



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, March 6, 2024

Time: 5:30 p.m.

Place: Columbia Housing Authority, 201 Switzler St.

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of Minutes
- V. Special Item: Family Self-Sufficiency Program Graduate Recognition
- VI. Commissioner Comment
- VII. Public Comment (Limited to 5 minutes per speaker)

PUBLIC HEARINGS

RESOLUTIONS

- VIII. **Resolution 2945:** A Resolution to Authorize the Chief Executive Officer to Execute the Appropriate Documents and Agreements with Speedy Services LLC. for Mowing Services for the Columbia Housing Authority.
- IX. **Resolution 2946:** To Appoint a CHA Assisted Housing Resident to the CHA Formal Hearing Panel Representing CHA Assisted Housing Residents.
- X. **Resolution 2947:** To Authorize changes to the job description for the Director of Maintenance.

REPORTS

- XI. FY 2023 CHA Year-end Report
- XII. Credit Card Expense Report
- XIII. **Department Reports:** Finance, Maintenance, Public Housing & Affordable Housing Properties, Affordable Housing Development and Compliance, Section 8 Housing Choice Voucher Program, Resident Services, Safety, Human Resources
- XIV. Current Events

PUBLIC AND COMMISSIONER COMMENT

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

XVI. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Randy Cole, CEO at (573) 443-2556, extension 1100 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Mr. Cole by email at the following address: rcole@columbiaha.com.

Media Contact: Randy Cole, CEO
Phone: (573) 443-2556
E-mail: rcole@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 February 7, 2024, 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 February 7, 2024, 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 5:40 p.m.

II. Roll Call:

Present: Bob Hutton, Chair Commissioner
Rigel Oliveri, Commissioner – Late Arrival
Steve Calloway, Commissioner – Via Zoom
Jama Rahn, Commissioner – Via Zoom

Excused: Robin Wenneker, Vice Chair Commissioner

CHA Staff: Randy Cole, CEO
Charline Johns, Special Programs Specialist
Jeanette Nelson, HR Manager
Laura Lewis, Director of Affordable Housing Operations
Justin Anthony, Director of Resident Services
Jeff Forck, Director of Safety
Tim Koske, Chief Financial Officer
Tammy Matondo, Director of Affordable Housing Development and Compliance
Steven Reifsteck, FSS Coordinator – PBV & Public Housing
Caitlin Hammons, ROSS Coordinator
Genevieve Harline

Guest: Iesha Brown, Family Self-Sufficiency (FSS) Graduate

III. Adoption of Agenda:

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

IV. Approval of December 6, 2023 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of December 6, 2023. A second motion was made by Ms. Rahn. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

SPECIAL ITEM

V. Family Self-Sufficiency Program Graduate Recognition:

Mr. Hutton introduced Ms. Brown, FFS Graduate and congratulated her on her achievement. Ms. Hammons shared that Ms. Brown joined the FSS Program in February of 2022 and during that time she obtained full-time employment, transportation, improved her credit and was then able to become fully self-sufficient and was able to move into the private sector. Mr. Cole congratulated Ms. Brown on her successes and presented her with a certificate from the Board a gift card.

Mr. Hutton on behalf of the Board wished Ms. Brown well and thanked her for her participation in the FSS Program. Ms. Brown stated that she was thankful.

VI. Commissioner Comment.

Mr. Calloway shared that he loved the FSS Program.

VII. Public Comment.

There was no public comment.

PUBLIC HEARINGS

RESOLUTIONS

VII. Resolution 2944: A Resolution to Approve the Submission of the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2023.

Mr. Cole shared that the SEMAP is an annual action that the agency required to completed and is a performance report for the Section Eight Program. Mr. Cole stated that the resolution will authorize CHA to submit the report to HUD with a deadline of March 1, 2024. Mr. Cole shared that Ms. Edwards, Director of Housing Programs worked hard to get the SEMAP Report completed in a timely manner so that an additional meeting would no longer need to be held to approve the resolution on a later date.

Mr. Cole explained that the Report assessed 14 indicators of performance designed to show whether PHAs help eligible families to afford decent rental units at a reasonable subsidy cost as intended by Federal Housing Legislation.

Mr. Cole shared that CHA was seeking the Boards approval to submit the report.

Mr. Hutton inquired whether or not there were any areas of concern. Mr. Cole stated that there were not.

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

Mr. Hutton called for a motion to approve Resolution 2944 as presented. A motion was made by Mr. Calloway. Second by Mr. Rahn. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Calloway, Rahn, Hutton

No: None

Abstained: Oliveri

VIII. REPORTS

Director Reports: Affordable Housing Development and Compliance, Affordable Housing Programs, Resident Services, Safety, Human Resources, Finance

Affordable Housing Development and Compliance

KINNEY POINT:

Mr. Cole shared that Kinney Point's Firm Submission had been completed and was submitted to MHDC on Friday, January 12, 2024. Mr. Cole stated that once MHDC has completed their full review they will issue a Firm Commitment and set a closing date. Mr. Cole explained that there is an additional step that CHA had to do with HUD, which is a Subsidy Layering Review to look at all the different layered funding sources since vouchers will be attached to the project. Mr. Cole shared that the Subsidy Layering Review was sent to the HUD Field Office for approval before it will be sent to HUD for final approval.

Mr. Cole shared that Red Stone is working with CHA's Development Staff and Fulson Housing Group, conducting bi-weekly calls reviewing the Due Diligence Checklist for items needed.

Mr. Hutton asked whether there were any issues with converting the 34 Housing Choice Vouchers to Project Based Vouchers. Mr. Cole stated that HUD would first have to review the funding sources to make this determination. Mr. Cole shared that he anticipates that CHA will work through whatever potential changes they may have.

PARK AVENUE:

Mr. Cole reported that CHA staff is continuing to work on the RAD Financing Plan and the MHDC Firm Submission. Mr. Cole shared that because the RAD Conversion will likely take extra time, firm submission and closing will likely be in the third quarter of 2024. Mr. Cole stated that the City of Columbia has completed their Part 58 review of Park Avenue and anticipates the funding to be released by HUD mid to late March 2024. Mr. Cole reported that CHA staff is planning to conduct a resident informational meeting in May to update Park Avenue residents on project timelines.

Mr. Hutton inquired on the timeline of the closing of Kinney Point and building permits. Mr. Cole reported that the closing of Kinney Point could be April or May and confirmed that the building permits for Kinney Point are in place but not yet for Park Avenue. Mr. Calloway inquired about the bidding process. Mr. Cole stated that the bids were placed online, on CHA's website and in the paper.

PROVIDENCE WALKWAY:

Mr. Cole reported that Providence Walkway's CHAP Award was received on December 11, 2023 and stated that units would not be refilled upon vacancy. Mr. Cole shared that although CHA was not awarded 9% on the LIHTC, CHA still remains committed to renovating the property and have begun discussions on how to continue the efforts with a 4% LIHTC Application to MHDC. Mr. Cole explained that the next 4% application is April 5, 2024 and there is an additional application date of July 5, 2024. Mr. Cole stated that CHA staff will continue to work with the City of Columbia regarding the ARPA Agreement and the City has indicated flexibility and support to renovate or rebuild all or a portion of its remaining units depending upon the level of equity raised for the 4% application. Mr. Cole shared that an ARPA submission was sent to the County for \$2.5 million in soft money to leverage the 4% application.

Mr. Cole reported that a Bear Creek Application submission was sent to the County for 15 building foundation repairs, renovation of two units and the community facility and security cameras. Mr. Hutton inquired on the status of the current occupants of the property. Mr. Cole stated that they are aware that CHA is exploring this and would give them plenty of time to find other options.

Affordable Housing Programs:

Mr. Cole shared that the HUD REAC/INSPIRE inspections were completed on 01/08-01/09 for the AMP1 Public Housing units and CHA performed well in the benchmarking compared to other PHAs. Mr. Cole noted that there all (62) 24-hour deficiencies were corrected within 24 hours, all (52) 30-day deficiencies had been corrected and all the (14) 60-day deficiencies are on track to be corrected.

Mr. Cole reported that 11 families moved out or transferred units, 34 of the 622 LIHTC/PBV units were vacant as of 12/31/2023, with an occupancy rate of 95%, 26 of the 120 Public Housing units were vacant as of 12/31/2023 with a occupancy rate of 78%.

Resident Services:

Mr. Cole shared that Ms. Hammons' had been promoted and is now supervising HHC Staff, with Mr. Anthony now supervising the Maintenance Department. Mr. Cole reported that there has been an increase from 51 to 62 participants for the month of December in the ROSS Program. Mr. Cole reviewed highlights from the Resident Services Board Report.

Safety:

Mr. Cole reviewed highlights from the Safety's Report Per Property, noting that Safety continues to host gatherings at several properties to keep families engaged.

Human Resources:

Ms. Nelson shared that the Finance Assistant I position had been filled with the new hire start date scheduled for 2/12/2024 and the HCV Specialist start date 02/19/2024. Mr. Cole reported that on March 5, 2024, Ms. Nelson and himself would be attending a Diversity, Equity & Inclusion Conference. Ms. Nelson reported that CHA staff would be attending a Trauma Informed Property Management training on March 15, 2024.

CHA Finance:

Mr. Cole and Mr. Koske reported that the Finance staff has been primarily focused on the 2023 Audit. Mr. Cole provided the Board with a report that includes a deeper analysis of CHA cashflow. Mr. Cole shared that Mr. Koske has been providing him with detailed reports since May 10, 2023 and with that they have been able to conceptualize the timing of cash and expenses as well as identify areas that may need more focus and attention.

Mr. Cole explained that CHA will be making efforts moving forward such as to ensuring that staff allocations maximize funding sources available and allow for ease of implementation, explore obtaining a line of credit with First Mid Bank & Trust to establish an operating line of credit in the near, given a significant level of predevelopment costs for Kinney Point and Park Avenue.

Current Events:

Mr. Cole reviewed highlights of current events such as a tour of the CHA operations was given to 2nd Ward Council Member, Rachel Proffit and HCDC Chairperson, Tom Rose on January 17, 2024. Mr. Cole also reported upcoming events such as the CHA Senior staff Quarterly Meeting for SWOT Analysis, CHA Teamwork & Operations.

IX. Public Comment.

There was no public comment.

X. Commissioner Comment.

Mr. Calloway suggested that if staff were interested in attending any Black History Month events in Columbia, they should look into attending the Daniel Boone Library's Black History Month Trivia Night. Mr. Cole shared that he would look into attending.

XI. Adjournment.

Mr. Cole reported that a closed meeting would be held with the Commissioners on Monday, February 12, 2024 at 11 AM to

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Second by Ms. Calloway. Mr. Hutton called the meeting adjourned at 6:51 p.m.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

Certification of Public Notice

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on February 5, 2024, I posted public notice of the February 7, 2024, 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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201 Switzler Street, Columbia, Missouri 65203

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Department Source: Modernization

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 6, 2024

Re: **Resolution 2945**: Authorizing the Chief Executive Officer to execute the appropriate documents and agreements with Speedy Services LLC for lawn mowing services for the Columbia Housing Authority.

Executive Summary

The Columbia Housing Authority's (CHA) Contract for lawn mowing services ended in 2023. CHA enters into Mowing services for a term of one (1) year with the option of extending the agreements for up to an additional two (2) years on a year-to-year basis, therefore CHA staff solicited proposals for mowing services in 2023. The lawn mowing service covers all LIHTC and public housing owned properties.

Discussion

The CHA issued a Request for Proposals (RFP's) for Mowing Services on Friday, January 5, 2024. The RFP was advertised on the CHA web site and through the Columbia Daily Tribune on January 7, 10, and 14th. Proposals were due no later than 9:59 a.m. on Wednesday, January 31st, 2024.

The following companies submitted proposals:

- Speedy Services LLC.
- Rite-Way Handyman Services LLC

CHA staff contacted additional mowing vendors in addition to the two companies submitting bids, including two vendors conducting mowing services for CHA in 2023. CHA received two responses to the RFP.

Selection Process

The proposals submitted were evaluated by CHA personnel. The evaluation included a review and evaluation of all responsive proposals. The proposals were evaluated for adherence to RFP guidelines, cost, and services to be provided.

Adherence to RFP guidelines

All Companies followed RFP guidelines.

Cost

Speedy Services LLC- \$3,885.00 per cycle or \$69,930.00 per year.

Rite-Way Handyman Services LLC- \$20,200.00 per cycle or \$363,600 per year.



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Both submittals were comparable in services to be provided, therefor CHA staff is recommending proceeding with Speedy Services LLC. due to its lower cost.

With approval of the CHA Board of Commissioners CHA will enter into a contract with Speedy Services LLC. effective March 22, 2024.

Recommended Commission Action

Adopt Resolution 2945 authorizing the Chief Executive Officer to execute the appropriate documents and agreement with Speedy Services for the Columbia Housing Authority.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION # 2946

To Appoint a CHA Assisted Housing Resident to the CHA Formal Hearing Panel Representing CHA Assisted Housing Residents.

WHEREAS, the Housing Authority of the City of Columbia, Missouri, (CHA) is required by Federal law to adopt a Grievance Procedure to provide a forum and procedure for current Public Housing residents and Section 8 Housing Choice Voucher program participants to seek the just, effective and efficient settlement of grievances; and

WHEREAS, On July 18, 2017 the CHA Board of Commissioners adopted a revised Grievance Procedure provides for the appointment of a Formal Hearing Panel, as follows:

(1) One member of the panel and up to two alternate members shall be a member of the CHA Board of Commissioners and shall be chosen by the Chairman of the Board.

(2) One member and up to two alternate members shall represent responsible persons in the community and shall be chosen by the CHA Board of Commissioners.

(3) One member and up to two alternate members shall represent CHA Assisted Housing Residents and be chosen by the Board of Commissioners; and

WHEREAS, there is currently a vacancy for the CHA Assisted Housing Resident position on the Formal Hearing Panel; and

WHEREAS, Mr. Anthony Allan has applied to be the current Formal Hearing Panel Member representing CHA Assisted Housing Residents and meets each of the criteria set forth in the CHA Grievance Procedure; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts Resolution 2946 appointing Anthony Allan to the CHA Formal Hearing Panel as the Member representing CHA Assisted Housing Residents for term expiring March 5, 2026.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted March 6, 2024



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 6, 2024

Re: **Resolution 2946**: Appointing a CHA Assisted Housing Resident to the CHA Formal Hearing Panel

Executive Summary

Approval of the attached resolution will appoint a CHA Assisted Housing Resident to the CHA Formal Hearing Panel. As part of the CHA's grievance procedure, the Board of Commissioners appoints members to the Formal Hearing Panel every two years or when vacancies occur. Panel members and any alternates serve two-year terms.

Discussion

The Formal Hearing Panel is comprised of three (3) members: one (1) representative from the CHA Board of Commissioners, one (1) Community Representative, and one (1) CHA Assisted Housing Resident. Up to two (2) alternates may be appointed per position. The Formal Hearing Panel conducts a critical role for the CHA Board of Commissioners in ensuring that any resident appeal or request for reconsideration of termination of housing is carefully considered on behalf of the CHA Board of Commissioners. The CHA Assisted Housing Resident position is important in assisting and ensuring the perspectives of CHA residents are represented in appeals involving termination of CHA assisted housing. CHA Assisted Housing Residents applying to be appointed to the Formal Hearing Panel must meet the following criteria:

- 1-year residency in a CHA managed property or 1-year of participation in the CHA's Section 8 Housing Choice Voucher Program.
- Resident/participant in good standing. (No major lease violations or violations of the Section 8 Housing Choice Voucher Program Family Obligations)
- Available for hearings during business hours.
- Previous experience working with CHA Resident Associations, Resident Advisory Board, or other experience working with others in a committee or group setting.
- Shall complete review of hearing materials.
- Shall serve a 2-year appointment.
- Attend necessary orientation and training sessions.
- Completion of an application.

The CHA received an application for the CHA Assisted Housing Resident position on the Formal Hearing Panel. The applicant, Mr. Anthony Allan, meets each of the criteria required for the Formal Hearing Panel CHA Assisted Housing Resident position.

Recommended Commission Action

Adopt the resolution appointing Mr. Anthony Allan as the CHA Assisted Housing Resident Member of the Formal Hearing Panel.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION # 2946

To Appoint a CHA Assisted Housing Resident to the CHA Formal Hearing Panel Representing CHA Assisted Housing Residents.

WHEREAS, the Housing Authority of the City of Columbia, Missouri, (CHA) is required by Federal law to adopt a Grievance Procedure to provide a forum and procedure for current Public Housing residents and Section 8 Housing Choice Voucher program participants to seek the just, effective and efficient settlement of grievances; and

WHEREAS, On July 18, 2017 the CHA Board of Commissioners adopted a revised Grievance Procedure provides for the appointment of a Formal Hearing Panel, as follows:

(1) One member of the panel and up to two alternate members shall be a member of the CHA Board of Commissioners and shall be chosen by the Chairman of the Board.

(2) One member and up to two alternate members shall represent responsible persons in the community and shall be chosen by the CHA Board of Commissioners.

(3) One member and up to two alternate members shall represent CHA Assisted Housing Residents and be chosen by the Board of Commissioners; and

WHEREAS, there is currently a vacancy for the CHA Assisted Housing Resident position on the Formal Hearing Panel; and

WHEREAS, Mr. Anthony Allan has applied to be the current Formal Hearing Panel Member representing CHA Assisted Housing Residents and meets each of the criteria set forth in the CHA Grievance Procedure; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts Resolution 2946 appointing Anthony Allan to the CHA Formal Hearing Panel as the Member representing CHA Assisted Housing Residents for term expiring March 5, 2027.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted March 6, 2024



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 6, 2024

Re: **Resolution 2947**: Authorizing Updates to the Director of Maintenance Position.

Executive Summary

This resolution is for CHA Board of Commissioner's consideration of authorizing changes to the Director of Maintenance job description.

Discussion

The current title for staff members overseeing the Maintenance Department is the Director of Maintenance. The attached description incorporates additional duties and updates the position title to Director of Facilities and Modernization.

The Columbia Housing Authority is undergoing significant capital projects including new construction and investment in existing housing needs over the next 5 years. The Maintenance Department currently includes 13.5 FTE dedicated to maintenance, unit turns, grounds, facility service contracts and other facility needs. CHA is undergoing approximately \$50 million in new renovations through RAD Conversion and LIHTC funded projects. CHA staff have also identified a significant level of planned maintenance and capital improvements to its existing facilities. The CHA CEO is recommending approval of the updated job description, to further define this position's roles and responsibilities as CHA proceeds through several years of increased investments and capital projects.

CHA staff are reviewing the following data pertaining to the Maintenance Department:

- Salaries budgeted per property.
- Maintenance FTE per property.
- Worker orders completed per property.
- Unit turns completed per property.
- Capital needs of existing facilities.
- Pro forma for new projects and maintenance budget needed to maintain staffing levels.
- Additional Maintenance Department staff needs associated with new projects, relocation, and expanded portfolio of units.
- Centralized crews for family sites.
- Available budget and budgetary needs.

CHA staff will continue analyzing data and anticipates seeking board approval for additional staff plan updates, however this will be upon obtaining and analyzing necessary data.

