023. CHA added 20 new lease ups for the month. There were 3 attritions for a gain of 17 new participants for the month of September. As of October 31, 2023, CHA had 182 voucher holders searching for homes.

HCV EOP Reasons:

Port Absorbed – 1

Took Self Program - 2

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 October 31, 2023, there are 119 households receiving VASH program assistance - 98 HCV + 21 PBV (Patriot Place). CHA currently has 17 HCV VASH new voucher holders searching for homes and 4 referrals on hand pending briefing and voucher issuance.

HUD VASH EOP Reasons:

Took Self Off Program - 1

Mainstream Vouchers

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA has been awarded 49 Mainstream Vouchers. As of October 31, 2023, CHA has 36 vouchers leased with 11 voucher holders searching for a home.

Mainstream EOP Reasons:

N/A



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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 October 31, 2023, CHA had 45 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. CHA has 45 families receiving rental assistance. There are currently 17 voucher holders searching for homes. The 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:

Took Self Off Program - 1

Emergency Housing Vouchers (EHV) Program

CHA currently has 51 Emergency Housing Vouchers with 48 leased and 16 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. CHA’s new Homeless Services Coordinator has worked extremely hard to connect with Referred clients to provide housing search assistance, deposit assistance and case management.

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. CHA staff worked 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:

N/A

Tenant-Based Rental Assistance (TBRA) Program

CHA currently has 13 participants leased on this program. 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.

CHA has requested an extension for its current TBRA funding through June 2024 from the City of Columbia. Much like CoC and EHV, TBRA applicants must be referred to CHA from local agencies and receive supportive



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services to be eligible for assistance. CHA depleted the TBRA waitlist and is now accepting applications to fill utilized funding.

Move Out Reasons:

N/A

Recommended Commission Action

Review and consider Report

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

October 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 | \$ 642,379 | \$ (37,457) | 1,048 | 1,212 | 5,241 | 1,118 | (70) | (434) | 14 | 127 | 86% | 94% | 86% | 93% | 6 | 0.6% | 8 | 0.8% | |
| Jun-23 | \$ 4,796,310 | \$ 685,187 | \$ 211.50 | \$ 616 | \$ 653,587 | \$ (31,600) | 1,061 | 1,212 | 6,302 | 1,121 | (60) | (494) | 8 | 118 | 88% | 95% | 87% | 93% | 6 | 0.6% | 8 | 0.7% | |
| Jul-23 | \$ 4,142,723 | \$ 690,454 | \$ 207.22 | \$ 626 | \$ 659,762 | \$ (30,692) | 1,054 | 1,212 | 7,356 | 1,113 | (59) | (552) | 8 | 120 | 87% | 96% | 87% | 94% | 6 | 0.6% | 8 | 0.7% | |
| Aug-23 | \$ 3,482,961 | \$ 696,592 | \$ 206.03 | \$ 635 | \$ 660,506 | \$ (36,086) | 1,040 | 1,212 | 8,396 | 1,111 | (71) | (623) | 13 | 123 | 86% | 95% | 87% | 94% | 8 | 0.8% | 8 | 0.7% | |
| Sep-23 | \$ 2,822,454 | \$ 705,614 | \$ 213.77 | \$ 644 | \$ 656,371 | \$ (49,243) | 1,020 | 1,212 | 9,416 | 1,122 | (102) | (726) | 17 | 156 | 84% | 93% | 86% | 94% | 9 | 0.9% | 8 | 0.7% | |
| Oct-23 | \$ 2,166,083 | \$ 722,028 | \$ 213.57 | \$ 629 | \$ 667,896 | \$ (54,132) | 1,061 | 1,212 | 10,477 | 1,190 | (129) | (855) | 20 | 182 | 88% | 93% | 86% | 94% | 4 | 0.4% | 7 | 0.7% | |
| | | | | | | | | | | | | | | | | | | | | | | | |

