



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, November 6, 2024

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

Place: CHA Administration Building, 201 Switzler

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of October 2, 2024, Open Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

PUBLIC HEARINGS

- VI. Proposed FY 2025 CHA Budget: January 1, 2025-December 31, 2025
 - a. FY 2025 CHA Employee Benefits Package-Sundvold Financial
 - b. Budget Highlights
 - c. Agency Wide Budget
 - d. LIHTC Budgets
 - e. CHALIS Budget
 - f. Board Discussion
 - g. Public Comment

RESOLUTIONS

- VII. **Resolution 2965:** to approve the Columbia Housing Authority's Agency-Wide Budget for FY 2025 including the annual public housing authority (PHA) entity budgets, Low-Income Housing Tax Credit entity budgets and the Columbia Housing Authority's 501(c)3 Nonprofits, CHA Low-Income Services, Inc, (CHALIS) and Columbia Community Housing Trust (CCHT).
- VIII. **Resolution 2966:** to approve the FY 2025 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; and Bryant Walkway II Housing Development Group, LP and authorizing submission to the Missouri Housing Development Commission.
- IX. **Resolution 2967:** to approve the Columbia Housing Authority Employee Benefits Package for January 1, 2025, through December 31, 2025.

- X. **Resolution 2968:** Authorizing CHA staff to submit a request to the U.S. Department of Housing and Urban Development to utilize 120% fair market rent rate payment standards in FY 2025 for all CHA voucher programs.

REPORTS

- XI. **Director Reports:** Facilities and Modernization, Affordable Housing Development, Resident Services, Affordable Housing Operations, Affordable Housing Programs, Human Resources, Safety and Finance.
- XII. Current Events

PUBLIC AND COMMISSIONER COMMENT

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

If you wish to participate in the meeting and require specific accommodation or services related to disability, please contact Darcie Hamilton, Housing Development Coordinator at (573) 443-2556, extension 7035 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Ms. Hamilton by email at the following address: dhamilton@columbiaha.com

Media Contact: Randy Cole, CEO
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E-mail: columbiaha.info@gmail.com

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



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING October 2, 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 October 2, 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 5:31 p.m.

II. Roll Call:

Present: Bob Hutton, Chair
Robin Wenneker, Vice Chair-Via Zoom
Rigel Oliveri, Commissioner
Olivia Sinclair, Commissioner

Excused: Steve Calloway, Commissioner

CHA Staff: Randy Cole, CEO
Justin Anthony, Director of Facilities and Modernization
Caitlin Hammons, Director of Resident Services
Christina Heilman, Director of Finance
Jeff Forck, Director of Safety
Jeanette Nelson, Director of Human Resources
Darcie Hamilton, Housing Development Coordinator

III. Adoption of Agenda:

Discussion is had about changes to Resolution 2964 and if the agenda would need to be amended. Mr. Cole shares with the commission that when they make the motion to approve that resolution, should they approve, they should make the motion to “amend resolution 2964 as presented by staff”

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

IV. Approval of the Minutes

Approval of September 4, 2024 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting that occurred on September 4, 2024. A motion was made by Ms. Oliveri. A second motion was made by Ms. Sinclair. All other Commissioners voted “aye” and Mr. Hutton declared the motion approved.

V. Commissioner Comment

Discussion is had about staff evaluations, including Mr. Cole’s. Mr. Hutton requested the new evaluation form be on the next agenda.

The board confirms that the Director of Development and Compliance position is open and posted.

VI. Public Comment

There were no comments from the public.

PUBLIC HEARINGS

VII. FY 2025 PHA Plan

Mr. Hutton orders the public hearing open at 5:35pm. Mr. Cole reviews the plan as presented and explains that it is a one-year plan. Mr. Cole explained that the template was new and the plan is a guide for the PHA policies, operations and strategies. Mr. Cole shares that the plan requires a 45-day notice and public hearing. The notice of the public hearing was posted for the first time in August. Mr. Cole shares that the plan reviews the RAD conversion process in some depth, and includes the capital plan, Resident Advisory Board (RAB) comments and updated annual certifications. The commissioners note that the comments from the RAB meeting lean to the needs of Paquin Towers residents. Staff confirms that the meeting was held at Paquin Towers, but did have participation from residents from other CHA properties. Discussion is had about hosting the meeting at Oak Towers in the future. Mr. Hutton closes the public hearing at 5:42pm.

RESOLUTIONS

VIII. Resolution 2963: Approving the FY 2025 PHA Plan.

Mr. Hutton called for a Motion to approve Resolution 2963. A motion was made by Ms. Wenneker. A second motion was made by Ms. Oliveri. Upon Roll Call the following vote was recorded. Yes: Sinclair, Oliveri, Hutton, Wenneker.

IX. Resolution 2964: Approving the Submission of a Family Self-Sufficiency Grant Application to the U.S. Department of Housing and Urban Development to Fund two Full-Time Family Self-Sufficiency Coordinator Positions at the Columbia Housing Authority.