Recommended Commission Action

Approve the resolution authorizing a new description Director of Facilities and Modernization.

POSITION DESCRIPTION

DIRECTOR OF FACILITIES & MODERNIZATION

REPORTS TO: Chief Executive Officer

SUMMARY OF POSITION: This is an advanced technical position which serves as the Housing Authority's Director of Facilities and Modernization for all maintenance operations and modernization activities and assures all projects and activities are carried out in accordance with HUD regulations and CHA policies. This position is the official job site representative in the coordination and inspections of all facilities and modernization operations and of new construction and major repairs of CHA owned structures, grounds, and public areas.

This position is responsible for overseeing all maintenance operations, on-call operations, preventive maintenance planning, contract administration in the design, review, coordination and inspection of new construction and major repair projects for CHA owned facilities. Work involves contact with Director of Public Housing Operations, Public Housing Manager II, maintenance employees, public officials, architects/engineers and contractors in the inspection of on-going work and resolution of technical and procedural problems. This position is responsible for managing CHA's maintenance and modernization programs and assisting in the planning and development of physical improvements to CHA's units, buildings, equipment and grounds. Assignments require independent judgment in making on-site technical decisions.

MAJOR DUTIES AND RESPONSIBILITIES INCLUDE:

- Responsible for coordination and supervision of all maintenance activities, on-call operations, procedures, preventive maintenance, working with the Director of Public Housing Operations, Public Housing Manager II while planning and scheduling modernization projects to ensure timely completion in accordance with HUD requirements.
- Assists CHA LIHTC and Affordable Housing Development Team with site review, acquisition, planning, bidding, specification review, capital needs assessment and implementation of new development efforts and improvement to existing CHA-owned properties.
- Coordinates on-going capital needs assessments and works with CHA Development and Compliance staff to conduct asset management of existing CHA properties.
- Develops a working relationship with other maintenance supervisors to ensure PHAS standards for physical inspection are met by coordinating the completion of related work orders.
- Monitors various publications (Federal Register, HUD regulations, etc.) to assure continuing compliance with applicable regulations and to plan for mandated changes.
- Participates in contractor selections and performs contract administration for all modernization work items.
- Communicates with CHA personnel architects and contractors on construction schedule, substantial completion inspection, final inspection, and warranty inspections.
- Conducts meetings and conferences concerning project progress and activities with agency personnel, architects/engineers, contractors, and other governmental officials.

- Verifies compliance with approved shop drawings, materials samples, and other approval items submitted by the contractor with approval contingent on either the inspection team reports or the reports of appropriate laboratories or consultants.
- Travels to various construction locations to inspect new construction and major repair projects for CHA-owned facilities, buildings, and structures. Recommends to management the stoppage of work and progress when safety concerns override basic contractual commitments, or when continuation will result in the inclusion of substandard work.
- Prepare daily written inspection reports of ongoing modernization projects.
- Prepares cost estimates of proposed changes to contract(s).
- Performs required planned and corrective (repair) maintenance to building fixtures, systems, equipment and laundry facilities, and performs plumbing tasks at the high-rise buildings related to the maintenance of the water system as required.
- Performs miscellaneous maintenance-related tasks as assigned for a variety of situations as directed by the Chief Executive Officer.

REQUIRED KNOWLEDGE, SKILLS, AND ABILITIES:

- Supervision experience, knowledge of the methods and techniques of building construction and knowledge of engineering practices applied in building construction work and inspection used in building construction projects.
- Knowledge of local, state, and federal building codes, rules, regulations and licensing requirements.
- Ability to interpret and apply federal regulations governing Modernization Programs, including 24 CFR Part 85 Procurement.
- Ability to read, interpret and apply complex regulations, policies and procedures related to the construction, renovation and maintenance of buildings and contracting for services.
- Knowledge of federal requisition and contracting regulations.
- Experience in working with building materials and their placement in construction.
- Skill in use of standards testing devices used to check construction in the field.
- Ability to write, comprehend, interpret, and understand blueprints and specifications required for construction and bid documents.
- Ability to develop and maintain records that fully reflect the inspections performed and the results thereof and the ability to provide concise written and oral reports.
- Ability to oversee the Preventive Maintenance Plan.
- Ability to perform inspections on roofs, foundations, and other exposed and/or confined spaces.
- Ability to work outdoors in extreme temperatures.
- Ability to climb ladders and scaffolding and negotiate rough terrain.
- Must ensure that all contracting and bidding information is accurate and confidential.

- Ability to meet and deal tactfully and courteously with the public and to establish and maintain effective working relationships with other employees.

EDUCATION AND EXPERIENCE:

- High school diploma or equivalent.
- Six years of varied experiences related to contract administration and working knowledge of different facets of construction including carpentry, plumbing, electrical wiring, concrete work, heating and cooling systems, etc.
- Extensive knowledge of the principles, practices, tools and materials used in the maintenance of mechanical systems
- Knowledge of occupational hazards and safety procedures of the trade.

SPECIAL REQUIREMENTS:

- Must have a valid State of Missouri vehicle operator's license.
- Must be willing and able to work flexible hours.
- Must be bondable and insurable.
- Must be willing to travel overnight for a minimum of 15 days annually for training or attendance at conferences/workshops.
- Must be able to obtain and maintain a bank account for the purpose of receiving payroll through direct deposit.

Employee Signature

Date



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2947

To Authorize changes to the job description for the Director of Maintenance.

WHEREAS, the Housing Authority of the City of Columbia, Missouri maintains job descriptions, Appendix 3- Range and Salary Plan to the CHA Personnel Policy to help foster effective and efficient operations of CHA; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts the amended position of the Director of Facilities and Modernization position and adopts the corresponding revisions to the CHA Personnel Policy including the job description, and Appendix 3 - Range and Salary Plan, effective March 6, 2024.

Bob Hutton, Chairman

Randy Cole, Secretary

Adopted March 6, 2024



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 8, 2023

Re: FY 2023 Year End Report

Executive Summary

This report provides an overview of CHA accomplishments from January 1, 2023, thru December 31, 2023.

Discussion

The Columbia Housing Authority experienced significant impacts across its programs and operations in 2023. CHA served 2,237 households including 4,542 persons with affordable housing in FY 2023. This is an increase from 2,181 households and 4,491 individuals in FY 2022. 95 CHA households moved up and into market rate housing in FY 2023 and this number was 98 in FY 2022. CHA hired new staff, trained new and existing staff, maintained occupancy rates in most properties, increased utilization of vouchers, secured approximately \$6.5 million in funding commitments for preservation and expansion of CHA properties, invested in its operations, strengthened relations with strategically aligned partners, and grew its connections to CHA residents. A summary of highlights from each Department is as follows:

Affordable Housing Programs (Voucher Programs)

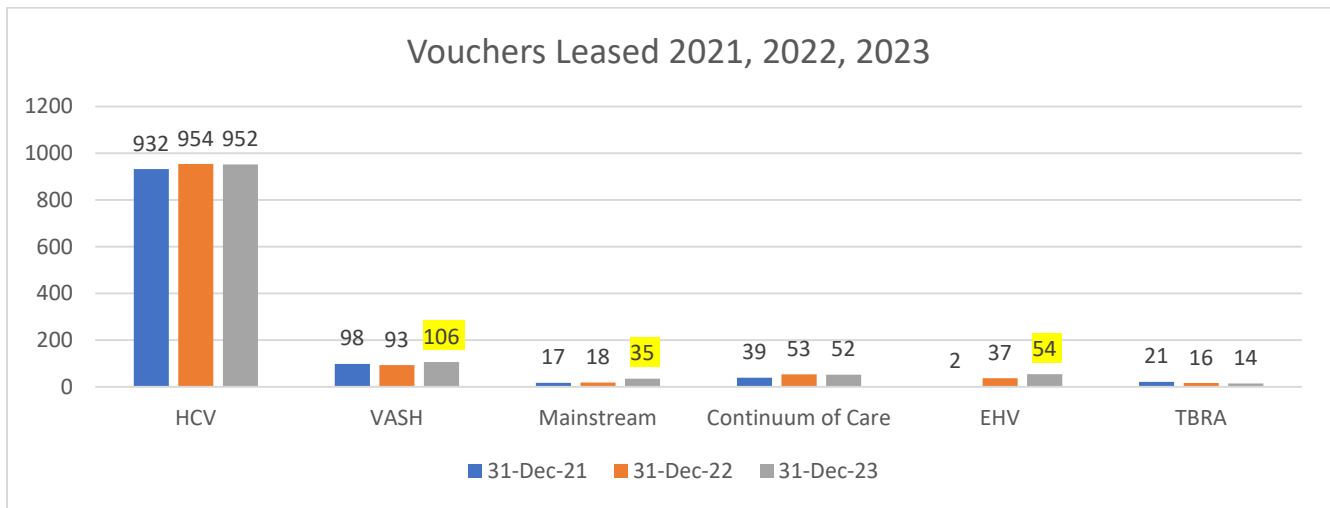
- 1,412 total households served across all CHA tenant-based voucher programs, which is an increase from 1,355 in FY 2023.
- 3,068 total persons served across all CHA tenant-based voucher programs.
 - 580 total households served included children.
- 143 lease ups with an attrition of 115 Section 8 participants.
- Net gain of 28 Section 8 lease ups in 2023.
- 2023 Section 8 HAP expense: \$7,776,546.12, up from \$7,366,263.43 in 2022.
 - Increase of \$410,282.69 in impact.
- 57 households moved off CHA vouchers and into market rate housing.



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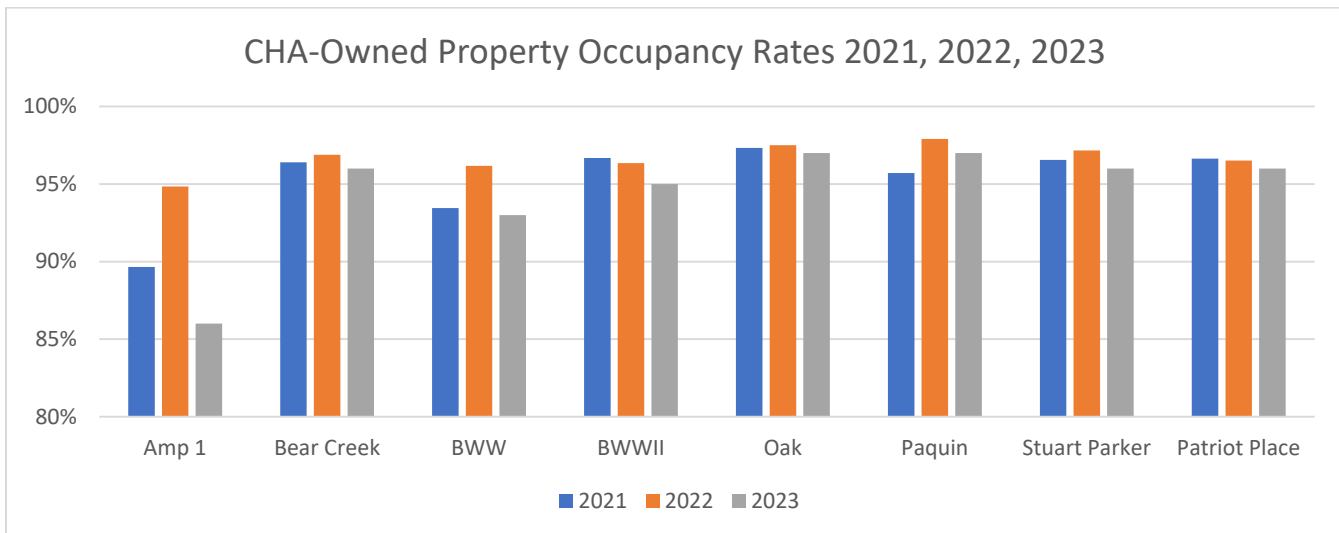
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Affordable Housing Operations (CHA-owned Properties)

- 825 total households served across all CHA-owned properties.
- 1,474 total persons served across all CHA-owned properties.
 - 220 families with children.
 - 513 total children.
- 38 households moved up to market rate housing.
- CHA had 47 units with vacancies over 60 days in FY2023.
- Maintenance staff work orders increased from 3,552 in FY 2022 to 3,816 in FY2023
- Unit restores decreased from 160 in FY2022 to 132 in FY 2023.
- Occupancy rates remained stable across most CHA-owned properties.
 - BWW I and BWW II decreased to 93% and will continue to be monitored.
 - CHA is not refilling AMP 1 due to HUD approval of RAD Conversion; therefore occupancy will continue to decrease until redevelopment is complete.



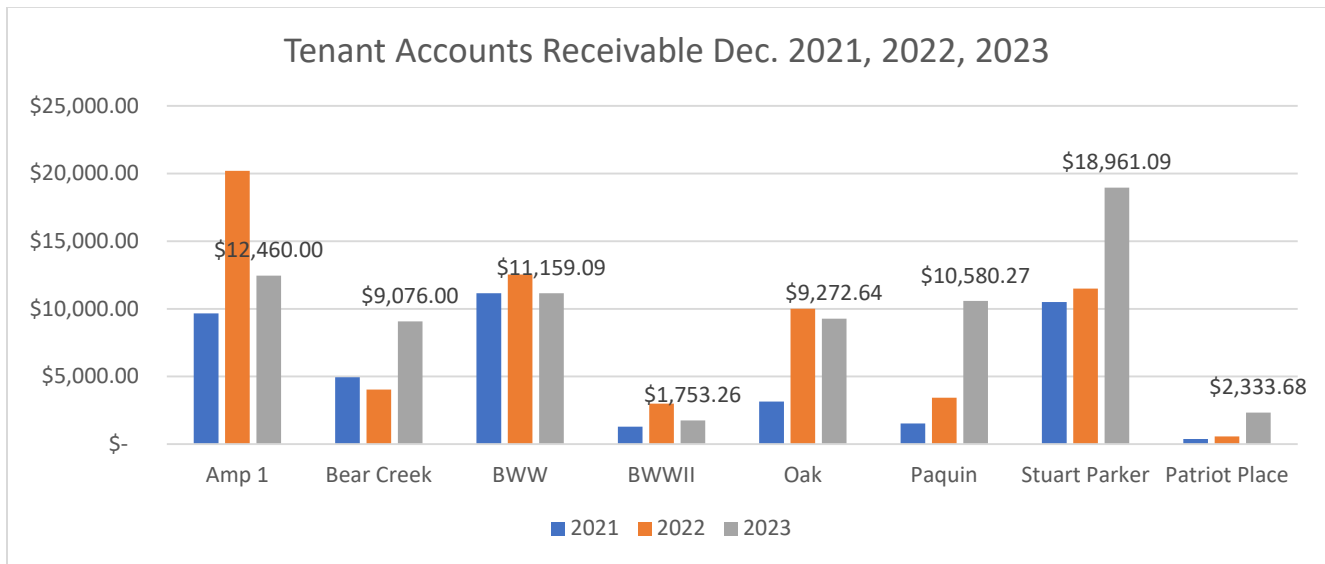


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CHA properties experienced an increase in total tenant accounts receivable (TARS) from \$65,281.13 in FY 2022 to \$75,596.03 in FY 2023. By property, CHA experienced a decrease in TARS at Amp 1, Bryant Walkway I & II, and Oak Towers. CHA experienced an increase in TARS at Paquin, Stuart Parker, Bear Creek, and Patriot Place. TARS for each of CHA’s properties is as follows:



CHA properties and programs issued 251 terminations due to lease violations in FY 2023, which is an increase from 154 in FY 2022. CHA suspended 190 terminations in FY 2023 resulting from tenants accepting services and/or correcting the related lease violation. The number of terminations suspended in FY 2023 is an increase from FY 2022, which totaled 59. A termination suspension is a identified as a termination issued that did not move forward. A summary of terminations for FY 2023 is as follows:

Affordable Housing Terminations Report FY 2023									
	Failure to Pay	Criminal	Unauthorized Guest	Other	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
Downtown	59	4	1	4	68	50	4	1	0
Oak Tower	23	7	1	14	45	34	4	6	0
Bear Creek	22	2	0	4	28	27	0	1	0
Patriot Place	4	3	3	3	13	8	4	0	1
Stuart Parker	0	1	0	5	6	2	4	3	0
Paquin	46	4	2	5	60	49	4	4	3
BWW	15	7	0	8	26	16	2	2	2
BWW II	1	1	0	3	5	4	5	0	0
	170	29	7	46	251	190	27	17	6

Resident Services

- **Moving Ahead Program (MAP)**
 - 166 unduplicated children served, an increase from 150 in 2022.
 - Received increased funding from 21st Century in the amount of \$399,778. The maximum allowable is \$400,000
 - Celebrated Moving Ahead 20th Anniversary
 - Had a successful holiday program in December



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- Fulfilled 110 child gift wish lists
- Gave basic needs baskets to 55 families

- *Family Self-Sufficiency (FSS)*
 - 168 participants an increase from 152 in previous year.
 - 46 new enrollees in 2023.
 - 16 total graduates an increase from 13 in previous year.
 - Average escrow per graduate of \$4,183.26
 - Total escrow earned by participants of \$159,085.00, slight increase from previous year.
 - Seven FSS participants were able to move out to the private sector
 - Two participants graduated with a bachelor's degree; 1 graduated with a juris doctor degree; and 3 participants obtained their CNA

- *Independent Living Program (ILP)*
 - 464 Total Residence served and increase from 435 in previous year.
 - 459 Total Households, and increase from 425 in the previous year.
 - Staff assisted residents in obtaining \$98,923 in rent rebates through Services for Independent Living. Approximately \$19,000 increase from previous year.

- *Resident Opportunity Self-Sufficiency (ROSS)*
 - 69 Families served, an increase of 10 families from previous year.
 - Partnered with the ProsperU to bring financial education classes to CHA
 - Partnered with the University of Missouri Extension office to bring healthy cooking classes to CHA.

- *Health Homes Connections (HHC)*
 - HHC served 282 Families, including 606 individuals.
 - Completed 12,516 units of service.
 - Updated all the tracking systems for reporting units and case notes.
 - Removed from County list of agencies for additional monthly reporting and monitoring.

Affordable Housing Development and Compliance

CHA received approximately \$27 million in funding commitments from the City of Columbia, Boone County, Veterans United Foundation (VUF), and the Missouri Housing Development Commission in FY 2022 for the preservation and expansion of CHA's affordable housing portfolio. Funding Commitments and highlights are as follows:

- \$2 million HOME ARP Agreement Finalized for Kinney Point.
- \$3 million MO Department of Economic Development (DED) funds awarded.
- Final plat and permitting completed for Park Avenue.
- Rezoning, Plat, and permits completed of adjoining Kinney Point Land completed.
- Bidding process for Kinney Point construction completed.
- \$3.5 million in City ARPA, CDBG and HOME Awarded for Providence Walkway Project.
- Firm submission completed for Kinney Point.
- CHAP received for both Park and Providence Walkway covering all remaining PHA units.