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

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

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

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

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

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

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

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

Total vouchers available = 1132

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

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

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

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

Homeownership: Current number of homeownership vouchers

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

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

October 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 | \$ 328 | \$ 195,651 | \$ 5,909 | 581 | 597 | 2,905 | 597 | (16) | (80) | 12 | - | 97.3% | 103.1% | 97.3% | 102.4% | 16 | 2.8% | 8 | 1.3% | |
| Jun-23 | \$ 1,322,282 | \$ 188,897 | \$ 225.43 | \$ 338 | \$ 201,742 | \$ 12,844 | 582 | 597 | 3,487 | 597 | (15) | (95) | 5 | - | 97.5% | 106.8% | 97.3% | 103.1% | 6 | 1.0% | 7 | 1.3% | |
| Jul-23 | \$ 1,120,540 | \$ 186,757 | \$ 225.18 | \$ 329 | \$ 196,624 | \$ 9,867 | 582 | 597 | 4,069 | 597 | (15) | (110) | 8 | - | 97.5% | 105.3% | 97.4% | 103.4% | 11 | 1.9% | 8 | 1.4% | |
| Aug-23 | \$ 923,917 | \$ 184,783 | \$ 225.34 | \$ 326 | \$ 194,438 | \$ 9,654 | 577 | 597 | 4,646 | 597 | (20) | (130) | 7 | - | 96.6% | 105.2% | 97.3% | 103.7% | 10 | 1.7% | 8 | 1.4% | |
| Sep-23 | \$ 729,479 | \$ 182,370 | \$ 229.83 | \$ 334 | \$ 199,282 | \$ 16,913 | 576 | 597 | 5,222 | 597 | (21) | (151) | 5 | - | 96.5% | 109.3% | 97.2% | 104.3% | 16 | 2.8% | 9 | 1.6% | |
| Oct-23 | \$ 530,197 | \$ 176,732 | \$ 230.42 | \$ 331 | \$ 197,735 | \$ 21,003 | 566 | 597 | 5,788 | 597 | (31) | (182) | 12 | - | 94.8% | 111.9% | 97.0% | 105.0% | 9 | 1.6% | 9 | 1.6% | |
| | | | | | | | | | | | | | | | | | | | | | | | |

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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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.

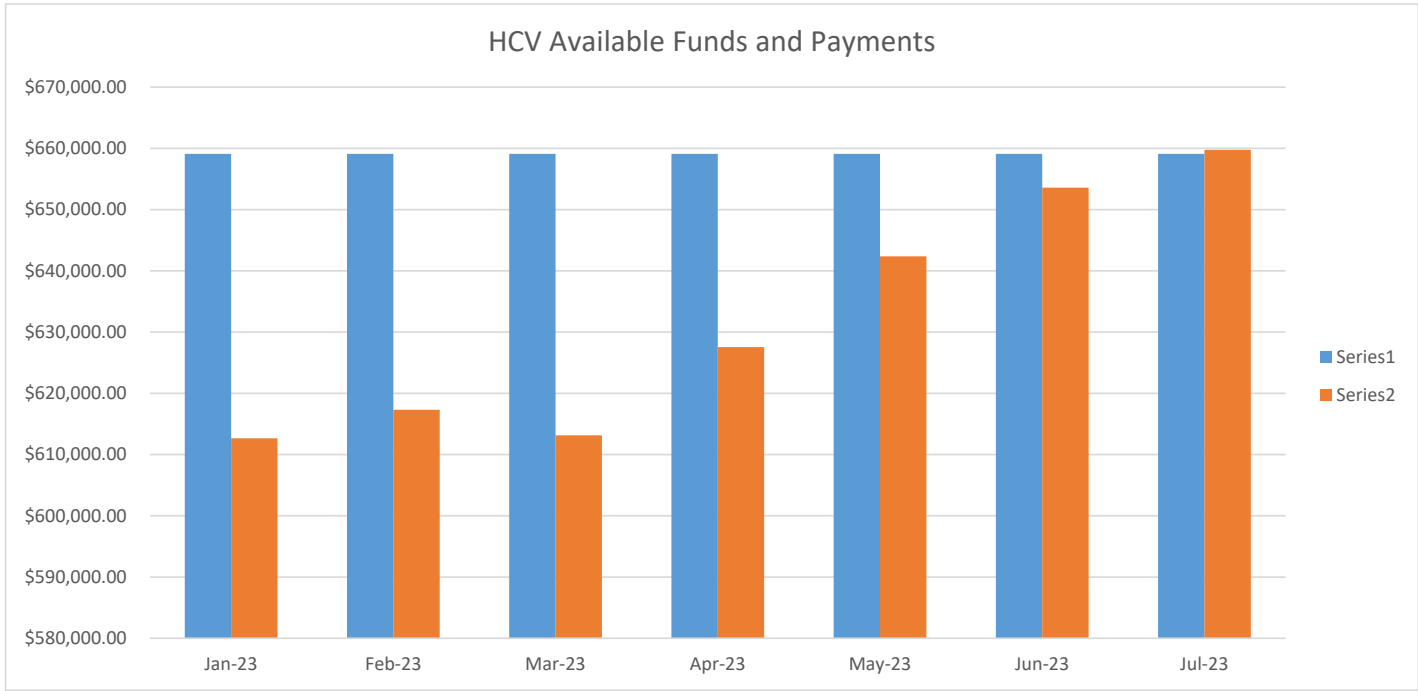
Current Vouchers Looking: This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit.