Ms. Hammons shares that while on a training put on by HUD, they announced that CHA would be eligible to apply for an additional Family Self-Sufficiency (FSS) coordinator and was only seven participants away from being eligible for a fourth coordinator position. She shared that there were 168 participants served last year and the enrollment numbers had increased from further development of programming.

Mr. Hutton called for a motion to approve Resolution 2964 as amended to add a third FSS coordinator. A motion was made by Ms. Oliveri. A second Motion was made by Ms. Wenneker. Upon Roll call the following Vote was recorded. Yes: Sinclair, Oliveri, Hutton, Wenneker.

REPORTS

X. **Department Reports: Finance, Facilities and Modernization, Safety, Affordable Housing Development and Compliance, Human Resources, and Resident Services**

Finance

Ms. Heilman reviews the report and shares that there are no significant changes in the financial projections. She shares that there were insurance cost increases but those have been expected.

Facilities and Modernization

Mr. Anthony shares that the month was steady. He reviews that Blind Boone Facility kitchen renovations as well as the retaining wall. Mr. Anthony goes on to review the updates to the parking lot at Oak Towers as well as the grant through the Missouri Department of Conservation to remove and put back unhealthy trees.

Safety

Mr. Forck reviews the report and shares that there are no major updates or concerns. Mr. Forck also shares an incident at Paquin Towers where staff was able to save a resident from their unit that had a fire in time that the resident did not have serious injuries and there was not significant damage to the unit or surrounding units. He comments on the good team effort of his staff.

Affordable Housing Development and Compliance

Mr. Cole reviews the report. He reviews the timelines for each project including Kinney Point, Park Avenue and Providence Walkway. Mr. Cole shares that a Firm Commitment has not been received for Park Avenue yet. Mr. Cole also shares that an application for the Blind Boone Apartments was submitted on September 18th.

Human Resources

Ms. Nelson reviews the Human Resources report, discussing the current open positions and shares that employee evaluations have been going well. She also shares the upcoming events including the trunk or treat.

Resident Services

Ms. Hammons reviews the Resident Services report. She discusses the Ross Services grant submission, two FSS graduates and shares that the home at 207 Lynn has a resident identified and going through the preapproval process.

XI. **Current Events**

Mr. Cole reviews the current events provided in the report highlighting the trainings as well as Mr. Anthony's trip with the Columbia Chamber of Commerce to Raleigh, North Carolina. Mr. Anthony shares some of the highlights from the trip.

XII. **Public Comment** **None.**

XIII. **Adjournment**

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Seconded by Ms. Oliveri. Mr. Hutton called the meeting adjourned at 6:28 pm.

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 September 27, 2024, I posted public notice of the October 2, 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

2025 RENEWAL MEETING

For Columbia Housing Authority

Medical Renewal

HDHP (HSA) deductible increases to \$3,300 individual/\$6,600 family due to IRS indexing the minimum HSA embedded deductible for 2025.

UHC Renewal (overall 9% increase negotiated down to overall 5.5% increase; PPO 7.4% increase and HSA 1.4% increase)

- Plan changes to PPO – increase deductible and change prescription formulary – 2.5% increase
- Plan changes to HSA – deductible increase to \$3,300 and change prescription formulary - .5% increase

Premium Strategies

Guardian

No increases for any line of coverage

Other Items

- HSA limits increased to \$4,300 individual / \$8,550 family
 - FSA – 2025 limits increased to \$3,300
 - Open Enrollment Meetings – Scheduled for Thursday November 14th 9am
-