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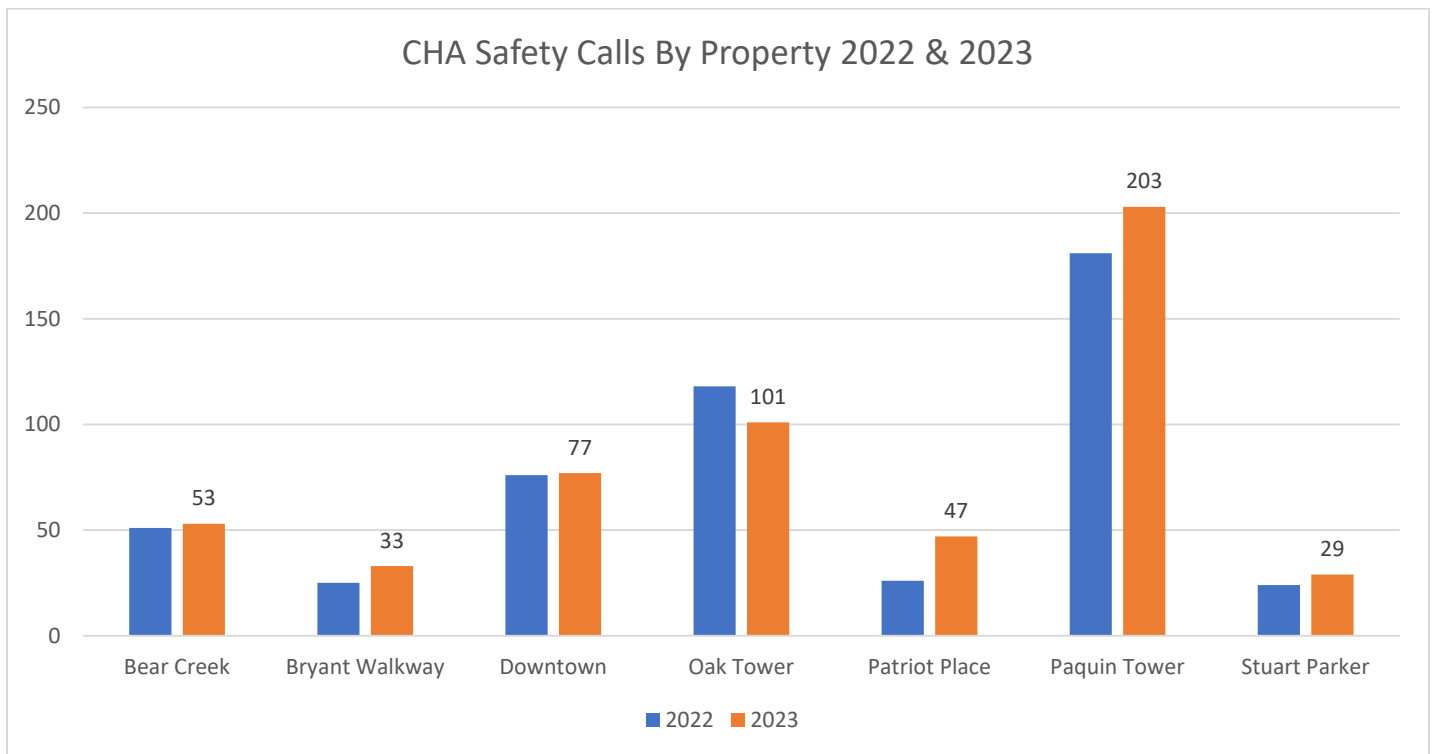
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- Progress completed on Park Avenue RAD Conversion.
- Resident Engagement meetings for Park and Providence Walkway with information relating to updates on planned renovations
- Successful completion of on-going compliance for existing LIHTC projects.
- Hiring of additional Housing Development Coordinator.

Safety Department

The Safety Department continued to respond to calls at each property in 2023. CHA Safety also worked with Housing managers and VA staff to feed and take care of two residents' pets while they were on extended medical care. Worked with Columbia Police and US Marshals on two occasions with video surveillance to locate wanted suspects. CHA Safety also assisted Resident Services and Housing Managers with barbeques/special events/Holiday gatherings/Chili cooks, at Paquin Towers, Oak Towers, Blind Boone Center (MAP), and Patriot Place. CHA Safety also worked to improve remote camera access to all CHA property camera sites, and anticipates further progress in 2024.



Human Resources

Staff Separation Data for FY 2021 to FY 2023			
	FY 2023	FY 2022	FY 2021
Staff turnover rate	33.3%	44.9%	63.3%



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Involuntary/Voluntary	19.4% invol./80.6% vol.	30% invol./70% vol.	35% invol./65% vol.
Ave. time of serv. (of separated staff)	1.6 years	2.4 years	2.1 years
# separated staff w/ <1 year of serv.	15	20	26

FY 2023 Staff Data	
Re-hires	6
New hires	20 full-time, 8 part-time (28 total)
Total employees at year end	56 full-time, 16 part-time (72 total)
Performance review completion	100%

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: March 6, 2024

Re: Credit Card Purchases, Policies and Procedures

Executive Summary

This memo provides a summary of credit card usage policies as identified in the Columbia Housing Authority's "Personnel Procedures" and "Financial Management Policies and Procedures"

Discussion

Employees demonstrating credit card usage as being necessary to conduct approved CHA work duties may be issued a card with the approval of their department director. The Columbia Housing Authority's "Financial Management Policies and Procedures" addresses credit card usage in Section 10 as follows:

Credit Cards

- A. *Card holders must be an employee of the agency and must have approval by his/her Department Head. The Cardholder must use the Purchasing Card for legitimate business purposes only. Misuse of the card will subject Cardholder to disciplinary action. Cardholder must not accept cash in lieu of a credit to the Purchasing Card account.*
- B. *Cardholder must adhere to the purchase limits and restrictions of the Purchasing Card and ensure the total transaction amount of any single transaction does not exceed established limits. Cardholder must obtain and attach all sales slips, register receipts, and/or Purchasing Card slips to the proper Purchase Order and provide it to their Purchasing Agent for reconciliation, approval, and allocation of transactions.*
- C. *Purchasing Agents will forward the credit card receipts and completed Purchase Orders to the Finance Assistant. The credit card company sends a consolidated invoice directly to the finance department. The Finance Assistant will reconcile the charges with the receipts sent to them. An ACH payment is made to Bank of America within 25 days after the end of the billing cycle. Record of all purchases will be filed with the credit card payment and maintained with the accounts payable records for a minimum of seven years.*

Each card holder has varying limits according to their purchasing threshold as delegated by the CEO in Attachment I of the CHA Procurement Policy as follows:

Delegation of Procurement Authority

- ***In the absence of the CEO**, the designated "**Acting CEO**" shall have the authority to approve, with a dated signature, all procurement, and contracts already known to be in process by the CEO. No new purchases over \$5,000 will be authorized without receiving approval via email or electronic means from the CEO.*
- *The **Director of Modernization and Maintenance** is authorized to approve, with a dated signature, all construction and non-construction procurement not to exceed \$5,000.*



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- *The **Director of Affordable Housing Development and Compliance** is authorized to approve, with a dated signature, all construction and non-construction procurement not to exceed \$5,000.*
- *The **Director of Affordable Housing Operations** is authorized to approve, with a dated signature, all construction and non-construction procurement not to exceed \$5,000.*
- *The **Lead Housing Managers and Lead Maintenance Staff** are authorized to approve, with a dated signature, non-construction procurement not to exceed \$2,000 for their respective budget, although this only applies only to the following property management expense categories: Sundries (4190), Maintenance Materials (4420), and Maintenance Contract Costs (4430). Housing Managers are also authorized to approve contracted unit turn-around and pest control projects as specified and priced, but they may not exceed their budget line-item authority.*
- *The **Chief Financial Officer** is authorized to approve, with a dated signature, all non-construction procurement not to exceed \$5,000.*
- *The **Director of Resident Services** is authorized to approve, with a dated signature, all non-construction procurement for any grant monitored by his/her department not to exceed \$5,000. All service contracts funded through MOU with a partnering non-profit agency shall be signed by the CEO.*
- *The **Director of Affordable Housing Programs** is authorized to approve, with a dated signature, all non-construction procurement for any grant monitored by his/her department not to exceed \$5,000.*
- *The **Director of Safety** is authorized to approve, with a dated signature, all non-construction procurement for any grant monitored by his/her department not to exceed \$5,000.*
- *The **Human Resources Manager** is authorized to approve, with a dated signature, any Sundry (4190) procurement for the Administration Building, approved travel, and training requests and/or Board or staff related functions not to exceed \$5,000.*
- *The **Executive Assistant** is authorized to approve, with a dated signature, any Sundry (4190) procurement for the Administration Building and/or Board or staff related functions not to exceed \$2,000.*
- *The **Resident Services MAP Program Coordinator** is authorized to approve, with a dated signature, all non-construction procurement for any grant monitored by his/her department not to exceed \$2,000. All service contracts funded through MOU with a partnering non-profit agency shall be signed by the CEO.*
- *The **Resident Services Coordinators, Family Self-Sufficiency Coordinators, and ROSS Service Coordinator** are authorized to approve, with a dated signature, all non-construction procurement for any grant monitored by his/her department not to exceed \$500. All service contracts funded through MOU with a partnering non-profit agency shall be signed by the CEO.*

All procurement authorizations are restricted by the budgeted line authority. Any expenditures that result in exceeding a budget line authority must be approved by the Director of Finance and the CEO prior to the expenditure.

The CHA Personnel Policy addresses credit cards in section as it relates travel. Section XXI. TRAVEL D states:

A. *Long Distance Travel Arrangements.*

All long distance and overnight travel accommodations are arranged by the designated travel coordinator. Guaranteed hotel reservations are secured through a CHA credit card on behalf of the employee.



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CHA currently has 27 employees with approved CHA issued credit cards. There are currently 76 CHA employees including full-time and part-time staff. Total CHA-wide expenses by credit card purchases are as follows from 2020 through 2023:

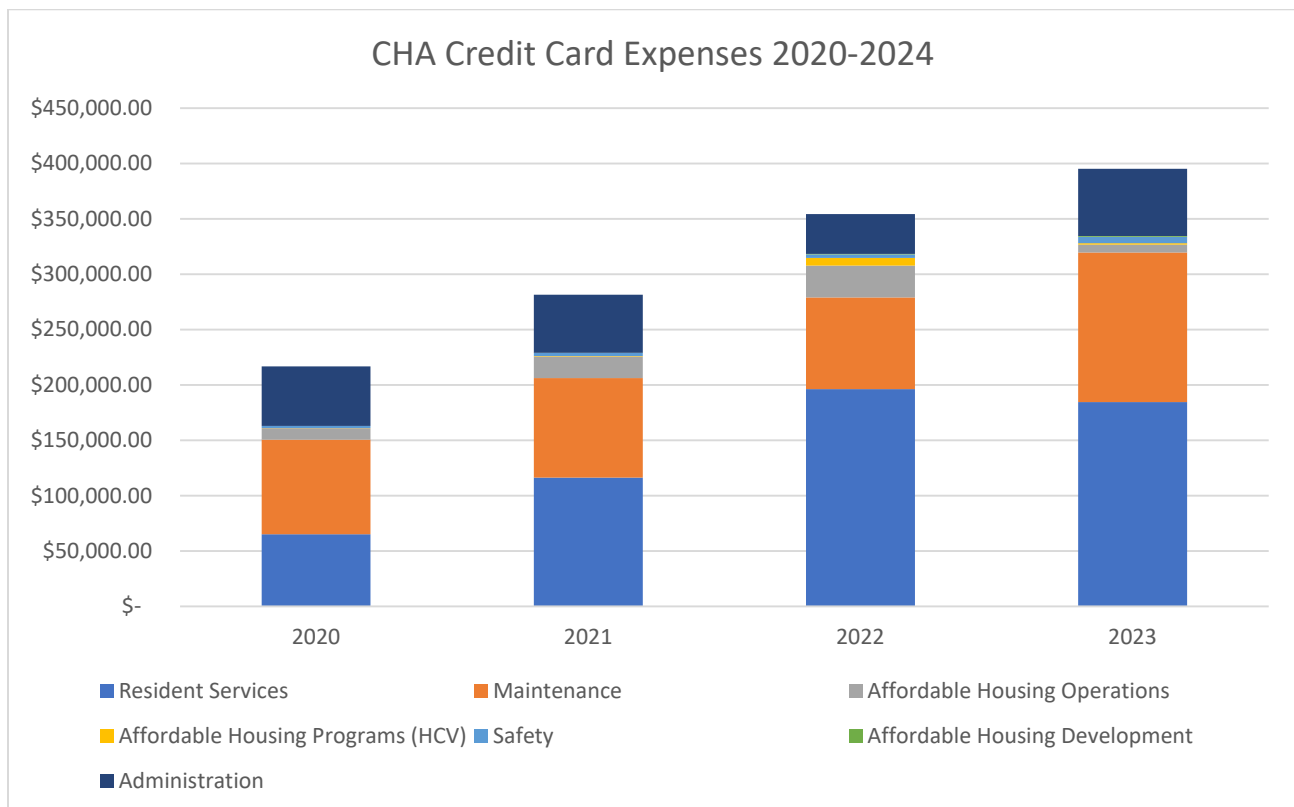
2020: \$216,790.82

2021: \$281,481.77

2022: \$354,382.33

2023: \$395,184.57

CHA has experienced increases in credit card expenses from 2020 through 2023, with significant growth in the Resident Services Department, Moving Ahead Program, and Maintenance Department. The Moving Ahead Program's annual budget has increased from \$498,000 per year in 2021 to over \$700,000 in 2023. Children served has also increased from 60 to near 100. Increases in credit card expenses may correlate with an increase in budget, however Administration also worked throughout 2023 to address procurement, and credit card purchases in MAP. Increases by year are as follows:



CHA staff have identified the following short-term steps to review credit card use:

- Audit of monthly credit card expenses by Finance Department and respective department director of card holder.
- Monthly report of expense by card holder for all Department Directors, Administration and Board.
- Review of current card holders and reduction of cards based upon need/usage.
- Review of current card holder credit limits.



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CHA staff have identified the following potential long-term actions for credit card use.

- Potential change to new card vendor with additional internal control mechanisms.
- Additional implementation of blanket POs and vendor invoicing that does not result in a reduction in tracking by employees or internal control.

Recommended Commission Action

Review and consider the report.



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: March 6, 2024

Re: 2023 Unaudited Financial Reports

Executive Summary

Financial Highlights for YTD December 2023

- Total YTD revenues are \$18,375,182.
- Total YTD expenditures are \$19,055,069.

Discussion

Revenues

- HCV administrative fees earned are \$26,402 higher than budget.
- AMP 1 revenue is \$2,711 under budget.
- LIHTC revenue is \$159,046 above budget.

Expenses

- HCV operating expenses are \$37,252 under budget.
- AMP 1 operating expenses are \$62,137 under budget.
- LIHTC operating expenses are \$152,032 over budget.

Total LIHTC	Year to Date	Budget	Variance	Percent of Variance
<i>Total Revenue</i>	4,697,329	4,538,283	159,046	3.5%
Total Operating - Administrative	890,024	911,583	(21,558)	-2.4%
Total Tenant Services	206,013	141,338	(36,316)	-25.7%
Total Utilities	599,764	551,317	48,447	8.8%
Total Maintenance	1,072,059	1,058,096	13,963	1.3%
Total Protective Services	11,079	12,292	(1,213)	-9.9%
Total Insurance Premiums	258,491	294,734	(36,243)	-12.3%
Total Other General Expenses	310,998	169,562	141,435	83.4%
Total Interest Expense and Amortization Cost	933,470	875,031	58,439	6.7%
<i>Total Operating Expenses</i>	4,281,896	4,129,864	152,032	3.7%
Excess of Operating Revenue over Operating Expenses	415,433	408,419	7,014	1.7%
<i>Total Expenses</i>	6,199,755	6,134,555	65,201	1.1%
<i>Net Gain (Loss)</i>	(1,502,427)	(1,596,272)	93,845	-5.9%
Interest on seller financing and loan amortization	565,458	368,809	196,649	53.3%
Depreciation Expense	1,833,932	1,919,706	(85,774)	-4.5%
Net Cash Flow	896,962	692,243	204,719	29.6%

Suggested Commission Action

Review and consider the report.



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MONTHLY FINANCIAL STATEMENTS

(unaudited)