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

October 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: December 6, 2023

Re: Safety Report

Executive Summary

This report provides a summary of October 2023 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 | 2023 | 2023 | 2023 | 2023 | 2023 | 2022 | 2022 | |
| Bear Creek | 3 | 3 | 7 | | 6 | 6 | 4 | 2 | 4 | 7 | 3 | 1 | 3 |
| Bryant Walk | 4 | 1 | 4 | | 3 | 6 | 5 | 4 | 1 | 3 | 3 | 1 | 1 |
| Downtown | 4 | 3 | 5 | | 5 | 5 | 8 | 6 | 3 | 10 | 10 | 4 | 4 |
| Oak Towers | 11 | 15 | 10 | | 14 | 9 | 7 | 6 | 4 | 10 | 3 | 3 | 8 |
| Patriot Place | 0 | 1 | 4 | | 2 | 8 | 9 | 1 | 2 | 1 | 5 | 3 | 0 |
| Paquin Towers | 13 | 15 | 15 | | 15 | 19 | 14 | 9 | 17 | 17 | 19 | 8 | 12 |
| Stuart Parker | 2 | 1 | 0 | | 1 | 7 | 5 | 2 | 6 | 3 | 0 | | 1 |
| misc | | | | | | | | | | 0 | 0 | | |
| Total | 37 | 39 | 45 | | 46 | 60 | 52 | 30 | 33 | 51 | 43 | 20 | 29 |

Joint Communications log:

| | January | February | March | April | May | June | July | August | September | October | November | December | |
|--------------------------|---------|----------|-------|-------|------|------|------|--------|-----------|---------|----------|----------|-----|
| | 2023 | 2023 | 2023 | 2023 | 2023 | 2023 | 2023 | 2023 | 2022 | 2023 | 2022 | 2022 | |
| Columbia Police Response | 92 | 94 | 82 | | 129 | 121 | 122 | 129 | 122 | 134 | 122 | 87 | 92 |
| Columbia Police Reports | 6 | 5 | 13 | | 16 | 16 | 12 | 12 | 16 | 19 | 14 | 12 | 13 |
| Fire/Ems | 91 | 93 | 106 | | 67 | 97 | 115 | 100 | 103 | 87 | 98 | 60 | 105 |
| Total | 189 | 192 | 201 | | 212 | 234 | 249 | 241 | 241 | 240 | 234 | 159 | 210 |

13 Lease Violations

8 Trespass person reports

10 Check Welfare

2 Assault Felony

Safety Department New Resident Move

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

Safety Department other activities:

S.O. Hawkins was the winner of Paquin Chile cook, 3rd year in a row.