Columbia Housing Authority

January 1, 2025 REVISED Renewal Comparison

Medical	Current				REVISED			
	UHC - fully insured				UHC - fully insured			
	Core		Core		Core		Core	
	PPO CPZV RxV3		HSA DJRB RxV3		PPO DNMQ RxC26		HSA EA68 RxC26	
	In	Out	In	Out	In	Out	In	Out
Individual Deductible	\$1,000	\$5,000	\$3,200	\$7,500	\$1,500	\$5,000	\$3,300	\$7,500
Family Deductible	\$2,000	\$10,000	\$6,400	\$15,000	\$3,000	\$10,000	\$6,600	\$15,000
Coinsurance	20%	50%	0%	30%	20%	50%	0%	30%
Individual Out of Pocket Max	\$7,150	\$10,000	\$6,250	\$15,000	\$7,150	\$10,000	\$6,250	\$15,000
Family Out of Pocket Max	\$14,300	\$20,000	\$12,500	\$30,000	\$14,300	\$20,000	\$12,500	\$30,000
Virtual Visits	No copay		deductible		No copay		deductible	
Office Visit Co-pay (PCP)	\$15 / \$0 under age 19	deductible, then 50%	deductible, then \$35	deductible, then 30%	\$15 / \$0 under age 19	deductible, then 50%	deductible, then \$35	deductible, then 30%
Office Visit Co-pay (SCP)	DDP - \$50/Other In Network \$100		deductible, then \$70		DDP - \$50/Other In Network \$100		deductible, then \$70	
Preventive Care	Covered at 100%		Covered at 100%		Covered at 100%		Covered at 100%	
Urgent Care Co-pay	\$25		deductible, then \$100		\$25		deductible, then \$100	
ER Co-pay	\$300 + deductible, then 20%		deductible, then \$300		\$300 + deductible, then 20%		deductible, then \$300	
Lab Testing	DDP - ded, then 20%; Other In Network - ded, then 50%	deductible, then 50%	DDP - deductible; Other In Network - ded, then 50%	deductible, then 30%	DDP - ded, then 20%; Other In Network - ded, then 50%	deductible, then 50%	DDP - deductible; Other In Network - ded, then 50%	deductible, then 30%
Major Diagnostic & Imaging	DDP - ded, then 20%; Other In Network - \$500 + ded, then 50%		DDP - ded; Other In Network - \$500 + ded, then 50%		DDP - ded, then 20%; Other In Network - ded, then 40%		DDP - ded; Other In Network - ded, then 20%	
Hospital Co-pay	deductible, then 20%		deductible		deductible, then 20%		deductible	
Rx Network/Formulary	National/Advantage		National/Advantage		National/ Essential		National/ Essential	
Rx Co-pays - tier one	\$15		deductible, then \$15		\$10		deductible, then \$10	
tier two	\$40		deductible, then \$40		\$50		deductible, then \$50	
tier three	\$75		deductible, then \$75		\$95		deductible, then \$95	
tier four	\$200		deductible, then \$200		\$250		deductible, then \$250	
	Fully Insured Rates set by UHC				Fully Insured Rates set by UHC			
	Rate	# Enrolled	Rate	# Enrolled	Rate	# Enrolled	Rate	# Enrolled
Employee cost	\$736.84	34	\$670.96	12	\$755.36	34	\$674.11	12
Employee + Spouse	\$1,547.36	1	\$1,409.02	1	\$1,586.25	1	\$1,415.63	1
Employee + Child	\$1,326.32	2	\$1,207.74	2	\$1,359.66	2	\$1,213.41	2
Family	\$2,210.52	0	\$2,012.88	1	\$2,266.08	0	\$2,022.33	1
Total Premiums	Monthly Total		\$43,141.46		Monthly Total		\$43,941.91	
	Annual Total		\$517,697.52		Annual Total		\$527,302.92	

Changes from Current Premiums

% Change	1.86%
Monthly	\$800.45
Annual	\$9,605.40

Premium per plan	\$29,252.56	\$13,888.90	\$29,987.81	2.51%	\$13,954.10	0.47%
% Difference per plan						

Columbia Housing Authority

January 1, 2025 Renewal Premium Strategies

All Assumptions below are based on the Current Enrollments

Current Contributions - 90% EE and 40% DEP											ER HSA Contribution (Monthly)	ER HSA Contribution (Annually)	Diff CHA Pays for HDHP over PPO (Monthly)	Diff CHA Pays for HDHP over PPO (Annually)		
	# enrolled	Current PPO	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pays (Per Pay Period)	# enrolled	Current HDHP	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pays (Per Pay Period)						
EE	34	\$736.84	\$663.16	\$73.68	\$36.84	12	\$670.96	\$637.41	\$33.55	\$16.77	\$50.00	\$600.00	\$24.26	\$291.07		
ES	1	\$1,547.36	\$987.36	\$560.00	\$280.00	1	\$1,409.02	\$969.54	\$439.48	\$219.74	\$75.00	\$900.00	\$57.18	\$686.10		
EC	2	\$1,326.32	\$898.95	\$427.37	\$213.69	2	\$1,207.74	\$878.96	\$328.78	\$164.39	\$70.00	\$840.00	\$50.01	\$600.18		
FAM	0	\$2,210.52	\$1,252.63	\$957.89	\$478.95	1	\$2,012.88	\$1,241.28	\$771.60	\$385.80	\$100.00	\$1,200.00	\$88.65	\$1,063.78		
Total PPO Premiums		Total CHA pays PPO				Total HDHP Premiums		Total CHA pays HSA				Total HSA Contributions				
Total Monthly by Plan		\$29,252.56	\$25,332.56				\$13,888.90		\$11,617.69				\$915.00			
Total Annually by Plan		\$351,030.72	\$303,990.77				\$166,666.80		\$139,412.22				\$10,980.00			
Total PPO & HDHP Premiums		Total CHA pays PPO & HDHP Premiums	Total CHA pays premiums + HSA Contrib													
Total Monthly		\$43,141.46	\$36,950.25	\$37,865.25												
Total Annually		\$517,697.52	\$443,402.99	\$454,382.99												
% of cost paid by CHA			85.65%	87.77%												

Option 1) Current Strategy - CHA contributes 90% EE/40% DEP for PPO and 95% EE/45% DEP for HDHP. Provide flat HSA contribution \$50EE/\$75ES/\$70ES/\$100FAM