December 31, 2023

Fiscal Year End
December 2023
Month 12 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	\$ 870,084	\$ 886,813	\$ (16,729)	\$ 10,048,355	\$ 10,641,758	(593,403)	-6%
HUD Admin Fees Earned	194,839	99,158	95,681	1,357,594	1,331,192	26,402	2%
Total Fee Revenue	1,064,923	985,971	78,952	11,405,949	11,972,950	(567,001)	-5%
Investment Income - Unrestricted	949	417	532	27,147	5,002	22,145	443%
Fraud Recovery - HAP	76	100	(24)	1,876	1,200	676	0%
Fraud Recovery - Admin	76	100	(24)	1,876	1,200	676	0%
Other Revenue	-	-	-	-	-	-	-
Total Revenue	\$ 1,066,024	\$ 986,588	\$ 79,436	\$ 11,436,847	\$ 11,980,352	\$ (543,505)	-5%
Administrative Salaries	44,186	27,863	16,323	394,118	461,368	(67,250)	-15%
Auditing Fees	17,337	3,333	14,004	41,609	40,000	1,609	4%
Management Fee	19,716	20,728	(1,012)	235,656	248,734	(13,078)	-5%
Book-keeping Fee	12,323	12,955	(632)	147,285	155,459	(8,174)	-5%
Advertising and Marketing	-	42	(42)	-	500	(500)	-100%
Employee Benefit contributions - Administrative	14,583	9,320	5,263	104,655	147,793	(43,138)	-29%
Office Expenses	5,034	4,842	192	85,912	67,645	18,267	27%
Training & Travel	-	367	(367)	7,725	5,003	2,722	54%
Other Administrative Expenses	8,627	7,336	1,291	120,452	101,160	19,292	19%
Total Operating - Administrative	121,806	86,786	35,020	1,137,546	1,227,662	(90,116)	-7%
Total Tenant Services	97	-	97	2,828	-	2,828	
Total Utilities	877	862	16	10,193	10,341	(148)	-1%
Bldg. Maintenance	24	1,367	(1,344)	14,051	17,363	(3,312)	-19%
Insurance Premiums	1,671	1,182	488	16,528	19,227	(2,699)	-14%
Total Operating Expenses	\$ 155,032	\$ 90,748	\$ 64,284	\$ 1,237,341	\$ 1,274,593	\$ (37,252)	-3%
Excess of Operating Revenue over Operating Expenses	\$ 910,991	\$ 895,840	\$ 15,152	\$ 10,199,507	\$ 10,705,759	\$ (506,252)	-5%
Homeownership	3,856	4,236	(380)	46,767	50,832	(4,065)	-8%
Portable Housing Assistance Payments	25,511	9,450	16,061	250,790	113,400	137,390	121%
S8 FSS Payments	15,887	12,167	3,720	160,203	146,000	14,203	10%
VASH Housing Assistance Payments	60,147	62,430	(2,283)	676,348	644,160	32,188	5%
All Other Vouchers Housing Assistance Payments	800,808	807,035	(6,227)	9,006,274	9,684,416	(678,142)	-7%
Total Housing Assistance Payments	906,208	895,317	10,891	10,140,381	10,638,808	(498,427)	-5%
Depreciation Expense	1,701	1,701	-	20,409	20,412	(3)	
Total Expenses	\$ 1,062,942	\$ 987,766	\$ 75,176	\$ 11,398,131	\$ 11,933,813	\$ (535,682)	-4%
Net Gain (Loss)	\$ 3,082	\$ (1,179)	\$ 4,261	\$ 38,717	\$ 46,539	\$ (7,822)	-17%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 31,375	\$ 26,836	\$ 4,540	\$ 414,524	\$ 415,354	\$ (830)	0%
Vacancy Loss	(7,020)	(1,427)	(5,594)	(68,272)	(43,575)	(24,697)	57%
Net Tenant Rental Revenue	24,355	25,409	(1,054)	346,251	371,779	(25,528)	-7%
Tenant Revenue - Other	316	799	(484)	5,850	9,591	(3,741)	-39%
Total Tenant Revenue	24,671	26,208	(1,538)	352,101	381,370	(29,269)	-8%
HUD PHA Operating Grants	40,872	38,517	2,355	491,070	462,199	28,871	6%
Capital Fund Grants	-	28,363	(28,363)	621,971	683,490	(61,519)	-9%
Total Grant Revenue	40,872	66,880	(26,008)	1,113,041	1,145,689	(32,648)	-3%
Investment Income - Unrestricted	6,173	338	5,836	66,838	4,051	62,787	1550%
Fraud Recovery	-	-	-	-	-	-	0%
Other Revenue	3,746	4,338	(592)	36,295	52,050	(15,756)	-30%
Total Revenue	\$ 75,461	\$ 97,763	\$ (22,302)	\$ 1,580,449	\$ 1,583,160	\$ (2,711)	0%
Administrative Salaries	6,017	5,001	1,016	57,941	62,971	(5,030)	-8%
Auditing Fees	732	400	332	3,808	4,800	(992)	-21%
Management Fee	5,114	5,524	(411)	68,272	66,293	1,979	3%
Book-keeping Fee	705	855	(150)	9,413	10,260	(848)	-8%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	1,673	1,759	(86)	20,129	20,907	(778)	-4%
Office Expenses	1,151	984	167	14,217	11,803	2,414	20%
Legal Expense	-	125	(125)	240	1,500	(1,261)	-84%
Training & Travel	-	333	(333)	220	4,000	(3,780)	-94%
Other	796	428	369	5,735	5,130	605	12%
Total Operating - Administrative	16,188	15,409	779	179,974	187,664	(7,690)	-4%
Asset Management Fee	1,200	1,200	-	14,400	14,400	-	0%
Tenant Services - Salaries	136	533	(397)	2,366	7,249	(4,883)	-67%
Cares Act - COVID-19 Expenses	-	-	-	-	-	-	
Employee Benefit Contributions - Tenant Services	12	41	(29)	183	555	(372)	-67%
Tenant Services - Other	22	350	(328)	1,326	4,200	(2,874)	-68%
Total Tenant Services	170	924	(754)	3,874	12,004	(8,130)	-68%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	\$ 2,532	\$ 2,609	\$ (77)	\$ 28,290	\$ 31,306	\$ (3,016)	-10%
Electricity	163	1,310	(1,147)	18,623	15,722	2,901	18%
Gas	1,793	752	1,041	10,911	9,026	1,885	21%
Sewer	2,325	2,581	(256)	27,238	30,975	(3,737)	-12%
Total Utilities	6,813	7,252	(439)	85,062	87,029	(1,968)	-2%
Maintenance - Labor	387	18,118	(17,732)	166,810	227,594	(60,784)	-27%
Maintenance - Materials & Other	13,638	5,317	8,321	53,471	63,806	(10,335)	-16%
Maintenance and Operations Contracts	13,403	8,753	4,650	102,916	108,031	(5,115)	-5%
Employee Benefit Contributions - Maintenance	3,092	5,774	(2,682)	51,213	70,810	(19,597)	-28%
Total Maintenance	30,520	37,962	(7,442)	374,410	470,241	(95,831)	-20%
Total Protective Services	3,411	3,163	247	36,596	40,045	(3,449)	-9%
Total Insurance Premiums	4,268	4,662	(394)	60,627	62,828	(2,201)	-4%
Other General Expenses	-	-	-	35,095	-	35,095	0%
Payments in Lieu of Taxes	1,754	1,816	(62)	26,439	28,477	(2,038)	-7%
Bad debt - Tenant Rents	(2,524)	393	(2,917)	(889)	5,723	(6,612)	-116%
Total Other General Expenses	15,816	2,209	13,607	92,462	34,200	58,262	170%
Interest on Notes Payable	-	226	(226)	1,586	2,717	(1,131)	-42%
Total Operating Expenses	\$ 78,387	\$ 73,008	\$ 5,379	\$ 848,991	\$ 911,128	\$ (62,137)	-7%
Excess of Operating Revenue over Operating Expenses	\$ (2,926)	\$ 24,755	\$ (27,681)	\$ 731,458	\$ 672,032	\$ 59,427	9%
Extraordinary Maintenance	(12,400)	500	(12,900)	-	6,000	(6,000)	-100%
Depreciation Expense	15,528	13,875	1,653	169,327	166,500	2,827	2%
Total Expenses	\$ 81,515	\$ 87,383	\$ (5,868)	\$ 1,018,318	\$ 1,083,628	\$ (65,310)	-6%
Net Gain (Loss)	\$ (6,054)	\$ 10,380	\$ (16,434)	\$ 562,131	\$ 499,532	\$ 62,600	13%

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	\$ 74,395	\$ 75,510	\$ (1,115)	\$ 891,499	\$ 906,120	\$ (14,621)	-2%
Rental Subsidies	88,195	87,080	1,115	1,059,293	1,044,960	14,333	1%
Vacancy Loss	(3,951)	(3,658)	(293)	(44,631)	(43,900)	(731)	2%
Net Rental Revenue	158,639	158,932	(293)	1,906,161	1,907,180	(1,019)	0%
Tenant Revenue - Other	485	1,069	(584)	11,389	12,825	(1,436)	-11%
Total Tenant Revenue	159,124	160,000	(877)	1,917,550	1,920,005	(2,455)	0%
Investment Income - Unrestricted	11,319	1,890	9,429	118,279	22,674	95,605	422%
Other Revenue	7,956	7,410	546	95,841	88,920	6,921	8%
Total Revenue	\$ 178,398	\$ 169,300	\$ 9,098	\$ 2,131,670	\$ 2,031,599	\$ 100,071	5%
Administrative Salaries	1,973	12,513	(10,539)	111,083	128,935	(17,852)	-14%
Auditing Fees	1,267	1,150	117	16,600	13,800	2,800	20%
Property Management Fee	9,553	10,045	(492)	120,137	120,536	(399)	0%
Asset Management Fees	1,122	353	769	13,466	13,466	(0)	0%
Advertising and Marketing	-	8	(8)	-	100	(100)	-100%
Employee Benefit contributions - Administrative	2,331	3,701	(1,370)	35,556	38,030	(2,474)	-7%
Office Expenses	3,032	2,210	823	31,649	27,508	4,141	15%
Legal Expense	-	208	(208)	2,204	2,493	(289)	-12%
Training & Travel	-	194	(194)	2,841	2,324	517	22%
Other	1,284	696	588	9,932	8,350	1,582	19%
Total Operating - Administrative	20,562	31,077	(10,514)	343,467	355,542	(12,075)	-3%
Total Tenant Services	7,147	9,647	(2,500)	100,991	115,661	(14,670)	-13%
Water	6,194	5,545	649	75,452	66,545	8,907	13%
Electricity	12,578	12,863	(285)	153,987	154,356	(369)	0%
Gas	1,799	1,503	297	18,931	18,030	901	5%
Sewer	4,383	4,110	273	51,160	49,317	1,843	4%
Total Utilities	\$ 24,954	\$ 24,021	\$ 934	\$ 299,530	\$ 288,248	\$ 11,282	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	\$ 7,746	\$ 13,717	\$ (5,970)	\$ 148,766	\$ 173,082	\$ (24,316)	-14%
Maintenance - Materials & Other	11,942	6,704	5,238	120,298	80,448	39,850	50%
Maintenance and Operations Contracts	23,376	9,557	13,820	154,353	114,679	39,674	35%
Employee Benefit Contributions - Maintenance	4,502	4,780	(278)	54,712	58,612	(3,900)	-7%
Total Maintenance	47,567	34,758	12,809	478,128	426,821	51,307	12%
Total Insurance Premiums	7,187	6,729	459	86,126	93,473	(7,347)	-8%
Other General Expenses	472	-	472	7,932	-	7,932	
Taxes	5,064	4,859	205	58,308	58,308	(0)	0%
Bad debt - Tenant Rents	12,463	800	11,663	15,710	9,600	6,110	64%
Total Other General Expenses	39,795	5,659	34,136	122,066	67,908	54,158	80%
Interest of Mortgage (or Bonds) Payable	16,345	20,967	(4,622)	196,137	251,598	(55,461)	-22%
Interest on Notes Payable (Seller Financing)	20,967	16,345	4,622	272,151	196,137	76,014	39%
Amortization of Loan Costs	2,275	2,274	0	28,616	27,292	1,324	5%
Total Interest Expense and Amortization Cost	39,586	39,586	0	496,904	475,027	21,877	5%
Total Operating Expenses	\$ 186,798	\$ 151,476	\$ 35,322	\$ 1,927,212	\$ 1,822,680	\$ 104,532	6%
Excess of Operating Revenue over Operating Expenses	\$ (8,400)	\$ 17,824	\$ (26,224)	\$ 204,457	\$ 208,919	\$ (4,462)	-2%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	53,727	53,610	117	644,728	643,325	1,403	0%
Total Expenses	\$ 240,525	\$ 205,086	\$ 35,439	\$ 2,571,940	\$ 2,466,005	\$ 105,935	4%
Net Gain (Loss)	\$ (62,127)	\$ (35,786)	\$ (26,341)	\$ (440,271)	\$ (434,406)	\$ (5,865)	1%

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	\$ 18,798	\$ 17,859	\$ 939	\$ 224,402	\$ 214,310	\$ 10,092	5%
Rental Subsidies	30,862	30,780	82	359,268	369,360	(10,092)	-3%
Vacancy Loss	(3,119)	(1,459)	(1,659)	(28,096)	(17,510)	(10,586)	60%
Net Rental Revenue	46,541	47,180	(639)	555,574	566,160	(10,586)	-2%
Tenant Revenue - Other	205	762	(557)	13,526	9,139	4,387	48%
Total Tenant Revenue	46,746	47,942	(1,196)	569,100	575,299	(6,199)	-1%
Investment Income - Unrestricted	2,064	522	1,542	21,907	6,267	15,640	250%
Other Revenue	2,247	2,258	(11)	28,211	27,100	1,111	4%
Total Revenue	\$ 51,057	\$ 50,722	\$ 335	\$ 619,219	\$ 608,666	\$ 10,553	2%
Administrative Salaries	2,661	3,115	(454)	31,979	33,122	(1,143)	-3%
Auditing Fees	975	883	92	13,100	10,600	2,500	24%
Property Management Fee	2,363	2,961	(597)	29,776	36,144	(6,368)	-18%
Asset Management Fees	1,021	275	746	12,257	12,257	(0)	0%
Advertising and Marketing	-	4	(4)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	778	935	(156)	9,300	9,671	(371)	-4%
Office Expenses	646	999	(353)	10,472	12,258	(1,786)	-15%
Legal Expense	-	42	(42)	-	500	(500)	-100%
Training & Travel	-	65	(65)	762	775	(13)	-2%
Other	424	204	221	3,490	2,445	1,045	43%
Total Operating - Administrative	8,869	9,482	(612)	111,135	117,822	(6,687)	-6%
Total Tenant Services	1,471	3,121	(1,650)	17,655	37,454	(19,799)	-53%
Water	2,531	1,559	971	26,229	18,709	7,520	40%
Electricity	677	812	(134)	8,781	9,740	(959)	-10%
Gas	703	337	366	5,314	4,044	1,270	31%
Sewer	1,967	1,289	677	19,941	15,472	4,469	29%
Total Utilities	\$ 5,877	\$ 3,997	\$ 1,880	\$ 60,265	\$ 47,965	\$ 12,300	26%

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	\$ (213)	\$ 3,005	\$ (3,218)	\$ 31,802	\$ 36,062	\$ (4,260)	-12%
Maintenance - Materials & Other	2,904	2,638	266	34,003	31,654	2,349	7%
Maintenance and Operations Contracts	9,918	6,360	3,558	80,233	77,990	2,243	3%
Employee Benefit Contributions - Maintenance	855	1,078	(223)	12,565	12,941	(376)	-3%
Total Maintenance	13,464	13,082	383	158,603	158,647	(44)	0%
Total Insurance Premiums	5,483	5,079	404	65,811	72,773	(6,962)	-10%
Other General Expenses	56	-	56	2,058	-	2,058	
Property Taxes	1,831	1,791	40	21,491	21,491	(0)	0%
Bad debt - Tenant Rents	9,742	306	9,436	9,742	3,739	6,003	161%
Total Other General Expenses	15,573	2,097	13,476	40,178	25,230	14,948	59%
Interest of Mortgage (or Bonds) Payable	3,159	6,714	(3,555)	40,181	80,562	(40,381)	-50%
Interest on Notes Payable (Seller Financing)	6,714	3,487	3,227	86,859	41,842	45,017	108%
Amortization of Loan Costs	1,664	1,664	-	20,325	15,642	4,683	30%
Total Interest Expense and Amortization Cost	11,536	11,864	(328)	147,365	138,046	9,319	7%
Total Operating Expenses	\$ 62,274	\$ 48,722	\$ 13,553	\$ 601,012	\$ 597,937	\$ 3,075	1%
Excess of Operating Revenue over Operating Expenses	\$ (11,217)	\$ 2,000	\$ (13,218)	\$ 18,206	\$ 10,729	\$ 7,477	70%
Extraordinary Maintenance	-	-	-	-	-	-	0%
Depreciation Expense	18,775	18,774	1	225,294	225,293	1	0%
Total Expenses	\$ 81,049	\$ 67,496	\$ 13,553	\$ 826,306	\$ 823,230	\$ 3,076	0%
Net Gain (Loss)	\$ (29,992)	\$ (16,774)	\$ (13,218)	\$ (207,088)	\$ (214,564)	\$ 7,476	-3%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 47,763	\$ 48,510	\$ (747)	\$ 534,849	\$ 582,120	\$ (47,271)	-8%
Rental Subsidies	43,258	42,511	747	558,012	510,132	47,880	9%
Vacancy Loss	(2,998)	(2,276)	(723)	(27,267)	(27,307)	40	0%
Net Rental Revenue	88,023	88,745	(723)	1,065,594	1,064,945	649	0%
Tenant Revenue - Other	865	273	593	9,236	3,272	5,964	182%
Total Tenant Revenue	88,888	89,018	(130)	1,074,830	1,068,217	6,613	1%
Investment Income - Unrestricted	3,447	659	2,788	35,913	7,906	28,007	354%
Other Revenue	2,527	1,700	826	28,407	20,403	8,004	39%
Total Revenue	\$ 94,862	\$ 91,377	\$ 3,485	\$ 1,139,150	\$ 1,096,526	\$ 42,624	4%
Administrative Salaries	5,000	7,520	(2,520)	73,504	77,791	(4,287)	-6%
Auditing Fees	1,358	1,233	125	17,700	14,800	2,900	20%
Property Management Fee	5,463	5,443	20	65,679	65,317	362	1%
Asset Management Fees	1,038	292	746	12,457	12,457	(0)	0%
Advertising and Marketing	-	4	(4)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	1,885	2,299	(414)	23,365	23,570	(205)	-1%
Office Expenses	2,116	1,071	1,045	18,944	13,367	5,577	42%
Legal Expense	-	141	(141)	1,380	1,691	(311)	-18%
Training & Travel	-	164	(164)	1,473	1,965	(492)	-25%
Other	233	236	(3)	4,549	2,835	1,714	60%
Total Operating - Administrative	17,094	18,403	(1,309)	219,051	213,843	5,208	2%
Total Tenant Services	3,648	7,297	(3,649)	67,768	77,365	(9,597)	-12%
Water	1,592	1,639	(46)	22,622	19,664	2,958	15%
Electricity	8,668	8,848	(180)	103,871	106,171	(2,300)	-2%
Gas	885	780	105	11,204	9,356	1,848	20%
Sewer	980	1,091	(111)	13,768	13,087	681	5%
Total Utilities	\$ 12,125	\$ 12,357	\$ (232)	\$ 151,465	\$ 148,278	\$ 3,187	2%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,093	\$ 8,207	\$ (6,114)	\$ 95,807	\$ 123,571	\$ (27,764)	-22%
Maintenance - Materials & Other	1,294	2,905	(1,612)	35,523	34,863	660	2%
Maintenance and Operations Contracts	16,279	8,402	7,877	100,033	101,324	(1,291)	-1%
Employee Benefit Contributions - Maintenance	2,018	2,660	(642)	28,546	35,413	(6,867)	-19%
Total Maintenance	21,683	22,174	(491)	259,909	295,171	(35,262)	-12%
Property Insurance	2,352	3,092	(740)	28,223	38,264	(10,041)	-26%
Workmen's Compensation	306	391	(85)	3,713	4,943	(1,230)	-25%
All Other Insurance	206	75	132	2,475	2,475	0	0%
Total Insurance Premiums	2,864	3,558	(694)	34,411	45,682	(11,271)	-25%
Other General Expenses	19	-	19	9,311		9,311	0%
Taxes	2,532	2,430	103	29,154	29,154	0	0%
Bad debt - Tenant Rents	3,337	303	3,035	10,721	3,632	7,089	195%
Total Other General Expenses	17,771	2,732	15,039	72,716	32,786	39,930	122%
Interest of Mortgage (or Bonds) Payable	5,180	9,215	(4,035)	65,803	110,583	(44,779)	-40%
Interest on Notes Payable (Seller Financing)	9,215	5,701	3,515	119,381	68,406	50,975	75%
Amortization of Loan Costs	1,568	1,568	(0)	19,536	10,171	9,365	92%
Total Interest Expense and Amortization Cost	15,963	16,484	(520)	204,720	189,160	15,561	
Total Operating Expenses	\$ 91,149	\$ 83,004	\$ 8,145	\$ 1,010,040	\$ 1,002,284	\$ 7,756	1%
Excess of Operating Revenue over Operating Expenses	\$ 3,714	\$ 8,373	\$ (4,660)	\$ 129,110	\$ 94,242	\$ 34,868	37%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	33,434	40,528	(7,094)	401,204	486,336	(85,132)	-18%
Total Expenses	\$ 124,582	\$ 123,532	\$ 1,051	\$ 1,411,244	\$ 1,488,620	\$ (77,376)	-5%
Net Gain (Loss)	\$ (29,720)	\$ (32,155)	\$ 2,434	\$ (272,094)	\$ (392,094)	\$ 120,000	-31%