Recommended Commission Action

Review and consider Report



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: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: December 6, 2023

Re: Current Events

Executive Summary

This memo provides a summary of both recent and future current events.

Discussion

The following is a list of recent and future current events and activities associated with the Columbia Housing Authority:

- November 3rd: Fall picnic for staff appreciation held at Kinney Point
- November 9th: Veterans Day BBQ at Patriot Place
- November 7-10th: CEO attended Vacant and Abandoned Properties Institute with City Staff
- November 13th: Open Enrollment for all CHA Employee Benefits
- November 14th: 207 Lynn Groundbreaking
- November 15th: Columbia Chamber of Commerce Quarterly QMB Panel on Affordable Housing-CEO
- November 16th: Biden-Harris Administration Briefing on New Actions to Address Homelessness-CHA Housing Ambassador and Homeless Services Coordinator
- November 16th: CEO on Simon Rose Radio Show
- November 16th: City of Columbia, Columbia Housing Authority, Columbia Board of Realtors, Ridgeway Neighborhood Association- Fair Housing Event
- November 21st: RAD Providence Walkway Resident Meeting and Resident Services Family Development at Blind Boone
- November 28th: Moving Ahead Program, Michaela Flores, Missourian Progress Award Nominee
- November 29th: CHA Directors Meeting on Team Building and Establishing Team Rules/Values
- November 29: Call with De'Carlton Seewood regarding Section 8 Vouchers
- December 7th: Moving Ahead Program Contracted Services Meetings
- December 8th: MHDC funding announcements for LIHTC Awards-Providence Walkway
- December 3rd: KFRU Morning Roundtable
- December 4th: Unsheltered Conversation with Chamber of Commerce: Follow-up to Madison
- December 6th: City of Columbia Consolidated Plan Economic Development Meeting-REDI
- December 6th: Red Stone Site Visit and property review
- December 7th: Moving Ahead Program Contracted Services Vendor Meeting
- December 12th: Meeting with Simmons Bank
- December 14th: CEO meeting with City Community Development staff and H3 Development Design Consultant.
- December 22nd and 25th: CHA Offices Closed for holiday
- January 8-9th: HUD REAC/INSPIRE inspections of public housing

Recommended Commission Action



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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Review and consider the report.



Columbia City Council approves \$2 million for Kinney Point housing project

By [Jazmin Halliburton](#)

FOLLOWFOLLOW "" TO RECEIVE NOTIFICATIONS ABOUT NEW PAGES ON "".

Published [November 7, 2023](#) 3:10 PM

COLUMBIA, Mo. (KMIZ)

Columbia City Council at its Monday night meeting approved the affordable housing funding agreement with the Housing Authority of Columbia and the Kinney Point Development Group.

The City Council approved the use of [\\$2 million in HOME-ARP funds](#) in the Kinney Point housing project to be developed at the northeast corner of Garth Avenue and Sexton Road, according to the council agenda. The City received the grant from the U.S. Department of Housing and Urban Development on Sep. 15.

Kinney Point project will include four 2-bedroom units, six three-bedroom units and 10 four-bedroom units, according to notes in the council agenda. The purpose of the grant and the housing project is to meet the needs of service toward homelessness by [providing affordable housing](#), non-congregate shelter units, tenant-based rental assistance, or supportive services.

The initial application for the project included 24 units, but the Columbia Housing Authority will be adding 10 more units to their plan after the acquiring the former City of Refuge site, the agenda states.

Columbia Housing Authority CEO, Randy Cole said the total budget for the project is \$11 million.