	Renewal PPO CPZV	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pays (Per Pay Period)	EE Difference from current (Per Pay Period)	Renewal HDHP CPYQ	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pay (Per Pay Period)	EE Difference from current (Per Pay Period)	ER HSA Contribution (Monthly)	ER HSA Contribution (Annually)	EE PPO vs HDHP (Monthly)	EE PPO vs HDHP (Annually)	Diff CHA Pays for HDHP over PPO (Monthly)	Diff CHA Pays for HDHP over PPO (Annually)
EE	\$755.36	\$679.82	\$75.54	\$37.77	\$0.93	\$674.11	\$640.40	\$33.71	\$16.85	\$0.08	\$50.00	\$600.00	\$41.83	\$501.97	\$10.58	\$126.97
ES	\$1,586.25	\$1,012.18	\$574.07	\$287.04	\$7.04	\$1,415.63	\$974.09	\$441.54	\$220.77	\$1.03	\$75.00	\$900.00	\$132.53	\$1,590.34	\$36.91	\$442.90
EC	\$1,359.66	\$921.54	\$438.12	\$219.06	\$5.37	\$1,213.41	\$883.09	\$330.32	\$165.16	\$0.77	\$70.00	\$840.00	\$107.80	\$1,293.55	\$31.55	\$378.55
FAM	\$2,266.08	\$1,284.11	\$981.97	\$490.98	\$12.04	\$2,022.33	\$1,247.10	\$775.23	\$387.61	\$1.81	\$100.00	\$1,200.00	\$206.74	\$2,480.90	\$62.99	\$755.90
Total PPO Premiums		Total CHA pays PPO	% Difference from Current pd by CHA			Total HDHP Premiums	Total CHA pays HDHP	% Difference from Current pd by CHA			Total HSA Contributions	% Difference from Current pd by CHA				
Total Monthly by Plan		\$29,987.81	\$25,969.28	2.51%		\$13,954.10		\$11,672.23	0.47%		\$915.00		0.00%			
Total Annually by Plan		\$359,853.72	\$311,631.41			\$167,449.20		\$140,066.70			\$10,980.00					
Total PPO & HDHP Premiums		Total CHA pays PPO & HDHP Premiums	Total CHA pays premiums + HSA Contrib	TOTAL Difference from Current												
Total Monthly		\$43,941.91	\$37,641.51	\$38,556.51	\$691.26											
Total Annually		\$527,302.92	\$451,698.11	\$462,678.11	\$8,295.12											
% of cost paid by CHA			85.66%	87.74%	1.83%											

Option 2) Current Strategy from Option 1 but HSA contribution is difference between PPO and HSA Employer contribution so net neutral to CHA.

	Renewal PPO CPZV	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pays (Per Pay Period)	EE Difference from current (Per Pay Period)	Renewal HDHP CPYQ	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pay (Per Pay Period)	EE Difference from current (Per Pay Period)	ER HSA Contribution (Monthly)	ER HSA Contribution (Annually)	EE PPO vs HDHP (Monthly)	EE PPO vs HDHP (Annually)	Diff CHA Pays for HDHP over PPO (Monthly)	Diff CHA Pays for HDHP over PPO (Annually)
EE	\$755.36	\$679.82	\$75.54	\$37.77	\$0.93	\$674.11	\$640.40	\$33.71	\$16.85	\$0.08	\$39.42	\$473.03	\$41.83	\$501.97	\$0.00	\$0.00
ES	\$1,586.25	\$1,012.18	\$574.07	\$287.04	\$7.04	\$1,415.63	\$974.09	\$441.54	\$220.77	\$1.03	\$38.09	\$457.10	\$132.53	\$1,590.34	\$0.00	\$0.00
EC	\$1,359.66	\$921.54	\$438.12	\$219.06	\$5.37	\$1,213.41	\$883.09	\$330.32	\$165.16	\$0.77	\$38.45	\$461.45	\$107.80	\$1,293.55	\$0.00	\$0.00
FAM	\$2,266.08	\$1,284.11	\$981.97	\$490.98	\$12.04	\$2,022.33	\$1,247.10	\$775.23	\$387.61	\$1.81	\$37.01	\$444.10	\$206.74	\$2,480.90	\$0.00	\$0.00
Total PPO Premiums		Total CHA pays PPO	% Difference from Current pd by CHA			Total HDHP Premiums	Total CHA pays HDHP	% Difference from Current pd by CHA			Total HSA Contributions	% Difference from Current pd by CHA				
Total Monthly by Plan		\$29,987.81	\$25,969.28	2.51%		\$13,954.10		\$11,672.23	0.47%		\$625.04		-31.69%			
Total Annually by Plan		\$359,853.72	\$311,631.41			\$167,449.20		\$140,066.70			\$7,500.52					
Total PPO & HDHP Premiums		Total CHA pays PPO & HDHP Premiums	Total CHA pays premiums + HSA Contrib	TOTAL Difference from Current												
Total Monthly		\$43,941.91	\$37,641.51	\$38,266.55	\$401.30											
Total Annually		\$527,302.92	\$451,698.11	\$459,198.62	\$4,815.64											
% of cost paid by CHA			85.66%	87.08%	1.06%											