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	\$ 9,341	\$ 8,321	\$ 1,020	\$ 104,707	\$ 99,850	\$ 4,857	5%
Rental Subsidies	8,084	8,750	(666)	100,143	105,000	(4,857)	-5%
Vacancy Loss	(213)	(335)	123	(6,474)	(4,098)	(2,376)	58%
Net Rental Revenue	17,212	16,736	477	198,376	200,752	(2,376)	-1%
Tenant Revenue - Other	549	125	424	1,982	1,500	482	32%
Total Tenant Revenue	17,761	16,861	900	200,358	202,252	(1,894)	-1%
Investment Income - Unrestricted	665	147	517	6,869	1,769	5,100	288%
Other Revenue	169	200	(31)	2,459	2,400	59	2%
Total Revenue	\$ 18,595	\$ 17,208	\$ 1,387	\$ 209,687	\$ 206,421	\$ 3,266	2%
Administrative Salaries	677	972	(295)	10,255	10,931	(676)	-6%
Auditing Fees	522	708	(186)	8,450	8,500	(50)	-1%
Property Management Fee	843	838	5	10,015	10,233	(218)	-2%
Asset Management Fees	(1,355)	1,034	(2,389)	12,390	12,406	(16)	0%
Employee Benefit contributions - Administrative	255	292	(37)	2,988	3,210	(222)	-7%
Office Expenses	437	349	88	4,933	4,278	655	15%
Legal Expense	-	17	(17)	240	200	40	20%
Training & Travel	-	20	(20)	293	244	49	20%
Other	30	65	(34)	1,191	775	416	54%
Total Operating - Administrative	1,409	4,298	(2,889)	50,755	50,827	(72)	0%
Total Tenant Services	-	21	(21)	-	250	(250)	-100%
Water	309	194	115	4,884	2,332	2,552	109%
Electricity	952	1,026	(74)	12,581	12,311	270	2%
Gas	608	452	156	5,544	5,420	124	2%
Sewer	208	149	59	2,809	1,792	1,017	57%
Total Utilities	\$ 2,078	\$ 1,821	\$ 256	\$ 25,818	\$ 21,855	\$ 3,963	18%

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	\$ (73)	\$ 1,002	\$ (1,075)	\$ 10,700	\$ 12,504	\$ (1,804)	-14%
Maintenance - Materials & Other	501	510	(10)	7,925	6,125	1,800	29%
Maintenance and Operations Contracts	413	1,762	(1,349)	13,293	22,644	(9,351)	-41%
Employee Benefit Contributions - Maintenance	285	360	(75)	4,205	4,387	(182)	-4%
Total Maintenance	1,126	3,634	(2,508)	36,123	45,660	(9,537)	-21%
Total Protective Services	1,212	1,018	193	11,079	12,292	(1,213)	-10%
Total Insurance Premiums	1,006	1,067	(61)	12,024	14,612	(2,588)	-18%
Other General Expenses	40	-	40	1,696	-	1,696	0%
Taxes	642	616	26	7,396	7,396	(0)	0%
Bad debt - Tenant Rents	4,186	157	4,028	5,630	1,921	3,709	193%
Total Other General Expenses	6,713	774	5,939	17,841	9,317	8,524	91%
Interest of Mortgage (or Bonds) Payable	653	-	653	8,329	8,398	(69)	-1%
Amortization of Loan Costs	681	681	0	8,322	8,168	154	2%
Total Interest Expense and Amortization Cost	1,334	681	653	16,650	16,566	84	1%
Total Operating Expenses	\$ 14,876	\$ 13,313	\$ 1,563	\$ 170,291	\$ 171,380	\$ (1,090)	-1%
Excess of Operating Revenue over Operating Expenses	\$ 3,719	\$ 3,895	\$ (176)	\$ 39,396	\$ 35,041	\$ 4,356	12%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	10,277	10,277	0	123,324	123,324	0	0%
Total Expenses	\$ 31,712	\$ 30,672	\$ 1,039	\$ 377,543	\$ 379,689	\$ (2,146)	-1%
Net Gain (Loss)	\$ (13,117)	\$ (13,464)	\$ 347	\$ (167,856)	\$ (173,268)	\$ 5,412	-3%

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	\$ 14,261	\$ 10,656	\$ 3,606	\$ 171,283	\$ 127,870	\$ 43,413	34%
Rental Subsidies	18,398	20,520	(2,122)	202,827	246,240	(43,413)	-18%
Vacancy Loss	(3,151)	(933)	(2,219)	(17,756)	(11,193)	(6,563)	59%
Net Rental Revenue	29,508	30,243	(736)	356,354	362,917	(6,563)	-2%
Tenant Revenue - Other	3,662	167	3,495	5,355	2,000	3,355	168%
Total Tenant Revenue	33,170	30,410	2,760	361,709	364,917	(3,208)	-1%
Investment Income - Unrestricted	1,367	221	1,146	8,352	2,655	5,697	215%
Other Revenue	-	114	(114)	726	1,332	(606)	-45%
Total Revenue	\$ 34,537	\$ 30,745	\$ 3,792	\$ 370,787	\$ 368,904	\$ 1,883	1%
Administrative Salaries	2,799	3,121	(322)	38,607	41,813	(3,206)	-8%
Auditing Fees	1,358	1,233	125	17,700	14,800	2,900	20%
Property Management Fee	1,671	1,826	(155)	21,342	21,975	(633)	-3%
Asset Management Fees	725	-	725	8,695	8,696	(1)	0%
Advertising and Marketing	-	4	(4)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	350	992	(641)	5,577	12,682	(7,105)	-56%
Office Expenses	423	352	71	6,049	694	5,355	772%
Legal Expense	-	25	(25)	194	300	(106)	-35%
Training & Travel	-	50	(50)	677	600	77	13%
Other	332	119	213	2,220	6,466	(4,246)	-66%
Total Operating - Administrative	7,659	7,723	(64)	101,060	108,076	(7,016)	-6%
Total Tenant Services	988	2,250	(1,263)	12,236	16,420	(4,184)	-25%
Water	1,246	879	367	14,182	10,551	3,631	34%
Electricity	1,150	383	768	6,147	4,590	1,557	34%
Gas	283	151	132	2,128	1,813	315	17%
Sewer	1,060	860	200	12,386	10,322	2,064	20%
Total Utilities	\$ 3,739	\$ 2,273	\$ 1,466	\$ 34,843	\$ 27,276	\$ 7,567	28%

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	\$ (30)	\$ 2,852	\$ (2,881)	\$ 28,336	\$ 35,856	\$ (7,520)	-21%
Maintenance - Materials & Other	736	972	(236)	18,710	11,668	7,042	60%
Maintenance and Operations Contracts	2,464	2,520	(56)	32,514	30,237	2,277	8%
Employee Benefit Contributions - Maintenance	802	1,057	(255)	11,909	12,921	(1,012)	-8%
Total Maintenance	3,972	7,400	(3,428)	91,469	90,682	787	1%
Total Insurance Premiums	3,060	3,157	(97)	36,766	43,133	(6,367)	-15%
Other General Expenses	36	-	36	467	-	467	0%
Property Taxes	1,609	1,574	35	18,891	18,891	(0)	0%
Bad debt - Tenant Rents	11,002	130	10,872	12,425	1,569	10,856	692%
Total Other General Expenses	15,937	1,705	14,232	38,262	20,460	17,802	87%
Interest of Mortgage (or Bonds) Payable	624	1,268	(644)	7,563	7,758	(195)	-3%
Interest on Notes Payable	1,268	647	621	15,215	15,215	0	
Amortization of Loan Costs	526	526	0	6,792	626	6,166	985%
Total Interest Expense and Amortization Cost	2,418	2,441	(22)	29,569	23,599	5,970	25%
Total Operating Expenses	\$ 37,772	\$ 26,950	\$ 10,823	\$ 344,206	\$ 329,646	\$ 14,560	4%
Excess of Operating Revenue over Operating Expenses	\$ (3,236)	\$ 3,795	\$ (7,031)	\$ 26,581	\$ 39,258	\$ (12,677)	-32%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	24,641	24,812	(171)	295,696	297,743	(2,047)	-1%
Funding Replacement Reserves from Operations	-	-	-	-	-	-	
Total Expenses	\$ 62,414	\$ 51,761	\$ 10,652	\$ 639,902	\$ 627,389	\$ 12,513	2%
Net Gain (Loss)	\$ (27,877)	\$ (21,017)	\$ (6,860)	\$ (269,115)	\$ (258,485)	\$ (10,630)	4%

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	\$ 8,978	\$ 5,929	\$ 3,049	\$ 103,359	\$ 71,146	\$ 32,213	45%
Rental Subsidies	11,002	13,140	(2,138)	125,559	157,680	(32,121)	-20%
Vacancy Loss	(1,016)	(571)	(446)	(9,544)	(6,865)	(2,679)	39%
Net Rental Revenue	18,964	18,498	466	219,374	221,961	(2,587)	-1%
Tenant Revenue - Other	291	167	124	1,347	2,000	(653)	
Total Tenant Revenue	19,254	18,665	589	220,721	223,961	(3,240)	-1%
Investment Income - Unrestricted	904	142	762	6,089	1,706	4,383	257%
Other Revenue	-	42	(42)	7	500	(493)	-99%
Total Revenue	\$ 20,158	\$ 18,849	\$ 1,310	\$ 226,817	\$ 226,167	\$ 650	0%
Administrative Salaries	1,395	2,071	(676)	17,219	19,014	(1,795)	-9%
Auditing Fees	1,358	1,233	125	17,700	14,800	2,900	0%
Property Management Fee	1,060	1,119	(60)	13,148	13,468	(320)	-2%
Asset Management Fees	725	-	725	8,695	8,696	(1)	0%
Advertising and Marketing	-	4	(4)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	199	658	(459)	3,041	5,775	(2,734)	-47%
Office Expenses	200	171	30	2,682	2,048	634	31%
Legal Expense	-	13	(13)	468	150	318	212%
Training & Travel	-	33	(33)	189	400	(211)	-53%
Other	46	89	(43)	1,414	1,072	342	32%
Total Operating - Administrative	4,982	5,392	(409)	64,557	65,473	(916)	-1%
Total Tenant Services	595	1,370	(775)	7,363	10,099	(2,736)	-27%
Water	885	572	314	12,497	6,860	5,637	82%
Electricity	618	177	442	3,250	2,118	1,132	53%
Gas	279	96	184	1,858	1,146	712	62%
Sewer	806	631	175	10,238	7,571	2,667	35%
Total Utilities	\$ 2,589	\$ 1,475	\$ 1,114	\$ 27,844	\$ 17,695	\$ 10,149	57%

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	\$ 5	\$ 951	\$ (946)	\$ 9,609	\$ 11,952	\$ (2,343)	-20%
Maintenance - Materials & Other	374	400	(26)	3,603	4,798	(1,195)	-25%
Maintenance and Operations Contracts	1,276	1,671	(395)	30,550	20,137	10,413	52%
Employee Benefit Contributions - Maintenance	269	352	(84)	4,063	4,228	(165)	-4%
Total Maintenance	1,924	3,374	(1,450)	47,825	41,115	6,710	16%
Total Insurance Premiums	1,948	1,845	103	23,352	25,061	(1,709)	-7%
Other General Expenses	65	-	65	1,466	-	1,466	
Property Taxes	1,104	1,080	24	12,965	12,965	(0)	0%
Bad debt - Tenant Rents	2,943	75	2,869	2,943	896	2,047	229%
Total Other General Expenses	5,413	1,155	4,258	19,934	13,861	6,073	44%
Interest of Mortgage (or Bonds) Payable							
Interest on Notes Payable	2,676	-	2,676	34,784	32,108	2,676	8%
Amortization of Loan Costs	271	271	0	3,476	525	2,951	562%
Total Interest Expense and Amortization Cost	2,946	271	2,676	38,260	32,633	5,627	17%
Total Operating Expenses	\$ 20,397	\$ 14,880	\$ 5,517	\$ 229,135	\$ 205,937	\$ 23,198	11%
Excess of Operating Revenue over Operating Expenses	\$ (239)	\$ 3,968	\$ (4,207)	\$ (2,318)	\$ 20,230	\$ (22,548)	-111%
Extraordinary Maintenance	-	-	-	-	-	-	0%
Depreciation Expense	11,974	11,974	0	143,685	143,685	0	0%
Total Expenses	\$ 32,371	\$ 26,854	\$ 5,517	\$ 372,820	\$ 349,622	\$ 23,198	7%
Net Gain (Loss)	\$ (12,212)	\$ (8,005)	\$ (4,207)	\$ (146,004)	\$ (123,455)	\$ (22,549)	18%

Columbia Housing Authority
Administration Revenue and Expense Summary

	Total Adminstration	Year to Date Budget	Budget Variance	
Management Fee	\$ 377,665	\$ 383,376	\$ (5,711)	-1%
Asset Management Fee	14,400	14,400	-	0%
Book Keeping Fee	160,065	168,419	(8,354)	-5%
Fee Revenue	552,130	566,195	\$ (14,065)	-2%
Interest Income	26,001	5,280	20,721	392%
Investment Income	846,685	531,396	315,289	59%
Other Revenue	437,929	417,960	19,969	5%
Total Revenue	\$ 1,862,745	\$ 1,520,831	\$ 341,914	22%
Administrative Salaries	805,609	883,994	(78,385)	-9%
Auditing Fees	14,153	9,000	5,153	57%
Advertising and Marketing	148	1,025	(877)	-86%
Employee Benefits - Admin.	208,752	253,335	(44,583)	-18%
Office Expenses	80,952	97,815	(16,863)	-17%
Legal Expense	7,100	2,000	5,100	255%
Training & Travel	11,608	6,000	5,608	93%
Other	57,269	19,229	38,040	198%
Total Operating - Administration	1,185,590	1,272,398	(86,808)	-7%
Water	1,312	820	492	60%
Electricity	6,101	5,509	592	11%
Gas	2,964	1,600	1,364	85%
Sewer	677	344	333	97%
Total Utilities	11,053	8,273	2,780	34%
Total Maintenance	26,644	13,948	12,696	91%
Property Insurance	4,540	4,510	30	1%
Liability Insurance	16,876	-	16,876	0%
Workmen's Compensation	13,482	19,785	(6,303)	-32%
All Other Insurance	1,199	17,000	(15,801)	-93%
Total Insurance Premiums	36,097	41,295	(5,198)	-13%
Total Other Expenses	116,028	77,815	38,213	49%
Interest of Bonds Payable	310,450	300,000	10,450	3%
Interest on Notes Payable	22,529	19,576	2,953	15%
Total Interest/Amortization	332,979	319,576	13,403	4%
Total Operating Expenses	\$ 1,708,391	\$ 1,733,305	\$ (24,914)	-1%
Excess of Operating Revenue over				
Operating Expenses	\$ 154,353	\$ (212,474)	\$ 366,827	-173%
Depreciation Expense	38,440	27,246	11,194	41%
Total Expenses	\$ 1,746,831	\$ 1,760,551	\$ (13,720)	-1%
Net Gain (Loss)	\$ 115,914	\$ (239,720)	\$ 355,634	-148%

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	\$ 414,524	\$ 2,030,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,864	\$ 13,110	\$ -	\$ -	\$ -	\$ -	\$ 2,489,598	\$ -	\$ 2,489,598
Rental Subsidies		2,405,102	-	-	-	-	-	-	-	-	-	-	-	-	-	2,405,102	(2,405,102)	-
Vacancy Loss	(68,272)	(133,767)	-	-	-	-	-	-	-	-	-	-	-	-	-	(202,040)		(202,040)
Net Rental Revenue	346,251	4,301,434	-	-	-	-	-	-	-	31,864	13,110	-	-	-	-	4,692,660	(2,405,102)	2,287,558
Tenant Revenue - Other	5,850	42,834	-	-	-	-	-	-	-	-	452	-	-	-	-	49,136		49,136
Total Tenant Revenue	352,101	4,344,269	-	-	-	-	-	-	-	31,864	13,562	-	-	-	-	4,741,796	(2,405,102)	2,336,694
HUD PHA																		
Operating Grants	1,113,041	-	10,048,355	5,361	195,591	494,005	356,964	-	196,345	-	-	-	-	-	-	12,409,663	-	12,409,663
HUD Voucher																		
Admin Fees		-	1,357,594	-	-	-	-	-	-	-	-	-	-	-	-	1,357,594	-	1,357,594
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	377,665	377,665	(377,665)	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-		14,400	(14,400)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	160,065	160,065	(160,065)	-
Total Fee Revenue	1,113,041	-	11,405,949	5,361	195,591	494,005	356,964	-	196,345	-	-	-	-	-	552,130	14,319,386	(552,130)	13,767,256
Other																		
Government Grants	-	-	-	-	-	-	-	127,820	-	861,605	-	-	-	-	-	989,425	-	989,425
Interest Income	66,838	197,408	27,147	232	1,409	2,359	1,643	1,661	-	2,172	85,792	-	24,062	5,703	11,734	428,159	-	428,159
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	831,188	-	831,188	(831,188)	-
Fraud Recovery	-	-	3,752	-	-	-	-	-	-	-	-	-	-	-	-	3,752	-	3,752
Other Revenue	36,295	155,652	-	-	14,162	-	-	-	-	105,502	109,220	192,471	-	414,304	23,625	1,051,229	(213,509)	837,720
Gain/Loss on Sale of Capital Assets	12,175	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,175	-	12,175
Total Revenue	\$ 1,580,449	\$ 4,697,329	\$ 11,436,847	\$ 5,593	\$ 211,162	\$ 496,364	\$ 358,607	\$ 129,481	\$ 196,345	\$ 1,001,143	\$ 208,574	\$ 192,471	\$ 24,062	\$ 1,251,194	\$ 587,489	\$ 22,377,110	\$ (4,001,928)	\$ 18,375,182
Administrative																		
Salaries	57,941	282,647	394,118	-	2,328	4,966	10,819	2,079	-	47,370	-	-	93,851	342,711	369,047	1,607,878	-	1,607,878
Auditing Fees	3,808	91,250	41,609	-	-	-	-	-	-	3,350	5,638	-	-	8,510	5,643	159,808	-	159,808
Management Fee	68,272	260,096	235,656	-	-	5,388	-	-	-	1,500	869	-	-	-	-	571,781	(571,781)	-
LIHTC Asset																		
Mgmt	9,413	67,960	147,285	-	-	3,368	-	-	-	-	-	-	-	-	-	228,025	(160,065)	67,960