"We have \$3 million in additional funds from the Missouri Department of Economic Development and then close to \$5 million in funds in the Missouri

Housing Development Commission, and another 1 million from the Veteran's United Foundation," Cole said.

The housing authority hopes to break ground on the housing project shortly after Jan. 1.

This project will be "first come, first serve" and reserved for people who have experienced homelessness, and Kinney Point will be tracking data on who would qualify for this specific housing. However, a preference is made for those who are elderly and/or disabled. The units will be high quality, energy efficient and hold washer and dryer units.



Columbia looking to vacant lots to help solve affordable housing issue

By [Morgan Buresh](#)

Published [November 9, 2023](#) 6:50 PM

The City of Columbia is looking to transform vacant lots to help solve the city's affordable housing issue.

City leaders are attending a Vacant Property Leadership Institute in Austin, Texas, this week to get information on what can be done with the city's vacant lots. Columbia Neighborhood Services Manager Leigh Kottwitz - who is on this week's trip -- said there are around 200 vacant lots and buildings in the central and northeastern parts of Columbia.

She said vacant lots aren't productive for the city, and provide an opportunity to change and benefit neighborhoods.

"What could be done to encourage redevelopment in those areas, so we can bring those back to productive use and also provide productive housing units for our residents," Kottwitz said.

She said mapping out the vacant lot locations and determining their impact on the city will likely be one of the next steps after leaders return from the conference. She also mentioned plans for how to tackle the city's vacant lots will be presented to Columbia City Council and the city manager soon.

Kottwitz said some ideas being discussed this week include code enforcement and land banks. Columbia Housing Authority CEO Randy Cole said he's also heard innovative presentations on estate planning and making sure families keep ownership of their properties.

The Columbia Housing Authority is currently partnering with Job Point to build an affordable home on a vacant lot on Lynn Street. The house will be built by Job Point's Youth Build students and funded by the Housing Authority and donations, according to a [Tuesday release](#).

"When there's vacant properties in our central city area, they represent really good opportunities for affordable housing," Cole said.

Job Point President and CEO Steven Smith said the home will cost more than \$200,000 to build, but will be listed for well-below that.

He said Job Build has done more than 20 housing projects and is always looking for avenues to enhance students' skills and help them get or maintain jobs. He said it's icing on the cake that this project will help with Columbia's affordable housing issue.

"We think by the two entities coming together to work on projects, it really ties the workforce development and the affordable housing all in one nice, happy bow," Smith said.

The press release said the home will likely be available for purchase in mid to late 2024. Job Point has already broken ground, but there will be a ribbon cutting Nov. 14. Columbia Housing Authority's Family Self-Sufficiency program residents will be eligible to purchase the home.

Columbia was one of 10 cities to attend this week's training in Texas, according to a [press release](#). Kottwitz and Cole were among five Columbia attendees, including city prosecutor Robert Rinck, city council member Nick Knoth and Love Columbia program director Conrad Hake. The training ends Friday.



Job Point, Housing Authority look to tackle affordable housing, labor shortage in Columbia

By [Mitchell Kaminski](#)

Published [November 14, 2023](#) 7:33 PM

COLUMBIA, Mo. (KMIZ)

Job Point and the Columbia Housing Authority broke ground Tuesday on a new permanently affordable home in central Columbia.

The two groups are working to combat the city's affordable housing problem in a way that is also helping to address a skilled labor shortage.

The new house will be built on 207 Lynn St. using students from Job Point to help build the house. The property was purchased by the Columbia Housing Authority. Using Job Point will help make the new home more affordable for families in the Housing Authorities program.

"It will be structured in such a way that not only will it be affordable to the first buyer but it will also be affordable in perpetuity so each time it sells it will be sold at a value less than what it would bring on the regular market," Job Point President Steven A. Smith said.

It's a formula that Columbia Housing Authority CEO Randy Cole believes the city can build off of in the future to create more affordable housing opportunities in Columbia.