Columbia Housing Authority

January 1, 2025 Renewal Premium Strategies

All Assumptions below are based on the Current Enrollments

Option 3) Current Strategy from Option 1 but double HSA contributions from current

	Renewal PPO CPZV	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pays (Per Pay Period)	EE Difference from current (Per Pay Period)	Renewal HDHP CPYQ	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pay (Per Pay Period)	EE Difference from current (Per Pay Period)	ER HSA Contribution (Monthly)	ER HSA Contribution (Annually)	EE PPO vs HDHP (Monthly)	EE PPO vs HDHP (Annually)	Diff CHA Pays for HDHP over PPO (Monthly)	Diff CHA Pays for HDHP over PPO (Annually)
EE	\$755.36	\$679.82	\$75.54	\$37.77	\$0.93	\$674.11	\$640.40	\$33.71	\$16.85	\$0.08	\$100.00	\$1,200.00	\$41.83	\$501.97	\$60.58	\$726.97
ES	\$1,586.25	\$1,012.18	\$574.07	\$287.04	\$7.04	\$1,415.63	\$974.09	\$441.54	\$220.77	\$1.03	\$150.00	\$1,800.00	\$132.53	\$1,590.34	\$111.91	\$1,342.90
EC	\$1,359.66	\$921.54	\$438.12	\$219.06	\$5.37	\$1,213.41	\$883.09	\$330.32	\$165.16	\$0.77	\$150.00	\$1,800.00	\$107.80	\$1,293.55	\$111.55	\$1,338.55
FAM	\$2,266.08	\$1,284.11	\$981.97	\$490.98	\$12.04	\$2,022.33	\$1,247.10	\$775.23	\$387.61	\$1.81	\$200.00	\$2,400.00	\$206.74	\$2,480.90	\$162.99	\$1,955.90
	Total PPO Premiums	Total CHA pays PPO	% Difference from Current pd by CHA			Total HDHP Premiums	Total CHA pays HDHP	% Difference from Current pd by CHA			Total HSA Contributions	% Difference from Current pd by CHA				
Total Monthly by Plan	\$29,987.81	\$25,969.28	2.51%			\$13,954.10	\$11,672.23	0.47%			\$1,850.00	102.19%				
Total Annually by Plan	\$359,853.72	\$311,631.41				\$167,449.20	\$140,066.70				\$22,200.00					
	Total PPO & HDHP Premiums	Total CHA pays PPO & HDHP Premiums	Total CHA pays premiums + HSA Contrib	TOTAL Difference from Current												
Total Monthly	\$43,941.91	\$37,641.51	\$39,491.51	\$1,626.26												
Total Annually	\$527,302.92	\$451,698.11	\$473,898.11	\$19,515.12												
% of cost paid by CHA		85.66%	89.87%	4.29%												

Option 4) Current contribution for PPO but increasing HDHP contribution to 100% EE/45% DEP and increasing HSA contributions

	Renewal PPO CPZV	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pays (Per Pay Period)	EE Difference from current (Per Pay Period)	Renewal HDHP CPYQ	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pay (Per Pay Period)	EE Difference from current (Per Pay Period)	ER HSA Contribution (Monthly)	ER HSA Contribution (Annually)	EE PPO vs HDHP (Monthly)	EE PPO vs HDHP (Annually)	Diff CHA Pays for HDHP over PPO (Monthly)	Diff CHA Pays for HDHP over PPO (Annually)
EE	\$755.36	\$679.82	\$75.54	\$37.77	\$0.93	\$674.11	\$674.11	\$0.00	\$0.00	-\$16.77	\$75.00	\$900.00	\$75.54	\$906.43	\$69.29	\$831.43
ES	\$1,586.25	\$1,012.18	\$574.07	\$287.04	\$7.04	\$1,415.63	\$1,007.79	\$407.84	\$203.92	-\$15.82	\$100.00	\$1,200.00	\$166.23	\$1,994.81	\$95.61	\$1,147.37
EC	\$1,359.66	\$921.54	\$438.12	\$219.06	\$5.37	\$1,213.41	\$916.80	\$296.62	\$148.31	-\$16.08	\$95.00	\$1,140.00	\$141.50	\$1,698.01	\$90.25	\$1,083.01
FAM	\$2,266.08	\$1,284.11	\$981.97	\$490.98	\$12.04	\$2,022.33	\$1,280.81	\$741.52	\$370.76	-\$15.04	\$125.00	\$1,500.00	\$240.45	\$2,885.36	\$121.70	\$1,460.36
	Total PPO Premiums	Total CHA pays PPO	% Difference from Current pd by CHA			Total HDHP Premiums	Total CHA pays HDHP	% Difference from Current pd by CHA			Total HSA Contributions	% Difference from Current pd by CHA				
Total Monthly by Plan	\$29,987.81	\$25,969.28	2.51%			\$13,954.10	\$12,211.51	5.11%			\$1,315.00	43.72%				
Total Annually by Plan	\$359,853.72	\$311,631.41				\$167,449.20	\$146,538.16				\$15,780.00					
	Total PPO & HDHP Premiums	Total CHA pays PPO & HDHP Premiums	Total CHA pays premiums + HSA Contrib	TOTAL Difference from Current												
Total Monthly	\$43,941.91	\$38,180.80	\$39,495.80	\$1,630.55												
Total Annually	\$527,302.92	\$458,169.56	\$473,949.56	\$19,566.58												
% of cost paid by CHA		86.89%	89.88%	4.31%												