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	20,129	79,827	104,655	-	643	575	1,552	248	-	6,192	-	-	22,670	94,994	91,089	422,572	-	422,572
Office Expenses	14,217	74,728	85,912	-	41	559	1,695	170	3,091	18,989	5,797	400	3,161	34,062	43,729	286,552	-	286,552
Legal Expense	240	4,486	135	-	-	-	-	-	-	-	1,675	-	-	7,100	-	13,635	-	13,635
Training & Travel	220	6,235	7,725	4,483	-	-	-	-	1,448	12,163	-	-	1,121	2,524	7,963	43,883	-	43,883
Other	5,735	22,796	120,452	158	1,299	1,843	2,543	706	270	11,880	4,047	1,420	1,655	11,124	44,489	230,419	-	230,419
Total Operating - Admin.	179,974	890,024	1,137,546	4,641	4,311	16,700	16,609	3,202	4,810	102,312	18,027	1,821	122,569	501,025	561,996	3,565,568	(731,846)	2,833,721
Asset Management Fee	14,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,400	(14,400)	-
Salaries	2,366	89,741	-	-	-	7,601	-	-	129,992	487,300	-	-	-	-	-	717,000	-	717,000
Employee Benefit	183	28,793	-	-	-	2,300	-	-	41,643	87,944	-	-	-	-	-	160,863	-	160,863
Tenant Services -	1,326	87,478	2,828	900	-	112,767	-	-	-	239,458	-	-	-	-	-	444,758	-	444,758
Total Tenant Services	3,874	206,013	2,828	900	-	122,668	-	-	171,635	814,703	-	-	-	-	-	1,322,621	-	1,322,621
Water	28,290	155,866	1,307	-	-	-	-	-	-	-	61	-	-	876	436	186,835	-	186,835
Electricity	18,623	288,617	6,766	-	-	-	-	-	-	-	173	-	-	3,845	2,255	320,279	-	320,279
Gas	10,911	44,978	1,693	-	-	-	-	-	-	-	-	-	-	2,312	652	60,546	-	60,546
Sewer	27,238	110,302	427	-	-	-	-	-	-	-	73	-	-	534	142	138,717	-	138,717
Total Utilities	85,062	599,764	10,193	-	-	-	-	-	-	-	306	-	-	7,568	3,485	706,378	-	706,378
Maintenance - Labor	166,810	325,020	-	-	-	-	-	-	-	-	-	-	-	-	-	491,831	-	491,831
Maintenance - Materials	53,471	220,061	-	-	-	-	-	-	-	2,249	1,173	1,364	-	1,125	1,965	281,407	-	281,407
Maintenance - Contracts	102,916	410,976	14,051	-	-	-	-	-	-	25,649	7,698	-	75	10,643	12,837	584,845	(6,977)	577,868
Employee Benefits - Maint.	51,213	116,000	-	-	-	-	-	-	-	-	-	-	-	-	-	167,214	-	167,214
Total Maintenance	374,410	1,072,059	14,051	-	-	-	-	-	-	27,897	8,871	1,364	75	11,768	14,802	1,525,296	(6,977)	1,518,320
Protective Services - Labor	29,147	9,031	-	-	-	-	-	-	-	-	-	126,852	-	-	-	165,029	-	165,029
Employee Benefit	7,449	2,048	-	-	-	-	-	-	-	-	-	34,137	-	-	-	43,634	-	43,634
Total Protective Services	36,596	11,079	-	-	-	-	-	-	-	-	-	160,989	-	-	-	208,663	-	208,663
Property Insurance	45,530	239,669	4,016	-	-	-	-	-	-	2,212	776	-	-	3,202	1,337	296,743	-	296,743

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	6,714	-	5,910	-	-	-	-	-	-	5,300	119	-	-	16,876	-	34,918	-	34,918
Workmen's Compensation	4,460	12,314	6,603	-	35	211	163	31	2,297	8,733	-	2,091	1,451	5,673	6,358	50,418	-	50,418
All Other Insurance	3,923	6,507	-	-	-	-	-	-	-	3,743	-	965	300	600	300	16,338	-	16,338
Total Insurance Premiums	60,627	258,491	16,528	-	35	211	163	31	2,297	19,988	894	3,055	1,751	26,350	7,995	398,417	-	398,417
Other General Expenses	35,095	22,931	6,962	-	-	1,161	-	-	-	215	69,965	2,134	4,387	77,914	298	221,061	(12,416)	208,645
Payments in Lieu of Taxes	26,439	148,205	-	-	-	-	-	-	-	3,186	1,957	-	-	-	-	179,787	-	179,787
Bad debt - Tenant Rents	(889)	57,172	-	-	-	-	-	-	-	33	-	-	-	(3,594)	-	52,722	-	52,722
Total Other Expenses	92,462	310,998	56,194	-	-	2,643	-	-	17,603	29,853	71,922	12,726	5,235	89,979	20,814	710,427	(12,416)	698,011
Interest of Mortgage Payable	-	318,013	-	-	-	-	-	-	-	-	-	1,234	-	310,450	-	629,697	-	629,697
Interest on Notes Payable	1,586	528,390	-	-	-	-	-	-	-	-	-	-	-	22,529	-	552,504	-	552,504
Amortization of Loan Costs	-	87,067	-	-	-	-	-	-	-	-	-	-	-	-	-	87,067	-	87,067
Total	1,586	933,470	-	-	-	-	-	-	-	-	-	1,234	-	332,979	-	1,269,268	(831,188)	438,081
Total Operating Expenses	\$ 848,991	\$ 4,281,896	\$ 1,237,341	\$ 5,541	\$ 4,346	\$ 142,221	\$ 16,771	\$ 3,233	\$ 196,345	\$ 994,753	\$ 100,020	\$ 181,188	\$ 129,630	\$ 969,669	\$ 609,092	\$ 9,721,038	\$ (1,596,826)	\$ 8,124,212
Excess of Operating	\$ 731,458	\$ 415,433	\$ 10,199,507	\$ 52	\$ 206,815	\$ 354,143	\$ 341,836	\$ 126,247	\$ -	\$ 6,390	\$ 108,554	\$ 11,283	\$ (105,568)	\$ 281,525	\$ (21,604)	\$ 12,656,072	\$ (2,405,102)	\$ 10,250,970
Housing Assistance Payments	-	-	10,140,381	-	217,608	344,869	340,193	124,587	-	-	-	-	-	-	-	11,167,638	(2,405,102)	8,762,536
Depreciation Expense	169,327	1,833,932	20,409	-	-	-	-	-	-	18,886	3,400	-	-	37,243	1,197	2,084,393	-	2,084,393
Total Expenses	\$ 1,018,318	\$ 6,199,755	\$ 11,398,131	\$ 5,541	\$ 221,954	\$ 487,090	\$ 356,964	\$ 127,820	\$ 196,345	\$ 1,013,639	\$ 103,420	\$ 181,188	\$ 129,630	\$ 1,006,912	\$ 610,289	\$ 23,056,997	\$ (4,001,928)	19,055,069
Net Gain (Loss)	\$ 562,131	\$ (1,502,427)	\$ 38,717	\$ 52	\$ (10,792)	\$ 9,273	\$ 1,643	\$ 1,661	\$ -	\$ (12,496)	\$ 105,154	\$ 11,283	\$ (105,568)	\$ 244,283	\$ (22,801)	\$ (679,887)	\$ -	\$ (679,887)

CHA Low-Income Services, Inc. (CHALIS)
 Unaudited Income Statement of Non-Federal Grant Programs
 December 31, 2023

	Total Programs	Eliminations	GENERAL	City Housing Ambassador	County Coalition Grant	City MAP	Veterans United MAP	City Independent Living	United Way - Ind. Living	MAP	McBaine Townhomes	County Trauma	HHC County Grant
Net Tenant Rental Revenue	31,864	-	-	-	-	-	-	-	-	-	31,864	-	-
Tenant Revenue - Other	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Tenant Revenue	31,864										31,864		
Other Government Grants	459,796	-	-	12,025	-	58,660	45,000	31,533	56,797	-	-	130,660	125,121
Investment Income - Unrestricted	2,172	-	2,078	-	-	-	-	-	-	-	94	-	-
Other Revenue	68,435	-	60,645	-	-	-	-	-	-	7,790	-	-	-
Total Revenue	562,267		62,723	12,025	-	58,660	45,000	31,533	56,797	7,790	31,958	130,660	125,121
Administrative Salaries	47,370	-	47,370	-	-	-	-	-	-	-	-	-	-
Auditing Fees	3,350	-	3,350	-	-	-	-	-	-	-	-	-	-
Management Fee	1,500										1,500		
Advertising and Marketing	867	-	317	-	-	-	-	-	-	550	-	-	-
Office Expenses	15,611	-	2,917	-	-	1,740	-	1,144	234	49	-	2,536	6,992
Travel	4,131	-	1,032	-	-	-	-	-	-	59	-	3,040	-
Other	298	-	(17,111)	36	-	3,602	2,046	16	7,311	1,355	-	2,346	697
Total Operating - Administrative	79,319		44,067	36	-	5,342	2,046	1,160	7,544	2,013	1,500	7,922	7,688
Tenant Services - Salaries	274,662	-	(4,225)	6,355	-	43,715	7,968	18,594	27,473	-	-	78,819	95,964
Employee Benefit Contributions - Tenant Services	54,102	-	11,077	2,735	-	4,290	1,707	8,241	2,620	55	-	12,045	11,332
Tenant Services - Other	106,395	-	5,612	-	-	4,620	33,121	156	18,467	5,948	-	29,951	8,522
Total Tenant Services	435,159		12,464	9,090	-	52,624	42,796	26,991	48,560	6,002	-	120,815	115,817
Total Utilities	-		-	-	-	-	-	-	-	-	-	-	-
Total Maintenance	14,658		11,264	-	-	-	-	-	-	-	3,393	-	-
Property Insurance	2,212	-	-	-	-	-	-	-	-	-	2,212	-	-
Liability Insurance	5,300	-	5,128	-	-	-	-	-	-	-	172	-	-
Workmen's Compensation	5,346	-	806	135	-	694	120	318	412	-	-	1,246	1,615
All Other Insurance	3,743	-	3,675	-	-	-	-	-	-	-	68	-	-
Total Insurance Premiums	16,601		9,609	135	-	694	120	318	412	-	2,452	1,246	1,615
Payments in Lieu of Taxes	3,186	-	-	-	-	-	-	-	-	-	3,186	-	-
Total Other General Expenses	26,076		15,818	2,765	-	-	38	3,064	281	-	3,434	677	-
Total Operating Expenses	571,813		93,223	12,025	-	58,660	45,000	31,533	56,797	8,015	10,779	130,660	125,121
Excess of Operating Revenue over Operating Expenses	(9,546)		(30,500)	-	-	-	-	-	-	(225)	21,179	-	-
Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Casualty Losses - Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-
HAP Portability-In	-	-	-	-	-	-	-	-	-	-	-	-	-
Depreciation Expense	18,886.00	-	-	-	-	-	-	-	-	-	18,886	-	-
Excess (Deficiency) of Total Revenue Over (Under) Operating Expenses	(28,432.15)		(30,500)	-	-	-	-	-	-	(225)	2,293	-	-

Housing Authority of the City of Columbia, Missouri

Entity Wide Balance Sheet - Unaudited

12 Months ended December 31, 2023

	Public Housing Rental Units	Housing Choice Vouchers	14.267 Continuum of Care	Mainstream	TBRA	Emergency Housing Vouchers	14.EFA	14.896 PIH FSS Coordinator	14.870 Resident Opportunity and Supportive Services	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	84.287 Twenty- First Century Community Learning Centers	84.425U ARP ESSER III Afterschool Programming	93.569 Community Services Block Grant	Component Units & Non- Federal Programs	Business Activities	Central Office Adminstration	Subtotal	Elimination	Total
Cash - Unrestricted	124,353	421,811	96,533	50,246	60,348	33,595	-	-	-	-	-	-	-	-	1,070,762	65,550	370,124	2,293,322.33	-	2,293,322
Cash - Other Restricted	1,172,641	371,633	-	-	-	-	6,409	-	-	-	-	-	-	-	5,162,244	2,203	-	6,715,129.15	-	6,715,129
Cash - Tenant Security Deposits	45,320	-	-	-	-	-	-	-	-	-	-	-	-	-	267,676	-	-	312,995.34	-	312,995
Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Cash	1,342,313	793,443	96,533	50,246	60,348	33,595	6,409								6,500,682	67,753	370,124	9,321,446.82		9,321,447
Capital Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable - HUD Other Projects	-	11,352	4,338	4,846	-	3,135	-	4,410	2,544	-	-	-	-	-	51,919	-	-	30,625.15	-	30,625
Accounts Receivable - Other Government	-	-	-	-	13,554	-	-	-	-	9,548	-	49,071	14,732	-	51,919	-	-	138,824.09	-	138,824
Accounts Receivable - Miscellaneous	506,053	163,610	648	341	1,961	1,824	-	-	-	-	-	-	-	-	563,040	6,601	-	1,244,078.80	-	1,244,079
Accounts Receivable - Tenants	13,717	-	-	-	-	-	-	-	-	-	-	-	-	-	72,333	-	-	86,050.76	-	86,051
Allowance for Doubtful Accounts - Tenants	(8,252)	-	-	-	-	-	-	-	-	-	-	-	-	-	(45,031)	-	-	(53,282.17)	-	(53,282)
Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(2,400)	-	(2,400.00)	-	(2,400)
Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	110,000	196,354	-	306,354.28	(306,354.28)	-
Fraud Recovery	-	4,155	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,155.05	-	4,155
Allowance for Doubtful Accounts - Fraud	-	(2,078)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(2,077.53)	-	(2,078)
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	770	1,430,534	-	1,431,304.29	(1,430,534.29)	770
Total Receivables, Net of Allowances for Doubtful	511,519	177,039	4,986	5,187	15,515	4,959		4,410	2,544	9,548		49,071	14,732		753,032	1,631,090		3,183,632.72	(1,736,888.57)	1,446,744
Prepaid Expenses and Other Assets	3,879	11,815	-	-	-	-	-	-	-	-	-	-	-	-	23,310	47,741	5,319	92,064.25	-	92,064
Inventories	239	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	239.00	-	239
Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inter Program Due From	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31,796	403,908	435,704.65	(435,704.65)	-
Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	265,494	200	-	265,694.39	-	265,694
Total Current Assets	4,118	982,298													288,804	79,738	409,227	13,298,781.83	(2,172,593.22)	11,126,189
Land	507,229	-	-	-	-	-	-	-	-	-	-	-	-	-	3,748,770	70,000	253,694	4,579,692.99	(2,810,787.51)	1,768,905
Buildings	7,363,991	354,155	-	-	-	-	-	-	7,699.00	-	-	-	-	-	61,789,614	905,397	-	70,420,856.36	8,569,856.94	78,990,713
Furniture, Equipment & Machinery - Dwellings	25,520	-	-	-	-	-	-	-	-	-	-	-	-	-	112,687	-	-	138,207.47	-	138,207
Furniture, Equipment & Machinery - Administration	494,439	81,847	-	-	-	-	-	-	6,218.00	-	-	-	-	-	997,960	67,475	125,147	1,773,087.58	375,260.17	2,148,348
Leasehold Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accumulated Depreciation	(6,918,918)	(76,407)	-	-	-	-	-	-	(13,917.00)	-	-	-	-	-	(13,270,301)	(104,542)	(120,958)	(20,505,042.17)	(20,042,655.37)	(40,547,698)
Construction in Progress	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,230	-	-	2,230	-	2,230
Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,277,606	56,428	-	2,334,034.18	-	2,334,034
Total Capital Assets, Net of Accumulated	1,472,262	359,595													55,658,567	994,759	257,884	58,743,066.41	(13,908,325.77)	44,834,741
Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	29,861,697	-	29,861,697.29	(29,861,697.29)	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Notes, Loans and Mortgages Receivable - Non-Other Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	300,000	-	-	300,000.00	(300,000.00)	-
Total Non-Current Assets															661,193	1,280,404		1,941,596.81		1,941,597
Total Assets	3,330,213	1,341,893	101,519	55,432	75,863	38,554	6,409	4,410	2,544	9,548		49,071	14,732		64,162,277	33,915,441	1,037,235	104,145,142.34	(46,242,616.28)	57,902,526
Deferred Outflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Assests and Deferred Outflow of Resources	3,330,213	1,341,893	101,519	55,432	75,863	38,554	6,409	4,410	2,544	9,548		49,071	14,732		64,162,277	33,915,441	1,037,235	104,145,142.34	(46,242,616.28)	57,902,526

Housing Authority of the City of Columbia, Missouri

Entity Wide Balance Sheet - Unaudited

12 Months ended December 31, 2023

	Public Housing Rental Units	Housing Choice Vouchers	14.267 Continuum of Care	Mainstream	TBRA	Emergency Housing Vouchers	14.EFA	14.896 PIH FSS Coordinator	14.870 Resident Opportunity and Supportive Services	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	84.287 Twenty- First Century Community Learning Centers	84.425U ARP ESSER III Afterschool Programming	93.569 Community Services Block Grant	Component Units & Non- Federal Programs	Business Activities	Central Office Adminstration	Subtotal	Elimination	Total
Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Payable <= 90 Days	38,287	21,679	144	-	36	3,390	-	-	482	1,069	-	18,298	6,315	-	221,949	1,932	6,568	280,884.51	-	280,885
Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accrued Wage/Payroll Taxes Payable	12,375	25,848	-	-	-	-	-	4,138	1,927	254	-	4,991	2,162	-	54,890	12,500	14,324	133,408.23	-	133,408
Accrued Compensated Absences - Current Portion	5,112	16,906	-	-	-	-	-	-	-	-	-	-	-	-	44,171	11,913	12,144	90,244.84	-	90,245
Accrued Contingency Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accrued Interest Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,430,534	100,513	-	1,531,047.51	(1,430,534.29)	100,513
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Account Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tenant Security Deposits	45,320	-	-	-	-	-	-	-	-	-	-	-	-	-	267,676	-	-	312,995.34	-	312,995
Operating Subsidy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unearned Revenues	9,624	-	-	-	19,087	-	-	-	-	-	-	-	-	-	47,285	-	-	75,996.14	-	75,996
CFFP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects/Mortgage Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Current Portion of Long-term Debt - Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	196,354	-	-	196,354.28	-	196,354
Current Portion of Long-term Debt - Operating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Liabilities	24,884	-	-	-	-	-	-	-	-	-	-	-	-	-	5,974	-	-	30,858.17	-	30,858
Accrued Liabilities - Other	2,000	24,103	98,332	-	54,650	2,206	-	260	134	4	-	174	49	-	2,268	8,624	28,442	221,245.99	-	221,246
Inter Program - Due To	-	(3,915.11)	1,400	144	430	9,393	-	12.07	2	8,222	-	25,608	6,206	129	366,427	9,460	485,000	896,331.77	(896,331.77)	-
Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(0)	110,000	-	110,000.00	(110,000.00)	-
Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	196,354	-	196,354.28	(196,354.28)	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Comments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Liability - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Current Liabilities	137,601	84,620	99,876	144	74,203	14,989	-	4,410	2,544	9,548	-	49,071	14,732	129	2,637,528	451,297	546,478	4,075,721.06	(2,633,220.34)	1,442,501
CFFP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects/Mortgage Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Long-term Debt, Net of Current - Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,362,447	-	-	30,362,447.29	(18,729,533.87)	11,632,913
Long-term Debt, Net of Current - Operating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-current Liabilities - Other	-	368,870	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	368,870.00	-	368,870
Accrued Compensated Absences - Non Current	3,408	11,270	-	-	-	-	-	-	-	-	-	-	-	-	29,447	7,942	8,096	60,163.24	-	60,163
Not For Profit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	300,000	-	300,000.00	(300,000.00)	-
Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,132,163	-	11,132,163.42	(11,132,163.42)	-
Total Non-Current Liabilities	3,408	380,140	-	-	-	-	-	-	-	-	-	-	-	-	30,391,894	11,440,105	8,096	42,223,643.95	(30,161,697.29)	12,061,947
Total Liabilities	141,009	464,760	99,876	144	74,203	14,989	-	4,410	2,544	9,548	-	49,071	14,732	129	33,029,423	11,891,403	554,574	46,299,365.01	(32,794,917.63)	13,504,447
Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,307,802	-	1,307,801.57	-	1,307,802
Net Investment in Capital Assets	1,472,262	359,595	-	-	-	-	-	-	-	-	-	-	-	-	25,099,765	994,759	257,884	28,184,264.84	4,821,208.10	33,005,473
Restricted Net Position	1,172,641	2,763	-	-	-	-	6,409	-	-	-	-	-	-	-	5,162,244	2,203	-	6,346,259.15	-	6,346,259
Unrestricted Net Position	544,301.14	514,775	1,643	55,288	1,661	23,565	-	-	-	-	-	-	-	-	854,677	19,719,274	224,778	21,939,962.75	(18,729,533.87)	3,210,429
Total Equity - Net Assets / Position	3,189,204	877,133	1,643	55,288	1,661	23,565	6,409	-	-	-	-	-	-	-	31,116,686	20,716,236	482,662	56,470,486.74	(13,908,325.77)	42,562,161
Total Liab., Def. Inflow of Res., and Equity - Net	3,330,213	1,341,893	101,519	55,432	75,863	38,554	6,409	4,410	2,544	9,548	-	49,071	14,732	129	64,146,109	33,915,441	1,037,235	104,077,653	(46,703,243)	57,374,410