"We are thrilled with this partnership to partner workforce housing and affordable housing all together providing workforce development and also providing ownership opportunities to Columbia Housing Authority residents, Cole said. "This is a big need that has been expressed by our residents and one that we are determined to meet as we move forward."

Homelessness and affordable housing have been hot-button issues in Columbia. Cole believes projects like this are a step in the right direction.

"In 2022, we had 100 households at the Columbia Housing Authority increase their income level where they moved on and up into market-rate housing," Cole said. "So, we thought this would be a great opportunity to capture those folks who are moving up through our systems and gaining self-sufficiency to also gain access to homeownership."

Job Point has built 34 houses since 2003 and is looking for avenues to enhance students' skills to help them get, or maintain jobs.

"We train and educate folks and help them obtain and maintain employment," Smith said. "We have several different programs the program we are dealing with here today is primarily our youth build program which is for 16-to-24-year-olds most of whom don't have their high school diploma or equivalency but they also spend half their time on construction projects like this house."

Skill labor has been hard to come by in the United States in recent years, especially in construction. An [April report from the Labor Department](#) revealed the number of construction job openings jumped by 129,000 in February while hiring decreased by 18,000. Columbia Mayor Barbara Buffaloe acknowledged Job Point's role while addressing the crowd at the ribbon-cutting ceremony.

"Wherever they land they are going to be needed in whatever community they end up in. Now if you want to start some programs for bus drivers, refuse workers, I just have a lot [of vacancies the city needs to fill]" Buffaloe joked.

Buffalo added that the Housing Authority and Job Point's track record is the reason they are repeatedly given funding from the city.

"We often get comments like 'you're just supporting the same organizations' and I'll say what we do is we ask who is proving," Buffaloe said. "Are they achieving the goals that we expect when we support resources or funding and we want to see that? We have two trusted partners in delivering in the expectations that the city council has set."



Coverage You Can
Count On

Local organizations partner to create more affordable housing in Columbia

- [Erin O'Connell, KOMU 8 Reporter](#)
- Nov 14, 2023



Job Point and the Columbia Housing Authority broke ground on affordable single-story home Tuesday afternoon.

COLUMBIA – Job Point and Columbia Housing Authority (CHA) broke ground on Tuesday, marking the start to a new construction project.

The partnership aims to add a new permanently-affordable home to Columbia’s housing market. Filling a previously vacant lot at 207 Lynn St., the new home will be built over the next year by Job Point’s YouthBuild and Carpentry students.

“This partnership checks all the boxes,” Steven Smith, Job Point’s CEO said in a press release. “It gives our students the opportunity to gain valuable on-the-job training and experience while also adding a beautiful new home to Columbia’s housing market.”

According to a [report](#) done by the city of Columbia, nearly 23% (27,163) of Columbians live below the poverty level, and 14% of Columbia residents are living in extreme poverty, meaning they are living in households with an income less than half of the poverty level.

The city also reported that 35% of Columbia residents are living in low-income households. This includes working people with incomes above poverty level, but who are still unable to meet their basic needs, and therefore need to utilize social services.

According to the CEO of CHA, the new home will cost about \$200,000 and will be sold for around \$40,000. The house will feature three bedrooms and two baths, in an accessible single-story design.

The home is estimated to be available for purchase sometime in mid-to-late 2024. Graduates from the CHA’s Family Self-Sufficiency program among other Columbia residents will be eligible to purchase the home with down-payment assistance based on income-eligibility guidelines.

“One of our goals as an agency is to help our residents continue moving forward toward self-sufficiency and homeownership – but for that to happen, there has to be affordable homes available for them to purchase,” Randy Cole, CEO of the CHA, said in a press release. “We are proud that through this project, we’ll be addressing that gap in the

market – and hope that it will lead to future collaborations, because the need isn't going anywhere any time soon.”

CHA has housed 2,100 families and has 753 affordable housing units, according to its website.