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 6, 2024

Re: **Resolution 2965**: Approval of the CY2025 CHA Agency-Wide Budget

Executive Summary

This memo pertains to CHA's agency-wide budget that encompasses all programs, departments, and component units of the Columbia Housing Authority. Rental revenues and related expenditures are presented by the program. Salaries and benefits for 62 full-time and 16 part-time employees in the areas of administration, resident services, maintenance, and protective services are included.

FY 2024 Budget Highlights include the following strategic alignments with CHA's 5-Year PHA Plan:

- 4% cost of living adjustment to assist in maintaining competitive pay rates for all CHA staff.
- The inclusion of CHALIS funded CHA employees to agency COLA rate.
- 4.31% increase in total health care costs.
- Removed employees monthly premium for HDHP, and increased HSA contribution amounts.
- 2% payroll cushion to account for any unplanned needs.
- Safety costs paid from LIHTC properties, rather than from annual property cashflow distribution.
- \$250,000 placed into reserves for CHA Business Activities.
- 1 new MAP Assistant position to assist cleaning of Blind Boone, with elimination of contracted cleaning at Blind Boone.
- 1 new MAP van budgeted.
- Most increases in expenses figured at 3% for inflation.
- Increased budget authority for pest control services.
- 30% AMP1 property insurance increase and 10% for LIHTC properties.
- Continued funding for staff training.
- Continued funding for IT equipment and increased internet speed at Oak Tower, Administration Building and Blind Boone.

Details of the various programs and the underlying assumptions are described below.

Discussion

Acronyms in this Report

RAD – Rental Assistance Demonstration Program

LIHTC – Low-Income Housing Tax Credit Program

HAP – Housing Assistance Payments

HCV – Housing Choice Voucher Program (Section 8)

PBV – Project-Based Voucher Program

FSS – Family Self-Sufficiency

OCAF – Operating Cost Adjustment Factor



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COCC – Central Office Cost Center
CHA BA – CHA Business Activities
CHA AHD – CHA Affordable Housing Development
CHALIS – CHA Low-Income Services

There are budget assumptions that may change as additional information is received, such as final property insurance quotes. For all programs the basic assumptions are as follows:

- A 4% COLA effective January 2025. CHALIS funded CHA employees are included.
- Employee health and dental insurance – the January 2024 renewal is estimated with a 4.31% increase for health insurance and a 0% increase for dental insurance.
- Retirement expenses are calculated at 6% of salaries.
- Workers Comp Insurance is calculated at a rate of 1.5% of salaries.
- Property Insurance is based on a 30% increase in rates at Amp1 and 10% for LIHTC.

Housing Choice Voucher Rental Assistance Programs

Revenues

- Housing Assistance payment revenue is based on review of our 2024 estimated expenditures and analysis of estimated vouchers leased, fee rates and anticipated proration.

Expenditures

- HAP revenues and HAP expenditures are closely matched to maintain a low restricted net position. Voucher Program Administrative expenses continue to utilize a portion of the administrative fee revenue balance. CHA staff will continue to monitor the need to incrementally reduce HCV Administrative Fee expenses prior and during the FY 2026 budget process.

EHV Vouchers

- Revenue is based on 95% of vouchers leased per month in 2024. EHV is slowly phasing out through attrition.

Mainstream Vouchers

- Revenue is based on 40 vouchers leased per month a 1% increase from 2024. The monthly average assistance per voucher is budgeted for \$657.

Continuum of Care Rental Assistance Program

- Revenue is derived from a direct contract with HUD awarded through competitive application. All direct program expenses are reimbursed by the grant. The monthly average assistance per voucher is \$736 including security deposits.

Tenant Based Rental Assistance (TBRA) Program



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- Revenue is based on annual HOME grant funds from the City of Columbia. All direct program expenses are reimbursed by the grant. The monthly average assistance per voucher budgeted at \$1,285 including security deposits. The average voucher leased is budgeted at 6 vouchers per month.

Public Housing – Downtown

Revenues

Gross Potential Rent

- Rental revenue is based on HUD annual operating subsidy and previous year capital fund grant estimates provided by HUD.

Vacancy Losses

- Budgeted at 1% increase from 2024.

Non-Dwelling Rental Income

- Two dwelling units taken off-line during the Bryant Walkway RAD conversion are budgeted for rent at affordable housing rates.

Other Income

- Laundry Income and Work Order Income are estimated based on the CY2024 annualized income.