Housing Authority of the City of Columbia, Missouri
 Entity Wide Income Statement - Unaudited
 12 Months ended December 31, 2023

	Public Housing Rental Units	Housing Choice Vouchers	14.267 Continuum of Care	14.879 811 Mainstream	14.239 TBRA	Emergency Housing Vouchers	14. EFA	14.896 Resident Opportunity and Supportive Services (FSS Coordinators)	14.870 Resident Opportunity and Supportive Services	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	84.287 Twenty- First Century Community Learning Centers	84.425U ARP ESSER III Afterschool Programming	93.569 Community Services Block Grant	Component Units & Non-Federal Programs	Business Activities	Central Office Administration	Subtotal	Elimination	Total
Net Tenant Rental Revenue	346,251														4,346,409	-	-	4,692,660	(2,405,102)	2,287,558
Tenant Revenue - Other	5,850														43,286	-	-	49,136		49,136
Total Tenant Revenue	352,101														4,389,695	-	-	4,741,796	(2,405,102)	2,336,694
HUD PHA Operating Grants	1,181,390	11,405,949	356,964	195,591	-	494,005	5,361	129,091	67,254	-	-	-	-	-	-	-	-	13,835,605		13,835,605
Capital Grants	-																	-		-
Management Fee	-																377,665	377,665	(377,665)	-
Asset Management Fee	-																14,400	14,400	(14,400)	-
Book Keeping Fee	-																160,065	160,065	(160,065)	-
Front Line Service Fee	-																-	-	-	-
Other Fees	-																-	-	-	-
Total Fee Revenue	1,181,390	11,405,949	356,964	195,591	-	494,005	5,361	129,091	67,254	-	-	-	-	-	-	-	552,130	14,387,735	(552,130)	13,835,605
Other Government Grants	-	-	-	-	127,820	-	-	-	-	53,125	13,617	97,268	232,997	4,802	459,796	-	-	1,068,640		1,068,640
Investment Income - Unrestricted	66,838	27,147		1,409			232								308,201	5,703	11,734	421,263		421,263
Mortgage Interest Income	-	-		-			-								-	831,188	-	831,188	(831,188)	-
Proceeds from Disposition of Assets Held for Sale	-	-		-			-								-	-	-	-		-
Cost from Disposition of Assets held for Sale	-	-		-			-								-	-	-	-		-
Fraud Recovery	-	3,752		-			-								-	-	-	3,752		3,752
Other Revenue	36,295	-		14,162			-								271,198.58	414,304	23,625	759,583.69	(402,107)	357,477
Gain or Loss on Sale of Capital Assets	12,175	-		-			-								-	-	-	12,175		12,175
Investment Income - Restricted	-	-		-			-								-	-	-	-		-
Total Revenue	1,648,798	11,436,847	356,964	211,162	127,820	494,005	5,593	129,091	67,254	53,125	13,617	97,268	232,997	4,802	5,428,890	1,251,194	587,489	22,226,132	(4,190,526)	18,035,606
Administrative Salaries	57,941	394,118	10,819	2,328	2,079	4,966	-	-	-	-	-	-	-	-	423,869	342,711	369,047	1,607,878		1,607,878
Auditing Fees	3,808	41,609	-	-	-	-	-	-	-	-	-	-	-	-	100,239	8,510	5,643	159,808		159,808
To PHA Administered Program (i.e., COCC)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	262,465	-	-	262,465	(262,465)	-
To a Third Party/Outside Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	67,960	-	-	67,960		67,960
Management Fee	136,621	235,656	-	-	-	5,388	-	-	-	-	-	-	-	-	-	-	-	377,665	(377,665)	-
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
Book-keeping Fee	9,413	147,285	-	-	-	3,368	-	-	-	-	-	-	-	-	-	-	-	160,065	(160,065)	-
Advertising and Marketing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	978	-	36	1,014		1,014
Employee Benefit contributions - Administrative	20,129	104,655	1,552	643	248	575	-	-	-	-	-	-	-	-	108,689	94,994	91,089	422,572		422,572
Office Expenses	14,217	85,912	1,695	41	170	559	-	-	3,091	279	60	827	2,213	-	99,697	34,062	43,729	286,552		286,552
Legal Expense	240	135	-	-	-	-	-	-	-	-	-	-	-	-	6,161	7,100	-	13,635		13,635
Travel	220	7,725	-	-	-	-	4,483	-	1,448	-	-	4,825	1,957	-	11,487	2,524	7,963	42,633		42,633
Allocated Overhead	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
Other	5,735	120,452	2,543	1,299	706	1,843	158	-	270	1,066	38	3,804	6,673	-	30,217	11,124	44,489	230,419	-	230,419
Total Operating - Administrative	248,323	1,137,546	16,609	4,311	3,202	16,700	4,641	-	4,810	1,345	98	9,457	10,843	-	1,111,761	501,025	561,996	3,632,667	(800,195)	2,832,471
Asset Management Fee	14,400	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	14,400	(14,400)	-

Housing Authority of the City of Columbia, Missouri
 Entity Wide Income Statement - Unaudited
 12 Months ended December 31, 2023

	Public Housing Rental Units	Housing Choice Vouchers	14.267 Continuum of Care	14.879 811 Mainstream	14.239 TBRA	Emergency Housing Vouchers	14.EFA	14.896 Resident Opportunity and Supportive Services (FSS Coordinators)	14.870 Resident Opportunity and Supportive Services	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	84.287 Twenty- First Century Community Learning Centers	84.425U ARP ESSER III Afterschool Programming	93.569 Community Services Block Grant	Component Units & Non-Federal Programs	Business Activities	Central Office Adminstration	Subtotal	Elimination	Total
Tenant Services - Salaries	2,366	-	-	-	-	7,601	-	89,285	40,708	10,352	4,127	47,043	136,161	-	364,403	-	-	702,046	-	702,046
Relocation Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Benefit Contributions - Tenant Services	183	-	-	-	-	2,300	-	27,730	13,913	2,101	1,086	10,317	16,556	-	82,895	-	-	157,081	-	157,081
Tenant Services - Other	1,326	2,828	-	-	-	112,767	900	-	-	39,154	8,243	27,218	53,646	4,802	140,909	-	-	391,793	-	391,793
Total Tenant Services	3,874	2,828	-	-	-	122,668	900	117,015	54,620	51,607	13,457	84,579	206,363	4,802	588,206	-	-	1,250,919	-	1,250,919
Water	28,290	1,307	-	-	-	-	-	-	-	-	-	-	-	-	155,926	876	436	186,835	-	186,835
Electricity	18,623	6,766	-	-	-	-	-	-	-	-	-	-	-	-	288,790	3,845	2,255	320,279	-	320,279
Gas	10,911	1,693	-	-	-	-	-	-	-	-	-	-	-	-	44,978	2,312	652	60,546	-	60,546
Fuel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Labor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sewer	27,238	427	-	-	-	-	-	-	-	-	-	-	-	-	110,376	534	142	138,717	-	138,717
Employee Benefit Contributions - Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Utilities Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Utilities	85,062	10,193	-	-	-	-	-	14,896	14,870	10,559	-	-	-	-	600,070	7,568	3,485	706,378	-	706,378
	Public Housing Rental Units	Housing Choice Vouchers	14.267 Continum of Care	14.879 811 Mainstream	14.239 TBRA	14.239 TBRA	14.EFA	14.896 Resident Opportunity and Supportive Services (FSS Coordinators)	14.870 Resident Opportunity and Supportive Services	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	84.287 Twenty- First Century Community Learning Centers	84.425U ARP ESSER III Afterschool Programming	93.569 Community Services Block Grant	Component Units & Non- Federal Programs	Business Activities	Central Office Adminstration	Subtotal	Elimination	Total
Ordinary Maintenance - Labor	166,810	-	-	-	-	-	-	-	-	-	-	-	-	-	325,020	-	-	491,831	-	491,831
Ordinary Maintenance - Materials and Other	53,471	545	-	-	-	-	-	-	-	-	-	-	811	-	224,036	1,125	1,965	281,953	-	281,953
Janitorial Contracts	4,978	-	-	-	-	-	-	-	-	-	-	-	-	-	6,741	3,883	-	15,601	-	15,601
Miscellaneous Contracts	12,813	-	-	-	-	-	-	-	-	-	-	-	-	-	129,742	3,885	-	146,440	(45,354)	101,086
Ordinary Maintenance Contracts	102,916	13,506	-	-	-	-	-	-	-	-	-	-	-	-	431,969	10,643	12,837	571,870	(45,354)	526,516
Employee Benefit Contributions - Ordinary Maintenance	51,213	-	-	-	-	-	-	-	-	-	-	-	-	-	116,000	-	-	167,214	-	167,214
Total Maintenance	374,410	14,051	-	-	-	-	-	-	-	-	-	-	811	-	1,097,025	11,768	14,802	1,512,867	(45,354)	1,467,513
Protective Services - Labor	29,147	-	-	-	-	-	-	-	-	-	-	-	-	-	135,883	-	-	165,029	-	165,029
Protective Services - Other Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Protective Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Benefit Contributions - Protective Services	7,449	-	-	-	-	-	-	-	-	-	-	-	-	-	36,185	-	-	43,634	-	43,634
Total Protective Services	36,596	-	-	-	-	-	-	-	-	-	-	-	-	-	172,067	-	-	208,663	-	208,663
Property Insurance	45,530	4,016	-	-	-	-	-	-	-	-	-	-	-	-	242,657	3,202	1,337	296,743	-	296,743
Liability Insurance	6,714	5,910	-	-	-	-	-	-	-	-	-	-	-	-	5,418	16,876	-	34,918	-	34,918
Workmen's Compensation	4,460	6,603	163	35	31	211	-	1,555	742	173	62	737	2,177	-	21,202	5,673	6,358	50,180	-	50,180
All Other Insurance	3,923	-	-	-	-	-	-	-	-	-	-	-	-	-	11,515	600	300	16,338	-	16,338
Total Insurance Premiums	60,627	16,528	163	35	31	211	-	1,555	742	173	62	737	2,177	-	280,793	26,350	7,995	398,179	-	398,179

Housing Authority of the City of Columbia, Missouri
 Entity Wide Income Statement - Unaudited
 12 Months ended December 31, 2023

	Public Housing Rental Units	Housing Choice Vouchers	14.267 Continuum of Care	14.879 811 Mainstream	14.239 TBRA	Emergency Housing Vouchers	14. EFA	14.896 Resident Opportunity and Supportive Services (FSS Coordinators)	14.870 Resident Opportunity and Supportive Services	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	84.287 Twenty- First Century Community Learning Centers	84.425U ARP ESSER III Afterschool Programming	93.569 Community Services Block Grant	Component Units & Non-Federal Programs	Business Activities	Central Office Administration	Subtotal	Elimination	Total
Other General Expenses	35,095	6,962	-	-	-	1,161	-	-	-	-	-	-	-	-	90,489	77,914	298	211,919	(94,288)	117,631
Compensated Absences	31,817	48,448	-	-	-	1,481	-	10,521	7,082	-	-	2,496	375	-	116,772	15,659	20,516	255,167	-	255,167
Payments in Lieu of Taxes	26,439	-	-	-	-	-	-	-	-	-	-	-	-	-	153,348	-	-	179,787	-	179,787
Bad debt - Tenant Rents	(889)	-	-	-	-	-	-	-	-	-	-	-	-	-	57,205	(3,594)	-	52,722	-	52,722
Bad debt - Other	-	785	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	785	-	785
Total Other General Expenses	92,462	56,194	-	-	-	2,643	-	10,521	7,082	-	-	2,496	375	-	417,814	89,979	20,814	700,379	(94,288)	606,091
Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	318,012.84	310,450.28	-	628,463	(628,463)	-
Interest on Notes Payable (Short and Long Term)	1,586	-	-	-	-	-	-	-	-	-	-	-	-	-	528,390	22,529	-	552,504	(202,724)	349,780
Amortization of Loan Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	87,067	-	-	87,067	-	87,067
Total Interest Expense and Amortization Cost	1,586	-	-	-	-	-	-	-	-	-	-	-	-	-	933,470	332,979	-	1,268,034	(831,188)	436,847
Total Operating Expenses	917,340	1,237,341	16,771	4,346	3,233	142,221	5,541	129,091	67,254	53,125	13,617	97,268	220,568	4,802	5,201,206	969,669	609,092	9,692,486	(1,785,425)	7,907,062
Excess of Operating Revenue over Operating Expenses	731,458	10,199,507	340,193	206,815	124,587	351,784	52	-	-	-	-	-	12,429	-	227,684	281,525	(21,604)	12,533,646	(2,405,102)	10,128,544
Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Casualty Losses - Non-capitalized	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	10,140,381	340,193	217,608	124,587	344,869	-	-	-	-	-	-	-	-	-	-	-	11,167,638	(2,405,102)	8,762,536
HAP Portability-In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Depreciation Expense	169,327	20,409	-	-	-	-	-	-	-	-	-	-	-	-	1,856,218	37,243	1,197	2,084,393	-	2,084,393
Total Expenses	1,086,667	11,398,131	356,964	221,954	127,820	487,090	5,541	129,091	67,254	53,125	13,617	97,268	220,568	4,802	7,057,424	1,006,912	610,289	22,944,517	(4,190,526)	18,753,991
Operating Transfer In	621,971	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	621,971	(621,971)	-
Operating transfer Out	(621,971)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(621,971)	621,971	-
Not For Profit Partnership	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Joint Venture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax Credit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Comments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers from/to Primary Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers from/to Component Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from Notes, Loans and Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds from Property Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Extraordinary Items, Net Gain/Loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Items (Net Gain/Loss)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inter Project Excess Cash Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inter Project Excess Cash Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers between Program and Project - In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers between Project and Program - Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other financing Sources (Uses)	(0)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(0)	-	-
Excess (Deficiency) of Total Revenue Over (Under) Total	562,131	38,717	1,643	(10,792)	1,661	9,273	52	-	-	-	-	-	-	-	(1,628,534)	244,283	(22,801)	(725,152)	-	(725,152)

Housing Authority of the City of Columbia, Missouri
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 12 Months ended December 31, 2023

	Public Housing Rental Units	Housing Choice Vouchers	14.267 Continuum of Care	14.879 811 Mainstream	14.239 TBRA	Emergency Housing Vouchers	14.EFA	14.896 Resident Opportunity and Supportive Services (FSS Coordinators)	14.870 Resident Opportunity and Supportive Services	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	84.287 Twenty- First Century Community Learning Centers	84.425U ARP ESSER III Afterschool Programming	93.569 Community Services Block Grant	Component Units & Non-Federal Programs	Business Activities	Central Office Administration	Subtotal	Elimination	Total
Required Annual Debt Principal Payments	17,446	-	-	-	-	-	-	-	-	-	-	-	-	-	196,354	196,354	-	410,154	-	410,154
Beginning Equity	2,580,673	838,417	-	66,080	(0)	14,291	6,357	-	-	-	-	-	-	-	32,712,404	20,471,954	505,462	57,195,639	(13,908,325)	43,287,314
Prior Period Adjustments and Correction of Errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Prior Period Adjustments and Correction of Errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Prior Period Adjustments and Correction of Errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Prior Period Adjustments and Correction of Errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Prior Period Adjustments and Correction of Errors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	32,816	-	-	32,816	(32,816)	-
Equity Transfers	46,399	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	46,399	(46,399)	-
Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(79,215)	79,215	-
Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0	-	0
Equity Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equity Transfers	46,399	-	-	-	-	-	-	-	-	-	-	-	-	-	32,816	-	-	0	(0)	-
Changes in Compensated Absence Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Changes in Contingent Liability Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Changes in Unrecognized Pension Transition Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Changes in Special Term/Severance Benefits Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Changes in Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Changes in Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Administrative Fee Equity	-	874,371	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	874,371	-	874,371
Housing Assistance Payments Equity	-	2,763	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,763	-	2,763
Unit Months Available	1,440	19,770	700	228	278	612	-	-	-	-	-	-	-	-	7,548	-	-	30,576	(7,464)	23,112
Number of Unit Months Leased	1,369	19,765	646	208	215	273	-	-	-	-	-	-	-	-	7,332	-	-	29,808	(7,248)	22,560



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: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 6, 2024

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 January 2024.

Discussion

In January, ten (10) families moved in, and fourteen (14) families moved out or transferred units. Of the fourteen (14) families that moved out or transferred units, two (2) households transferred, four (4) households were terminated, one (1) household moved to the private sector, two (2) households moved to long term care facilities, and five (5) households moved onto the Section 8 program. Out of 622 LIHTC/PBV units there were thirty-two (32) vacant as of January 31, 2024, which is an overall occupancy rate of 94.90%. This is a .4% increase from 94.50% occupancy on December 31, 2023. Of the 32 vacant LIHTC/PBV units, seventeen (17) were vacant over 60 days. As of 1/31/2024 Amp. 1 had thirty (30) vacant units, which is an occupancy rate of 75%. Twelve (12) intents to vacate were submitted by participants. Three (3) terminations were issued for reasons other than non-payment.

Recommended Commission Action

Review and consider the monthly report.