"We need a lot more housing in Columbia," Cole said. "There's a lack of supplies so we are doing what we can on all fronts to provide additional units of affordable housing and additional opportunities."

Job Point and Columbia Housing Authority break ground for affordable home project

by Christopher Rogers

Tue, November 14th 2023, 10:30 PM CST



Job Point and the Columbia housing Authority hosted a celebratory ribbon cutting today for a future permanently affordable home in Columbia.

Columbia — Job Point and the Columbia Housing Authority hosted a celebratory ribbon cutting on Tuesday for a future permanently affordable home in Columbia.

Mayor Barbara Buffaloe, Columbia Chamber of Commerce Ambassadors, and community members gathered around as the "groundbreaking" took place.

The home will be built on a previously vacant lot by Job Point's YouthBuild and Carpentry students. Job Point is excited because the project allows their students to apply skills that they have been learning in the classroom.

President and CEO Steven Smith believes the collaboration came at a good time for students.

"We like to build a couple houses a year and honestly with the cost having gone up as much as it did over COVID, this partnership allows us to provide the training for our students, without the financial risk," said Smith.

CHA provided funding for the project with help from Central Bank, Simmons Bank, the City of Columbia, and an anonymous donor. This project gives the opportunity of home ownership to those that CHA serves.

Residents, including graduates from CHA's Family Self Sufficiency program, will be able to purchase the home with down payment assistance if they qualify.

Chairman Bob Hutton spoke about the impact of the program.

"It is simply a program that is available so that the people who belong to it, who participate in it, can just become more sufficient," Hutton says.

The home will feature three bedrooms and two bathrooms in a single-story design. It is expected to be available for purchase towards the end of 2024.

COLUMBIA DAILY TRIBUNE

Job Point, Columbia Housing Authority celebrate start of planned permanent affordable home



Roger McKinney
Columbia Daily Tribune

The vacant lot with the start of a foundation at 207 Lynn St. on Tuesday is expected to be a home for a Columbia Housing Authority family within a year.

A celebration and a ribbon-cutting took place on the site Tuesday with the Columbia Chamber of Commerce Ambassadors.

The project is a partnership between Job Point and the Columbia Housing Authority. Students in JobPoint's YouthBuild program will build the house, providing them with job skills. The house when finished will be a an affordable home to help with the city's affordable housing problem.

"We'll probably have 70 or 80 students working on the project over time," said Steven Smith, president and CEO of Job Point.

"We're going to be marketing the house directly to a CHA family," said Randy Cole, CEO of the Columbia Housing Authority, in an interview.

It's the first time for a project like this, Smith said in an interview.

"This is the first time we've built a home specifically for them," Smith said.

Job Point is good with workforce development, while Columbia Housing Authority specializes in affordable housing, Smith said.

"We feel like there are a lot of synergies in this," Smith said.

"We see this as a great opportunity to pair affordable housing with workforce development," Cole said.

The project is a small step in addressing Columbia's twin problems of homelessness and a lack of affordable housing, said Bob Hutton, chairman of the housing authority.

The new home will feature three bedrooms and two baths and will have an accessible single-story design. CHA with support from an anonymous donor, Central Bank, Simmons Bank and the city of Columbia funded the project.

The partnership is significant, said Mayor Barbara Buffaloe.

"Collaboration is how we're going to achieve any of our goals," Buffaloe said.

Since 2003, YouthBuild has built 37 houses, while providing students with job skills, Smith said.

The Columbia Housing Authority was established in 1956 and owns and operates 751 units of affordable housing.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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Closed Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, December 6, 2023

Time: 5:30 p.m.

***Meeting will begin immediately following the regular CHA Board of Commissioners Meeting.**

Place: CHA Administration Building, 201 Switzler

CLOSED SESSION PURSUANT TO SECTION 610.021 (1) 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
- III. Roll Call Vote to Go Into 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.
- III. Roll Call Vote to End Closed Session
- IV. Adjournment