The Public Housing Operating Subsidy is based on the occupancy from January 2024 through August 2024.

The Capital Fund grant income is based on the 2023 grant award amount with a 2% increase.

Administrative Expenses

Administrative salaries

- Downtown has one Public Housing Manager to manage the 120 units. An Assistant Housing Manager is split between the 120 public housing units and the 90 LIHTC units in Bryant Walkway I and II. The total personnel increased by approximately 3% according to 2024 allocations for Public Housing.

Management fees are based on 2024 projects, and projected capital fund transfer to COCC.

Resident Services Expenses

- Resident services salaries are based on a part-time Food Pantry employee that works 20 hours per week to serve the tenants of the 120 Public Housing units, the 90 units of Bryant Walkway I and II, and the 84 family units of Stuart Parker.
- Resident participation funds are budgeted at \$25 per unit.

Protective Services



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- Protective service expenses are split between the public housing properties and the six LIHTC properties.
- The Protective Services department has one Safety Director, four full-time and one part-time Safety Officers.

Other General Expenses

- Payment in lieu of taxes is calculated as 10% of Tenant Revenue with less utility expenses.
- Bad Debts are estimated at 1.5% of net rental revenue less Laundry Income and Non-Dwelling Rent.

ROSS Grants

- CHA holds two ROSS grants directly funded through HUD for the purpose of coordinating supportive services for CHA tenants.
 - The ROSS Service Coordinator has historically worked with the public housing residents to coordinate services to assist them in achieving self-sufficiency, however HUD will now allow the ROSS Coordinator to also assist RAD conversion properties.
 - Three Family Self-Sufficiency Coordinators will assist public housing, PBV and HCV residents to remove barriers to self-sufficiency and enroll interested tenants in a program which allows participants to build an escrow balance from increased earnings.

CHALIS

- CHALIS is a 501(c)3 organization which runs several supportive services programs for CHA residents. These programs are funded through grants and donations from Federal, State, County, City, and local organizations.
- The CHALIS budget includes one additional part-time MAP Assistance position to assist with cleaning the Blind Boone facility.
- The transfer of service funds from LIHTC family sites to CHALIS has been removed from the FY 2025 budget.
- CHALIS funded CHA employee COLA rate aligns with agency-wide COLA, and CHALIS employees are now on the CHA pay grid.

Columbia Community Housing Trust (CCHT)

- CCHT holds two Neighborhood Stabilization Program homes which are rented to qualified affordable housing residents.
- CCHT is also a non-profit 501(c)3 organization which receives donations for continued affordable housing construction and renovation.

CHA Administration

CHA Administration is split between the Central Office Cost Center (COCC) for the HUD programs, CHA Business Activities (CHA BA) for the LIHTC and non-HUD programs and CHA Affordable Housing Development (CHA AHD) for development activities.

Revenue



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- Non-Dwelling Rental Income is from subleases that CHA holds for Paquin Tower's roof-top leases and the non-dwelling spaces at Bear Creek.
- Management Fees Revenue is based on the fees each program (Housing Choice Vouchers, Public Housing, Capital Fund, and LIHTC) is expected to owe.
- Other Income is generated by equipment leases that CHA BA holds with the various LIHTC properties.
- The agency-wide budget also clarifies anticipated seller financing payment from LIHTC to CHA BA.

Expenses

- Administrative salaries and benefits are allocated based on each employee's program responsibilities.
- Other General Expenses include amounts due on the non-dwelling lease agreements with Stuart Parker and Bear Creek (see Administration Revenues above).
- A new vehicle is budgeted for MAP. Staff will still seek potential grant sources in 2025.
- A new sewer machine is budgeted for the Facilities and Modernization Department.

Recommended Commission Action

Approve the FY 2025 CHA agency-wide budget.