Property Management Report for January 2024

Property	Total units	Occupancy for January 31, 2023	Occupancy for January 31, 2024	YTD Occupancy as of 2/26/2024	#Vacant units under 0-60 days as of 1/31/24	#Vacant units over 61 days as of 1/31/24	Move-in January	Move-outs January	Rent unpaid for January	Rents delinquent 31-60	Rents delinquent 61-90	Rents delinquent 90+
Amp 1 - PH	120	94.18%	77.31%	77.31%	5	25	0	4	\$645.93	\$3,333.25	\$952.12	\$3,960.98
Bear Creek	76	93.42%	93.42%	96.05%	3	3	0	2	\$5,482.57	\$1,517.88	\$806.66	\$2,474.16
Oak Tower	147	100.00%	97.27%	98.63%	2	3	5	2	\$2,279.94	\$1,855.86	\$0.00	\$3,340.42
Paquin Tower	200	99.50%	98.00%	98.00%	3	3	3	2	\$4,950.98	\$1,660.50	\$790.73	\$2,177.78
Stuart Parker	84	98.81%	92.85%	95.23%	2	5	2	1	\$6,412.12	\$1,692.39	\$1,093.00	\$8,915.25
BWW	54	96.29%	92.59%	96.29%	1	4	0	1	\$3,685.70	\$2,757.38	\$750.00	\$5,384.01
BWWII	36	94.44%	97.22%	97.22%	2	0	0	1	\$193.58	\$526.56	\$278.66	\$756.78
Patriot Place	25	92.00%	96.00%	96.00%	1	0	0	1	\$1,262.67	\$697.00	\$151.65	\$0.00



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 6, 2024

Re: Affordable Housing Development and Compliance Report

Executive Summary

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

Discussion

CHA staff continues to work on each of CHA's affordable housing development priorities. CHA Development Staff and Fulson Housing Group met in person on February 15th at CHA's Administration Building. These in-person meetings are occurring on a bi-weekly basis for the foreseeable future. CHA staff met with EM Harris to review specifications and timelines for Kinney Point. Park Avenue specifications were updated, and a construction plan identifying which blocks of the Park Avenue development would be the first to relocate and be demolished. Those being the East and Northeast blocks and finishing with the West block. Bid process and timeline were established to have bids returned by the time of a Firm Submission of May 31, 2024. A follow up meeting with CHA Staff, EM Harris, Fulson Housing Group, Wallace Architects (Kinney Point) and Design Alliance (Park Avenue) has been set for March 13th. A further summary of recent and current efforts by each project is as follows.

Kinney Point:

- The Subsidy Layering review packet was approved by the HUD Field Office and was forwarded to HUD HQ for final approval on February 20, 2024. Approval will allow continued moves toward converting 34 Housing Choice Vouchers to Project Based Vouchers. This approval is anticipated to be received by March 21, 2024. To date there have been no requests for more information by HUD HQ.
- Kinney Point's Firm Submission was submitted to MHDC on Friday, January 12, 2024. MHDC underwriting is reviewing this submission. Currently there have been no requests for clarifications or additional information. Once underwriting review is completed MHDC will issue a Firm Commitment and set a closing date. It is anticipated at this time the closing date will be towards the end of April 2024.
- CHA staff and Fulson Housing Group are continuing to work with Red Stone on the closing of Kinney Point. There are bi-weekly calls reviewing progress on the Due Diligence Checklist for items needed or comments on items under review. Legacy Bank underwriting, Weylin Watson from Gilmore Belle and Red Stone Legal joined the calls. Once Firm Commitment is issued, all parties involved will be a part of this call, including an MHDC underwriter and attorney, Tom Duda of Rosenblum Goldenhersh.

Park Avenue:

- CHA staff is continuing to work on the RAD Financing Plan and the MHDC Firm Submission, as the RAD Conversion will take extra time, firm submission and closing will likely be in the third quarter of 2024.



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- The City of Columbia completed the Part 58 Environmental Review of Park Avenue and submitted a release of funds to HUD on Friday, February 23rd. Staff anticipates the funding to be released by HUD mid to late March 2024.
- CHA staff continued to work through the Subsidy Layering Review for Park Avenue and anticipates submission to HUD around the time of the March 6th board meeting. The process will be the same as was for Kinney Point with the review being submitted to HUD Field Offices for initial approval and then forwarded to HUD HQ for final approval. This is a 45-day approval process, with an anticipated approval of April 20, 2024.

Providence Walkway:

- CHA Staff met with Rosemann & Associates on February 15th for discussion of initial site plan and walking the property. A four-bedroom unit on Trinity Place was toured as these are anticipated to be rehabbed units, while Providence Walkway units are to be new construction. The units on Trinity are identified to be rehab only due to parking, slope of land directly behind the units and easement/property lines restricting available land to use.
- CHA Staff and Fulson Housing Group are working towards submitting a 4% LIHTC Application to MHDC. This application is due July 5, 2024, to allow time for the County to have made their decision on the ARPA application awards. CHA staff and CHA attorney finalized the ARPA agreement with the City and City legal signed off on final language. The Providence Walkway agreement will allow for covering predevelopment costs, which is an increase in flexibility from previous agreements and will be advantageous for the project.
- CHA staff also conducted a Teams call with TDA Consulting Representative, Stephen Lathom, to assist with reviewing partnership agreements, pro forma and potential CDBG allowable uses on future and existing LIHTC projects.

Recommended Commission Action

Review and consider the report.



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Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 6, 2024

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. According to HUD field office, Columbia Housing Authority is no longer on the leasing concern list and has a leasing potential has reduced to 54 vouchers as of January 2024. CHA closed the Section 8 waitlist to new applicants on October 25, 2023, and began a waitlist purge December 13, 2023. The purge was completed as of January 13, 2024. CHA added 19 new HCV lease ups for the month. There were 7 attritions for a gain of 12 new participants for the month of January. As of January 31, 2024, CHA had 151 voucher holders searching for homes.

HCV EOP Reasons:

Port Absorbed – 2

Took Self Off Program – 1

Zero HAP – 1

Terminated/HQS - 1

Terminated /Fraud - 1

Terminated/ Non-Compliance - 1

Veteran Affairs Supportive Housing (VASH) Program

The VA has shown an increase in providing chronically homeless Veterans within our community the opportunity to receive program subsidy. The VA continues to work towards utilizing the remaining VASH vouchers in providing housing for the community's homeless veterans. As of January 31, 2024, there are 126 households receiving VASH program assistance - 102 HCV + 24 PBV (Patriot Place). CHA currently has 14 new HCV VASH voucher holders searching for homes and 3 referrals on hand pending briefing and voucher issuance.

HUD VASH EOP Reasons:

N/A



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Mainstream Vouchers

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA has been awarded 49 Mainstream Vouchers. As of January 31, 2024, CHA has 36 vouchers leased with 4 voucher holders searching for a home.

Mainstream EOP Reasons:

Ported Out - 1

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 January 31, 2024, CHA had 53 households receiving COC program assistance. As with all CHA voucher programs, a lack of affordable housing remains the most significant barrier.

The applicants must be added to the waitlist through the BCCEH via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. As the applicants are homeless, there are often additional barriers such as locating individuals for processing. There are currently 30 voucher holders searching for homes. The Special Programs Specialist requested an additional 20 referrals from the coordinated entry team. Voucher issuance is pending completed referral information from coordinated Entry team.

On January 25, 2024, CHA Housing Choice Voucher team participated and volunteered at Project Homeless Connect. PHC is a collaborative program that brings together a wide range of services and resources to help individuals experiencing homelessness access the help they need in one convenient location.

The goal of Project Homeless Connect is to provide a comprehensive and coordinated approach to addressing the needs of individuals experiencing homelessness, with the aim of helping them move towards stability and self-sufficiency. By bringing together a wide range of services in one location, Project Homeless Connect makes it easier for individuals to access the support they need to overcome their homelessness.

Continuum of Care (CoC) EOP Reasons:

N/A

Emergency Housing Vouchers (EHV) Program

CHA currently has 51 Emergency Housing Vouchers with 53 leased and 2 others with vouchers 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.



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Emergency Housing Vouchers (EHV) Program EOP Reasons:

N/A

Tenant-Based Rental Assistance (TBRA) Program

CHA currently has 16 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 and was approved for 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 services to be eligible for assistance.

Move Out Reasons:

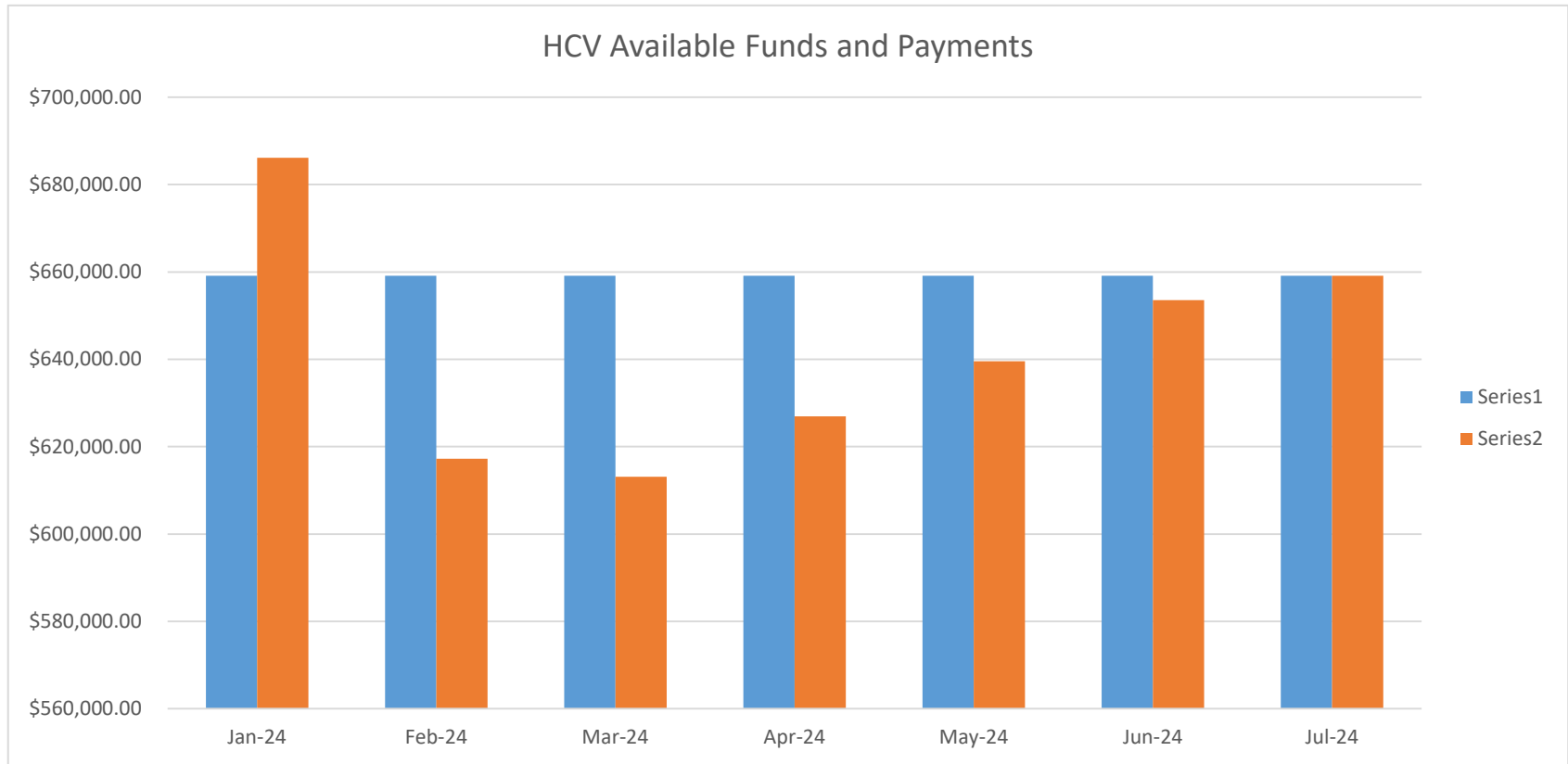
N/A

Recommended Commission Action

Review and consider Report

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

January 2024





Housing Authority of the City of Columbia, Missouri

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Department Source: Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 6th, 2024

Re: Monthly Resident Services Report

Executive Summary

This report summarizes the Resident Services Department’s activities for January 2024.

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 completed the grant report and submitted it to HUD, reporting period 10/01/2022 through 09/30/2023. ROSS coordinator established the 2024 financial class schedules with the Central Bank of Boone County ProsperU program.

- The vacant Amp I units were removed from the total number of qualifying households

Total Households that Qualify for ROSS	88
Total ROSS Participants	57

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

In the month of January, there was one new program enrollment and two program graduations with a combined escrow take home totaling over \$24,000. Additionally, three participants started new jobs and one participant graduated from the University of Missouri with a bachelor's degree. Coordinators conducted escrow account audits for the HCV participants. Steven Reifsteck, begun training as he took over the second FSS Coordinator role.

	Participants						
	Current Participants	Escrowing	Employed	New Enrolls	Trans	Exits	Grads
Housing Choice Vouchers	74	31	50	1	0	0	1
Public Housing / Project-Based Vouchers	60	13	23	0	0	0	1



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

In the month of January, Family Support Specialists began to reach out to all families in public housing to create new service pledges. Specialists partnered with families to create measurable goals and connect with resources. Specialists worked to connect with tenants who have not worked with the program before, or who have had infrequent connections with HHC, to ensure each tenant is able to receive services to assist with removing barriers.

Specialists also met with tenants who have recently moved into housing, to provide "welcome baskets" with resources, information about the HHC program, and contact information to begin a partnership with their assigned Specialist. Staff were able to provide families with basic needs, such as hygiene supplies and diapers. Staff began to schedule Family Development events throughout 2024 and partner with other agencies to provide information to tenants about the barriers they may face in their home.

January HHC Breakdown by Description -	Units		
	Tennille Chiles	Hattie Haerr	Hannah Elliott
CM Address Food Barrier	10	18	14
CM Address Personal/Household Supply Needs	75	45	67
CM Assist with Financial Concerns/Budgeting/Employment	11	21	15
CM Develop/Follow Up Family Service Pledge-Needs Assessment	265	17	31
CM Assist with Obtaining Documentation	4	32	6
CM Assist with Housing Sanitary Conditions	0	0	0
CM Follow Up/Prep Checking in on Clients	25	43	165
CM Program Coordination/Preparation	23	117	121
CM Flyer Distribution	8	0	12

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

ILP coordinators worked diligently to prepare rent rebate forms for residents. Coordinators facilitated nailcare clinics and resident engagement activities such as bingo and pancake breakfasts.

They also continued to assist residents in obtaining the paperwork, financial documents, and mental health resources necessary to maintain housing compliance.

Date	People		# of Individuals Receiving Ea. Service				
	Units of Service	Total # of Contacts	MTHLY Undup. Ind.	Basic Needs	Removing Barriers	Health & Wellness	Household Development
01/2024							
Paquin Tower	1,922	1,484		206	443	106	79
Oak Tower	944	789		271	356	21	296



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Food Distribution

We continue to help address food insecurities through the Annie Fischer food pantry, senior boxes, and food trucks at the towers. The Oak food truck was canceled in January due to inclement weather.

Location	Individuals Served	Households Served	Pounds of Food
Annie Fisher	269	120	4,956
Paquin Tower	92	85	3,571
Oak Towers	0	0	0

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

Moving Ahead started off the year with a parent forum. The staff were able to successfully meet with every family and share important information about programming, get parents signed up for the Brightwheel app, and get valuable feedback directly from participants. The Moving Ahead staff have been more dedicated and supportive than ever during this transitional period and day-to-day operations have been able to continue to run smoothly. Staff have been working to clean the center, put together student files, and organize classrooms in preparation for the upcoming inspections.

- Staff did not hold any family development or education events in January.

Total Units of Service	Total Attendance	Family Development	Family Education
7,214	113	0	0

Recommended Commission Action

Read and review Monthly Report.



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Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 6, 2024

Re: Safety Report

Executive Summary

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

Discussion

Yearly Totals for CHA Safety Reports:

	January 2024	February 2023	March 2023	April 2023	May 2023	June 2023	July 2023	August 2023	September 2023	October 2023	November 2023	December 2023
Bear Creek	4	3	7	6	6	4	2	4	7	3	1	7
Bryant Walk	3	1	4	3	6	5	4	1	3	3	0	0
Downtown	13	3	5	5	5	8	6	3	10	10	9	9
Oak Towers	10	15	10	14	9	7	6	4	10	3	5	6
Patriot Place	1	1	4	2	8	9	1	2	1	5	5	2
Paquin Towers	21	15	15	15	19	14	9	17	17	19	24	24
Stuart Parker	1	1	0	1	7	5	2	6	3	0	1	1
misc									0	0		
Total	53	39	45	46	60	52	30	33	51	43	45	49

- 10** Lease Violations
- 12** Trespass person reports
- 4** Missing Persons/Juvenile on Trinity along with the high calls for downtown.

Joint Communications log:

	January 2024	February 2023	March 2023	April 2023	May 2023	June 2023	July 2023	August 2023	September 2022	October 2023	November 2023	December 2023
Columbia Police Response	106	94	82	129	121	122	129	122	134	122	111	118
Columbia Police Reports	12	5	13	16	16	12	12	16	19	14	5	17
Fire/Ems	85	93	106	67	97	115	100	103	87	98	86	92
Total	203	192	201	212	234	249	241	241	240	234	202	227

Safety Department New Resident Move

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

Safety Department other activities:

Recommended Commission Action

Review and consider Report



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Department Source: Human Resources

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 6, 2024

Re: Human Resources Monthly Report

Executive Summary

This report provides a monthly account of Human Resources.

Discussion

Current Openings:

Housing Ambassador – Hired: Kendra Jackson, start date 3/19/24

LIHTC Compliance Specialist – Position Posted

Affordable Housing Manager I (Paquin Towers) – Hired: Katrina Colon, start date 3/11/24

Grants Coordinator: Interviewing

Moving Ahead Program Coordinator – Interim Michaela Flores

Director of Resident Services – Interim Caitlin Hammons

Director of Modernization & Maintenance – Transfer: Justin Anthony

Trainings:

- March 5th: Diversity, Equity & Inclusion Conference: (Randy & Jeanette)
- March 15th: Trauma Informed Property Management
- March 21st: CHA Director's Training: Implicit Bias, Judge Gary Oxenhandler

Misc:

- Updating/streamlining evaluation forms
- Reviewing Personnel Policy and making updates as necessary
- "Staff Events Committee" formation

March Staff Anniversary's: 24 yrs – Ron Thornton

13 yrs Vernon Platero

7yrs Michaela Flores

1yr Jacorey Thompson

Recommended Commission Action

Board to review and consider Report.



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 6, 2024

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:

- 2/20: Public Housing Roundtable
- 2/21: Housing and Community Development Commission Meeting, Reallocation of CDBG/HOME
- 2/22: Quarterly Senior Staff Meeting
- 2/22: County Upward Mobility Second Chance Leasing Workgroup
- 2/24: Black History Month Trivia Night
- 2/26: Unity in the Community
- 2/26: Boone County Housing Study Interview and CHA Impact
- 2/26: Mobile Dental Clinic Planning
- 2/28: CDBG and HOME Pre-application Workshop
- 2/29: Emergency Food and Shelter Program Board Meeting
- 2/29: Resident Advisory Board Meeting
- 3/5: DEI conference. Jeanette, and Randy
- 3/8: City of Columbia Public Engagement Position Tour of CHA
- 3/13: Housing and Community Development Commission meeting, FY 2025 RFP
- 3/15: All staff training: Trauma Informed Approaches to Property Management.
- 4/10: Housing and Community Development Commission meeting
- 4/26: CDBG Letter of Intent Due
- 5/15: Housing and Community Development Commission, City CDBG and HOME Proposals
- 5/21-5/23: HUD training in St Louis, 30 CHA staff identified.
- 5/22: Housing and Community Development Commission meeting, CDBG and HOME Proposal Presentations

Recommended Commission Action

Review and consider the report.