CHA Business Activities

Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
Non-Dwelling Rentals	122,899.56	99,585.52	99,585.52
Income Total	122,899.56	99,585.52	99,585.52
Other Income			
Bond Interest Income	310,450.28	310,000.00	298,637.00
Equipment Rental Income-Bryant WW	2,970.00	3,240.00	3,090.00
Equipment Rental Income-Bryant WW II	990.00	1,080.00	1,545.00
Equipment Rental Income-Oak Towers	1,219.57	1,330.44	1,030.00
Equipment Rental Income-Stuart Parker	8,305.00	9,060.00	7,575.00
Fee for Service	2,307.00	10.00	-
Interest Income-AHP Loans	14,966.40	14,966.40	14,966.40
Interest Income-MHDC Loans	7,562.56	7,441.30	7,403.00
Interest Income-Seller Financing-Bear Creek	75,562.18	75,562.32	75,562.32
Interest Income-Seller Financing-Bryant WWII	32,107.97	32,108.28	32,108.00
Interest Income-Seller Financing-Oak Towers	105,583.15	105,582.60	105,583.00
Interest Income-Seller Financing-Stuart Parker	267,184.06	246,631.44	246,631.00
Interest on Investments	5,702.75	15,000.00	15,150.00
Mgmt Fees-Non PH projects	2,369.43	2,745.76	2,783.13
Other Income	37,463.00	15,000.00	15,150.00
Property Mgmt Fees-Bear Creek	29,775.82	29,795.66	30,689.53
Property Mgmt Fees-Bryant Walkway	21,341.58	21,625.94	22,274.72
Property Mgmt Fees-Bryant WW II	13,147.95	13,330.52	13,730.44
Property Mgmt Fees-Mid-Mo Veterans	10,014.80	10,276.50	10,584.80
Property Mgmt Fees-Oak Towers	65,678.76	67,150.56	69,165.08
Property Mgmt Fees-Stuart Parker/Paquin Tower	120,136.82	121,518.98	125,164.55
Gain or loss from disposition of real property-Kinney Point		(46,191.93)	
Other Income Total	1,134,839.08	1,057,264.77	1,098,822.96
Total Income	1,257,738.64	1,156,850.29	1,198,408.48
Contracted Services			
Audit Costs	8,510.27	4,500.00	4,725.00
Legal Expenses	7,100.00	-	-
Memberships & Dues	1,830.00	300.00	350.00
Professional Services	2,788.75	-	-
Publications	175.48	-	-
Contracted Services Total	20,404.50	4,800.00	5,075.00
Depreciation & Amortization			
Depreciation	37,242.76	35,735.44	36,092.79
Depreciation & Amortization Total	37,242.76	35,735.44	36,092.79
Furniture & Equipment			
Office Equipment	218.68	218.68	250.00
Office Furniture & Equipment	539.88	-	-
Furniture & Equipment Total	758.56	218.68	250.00
Insurance & Taxes			
Insurance-Liability	16,876.00	-	-
Insurance-Other	599.54	1,260.78	3,047.01
Insurance-Property	3,202.18	15,000.00	19,500.00
Insurance Total	20,677.72	16,260.78	22,547.01

Interest			
Bond Interest Expense	310,450.28	306,670.42	309,737.12
Interest Expense-AHP Loans	14,966.40	14,966.40	14,966.40
Interest Expense-MHDC Loans	7,562.56	7,441.30	7,441.30
Interest Total	332,979.24	329,078.12	332,144.82
Maintenance & Repair			
Maint Contracts, Miscellaneous	3,059.49	2,500.00	2,575.00
Maint Contracts-Equipment Repairs	825.02	500.00	515.00
Maint Contracts-Janitorial	3,883.00	3,550.56	3,657.08
Maint Contracts-Landscape & Grounds	1,622.51	102.60	105.68
Maint Contracts-Plumbing	-	120.00	123.60
Maint Contracts-Trash Removal	1,252.68	1,252.68	1,290.26
Maint Matl - Gasoline	40.50	50.00	51.50
Maint Matl - Miscellaneous	1,084.39	1,250.00	1,287.50
Maintenance & Repair Total	11,767.59	9,325.84	9,605.62
Marketing			
Advertising & Marketing	-	-	-
Marketing Total	-	-	-
Other Expense			
Collection Costs	(3,593.93)	-	-
Other General Expenses	77,913.84	77,914.00	81,428.50
Sundry, Miscellaneous	8,335.64	5,000.00	10,440.00
Other Expense Total	82,655.55	82,914.00	91,868.50
Personnel			
Compensated Absences	15,658.81	22,395.86	-
FICA/MEDICARE, Admin	26,355.88	23,919.50	28,264.11
Unemployment	3,671.27	-	-
Health Ins, Admin	47,886.44	32,493.30	56,482.27
Insurance-Workers Comp	5,672.69	4,781.02	-
Retirement Benefits, Admin	17,080.23	15,063.14	23,582.90
Salaries - Administrative	342,710.70	296,338.18	393,888.02
Staff Appreciation	-	-	2,800.00
Staff Training	1,578.40	2,500.00	5,000.00
Travel Expenses	945.71	1,000.00	1,000.00
Personnel Total	461,560.13	398,491.00	511,017.30
Supplies			
Office Supplies	3,186.62	2,500.00	2,625.00
Postage	-	200.00	202.00
Supplies Total	3,186.62	2,700.00	2,827.00
Technology			
Computer/IT Expense	27,212.79	40,000.00	50,300.00
Technology Total	27,212.79	40,000.00	50,300.00
Utilities			
Electricity	3,845.49	4,673.86	4,814.08
Natural Gas	2,312.12	2,362.90	2,433.79
Sewer	534.45	600.24	618.25
Telephone	898.05	-	-
Water	876.13	920.72	948.34
Utilities Total	8,466.24	8,557.72	8,814.45
Total Expenses	1,006,911.70	928,081.58	1,070,542.50
Net Income	250,826.94	228,768.71	127,865.97

Central Office Cost Center

Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Asset Mgmt Fees-AMP 1	14,400.00	14,400.00	14,400.00
Bookkeeping Fees-AMP 1	9,412.50	7,965.00	7,168.50
Bookkeeping Fees-EHV	3,367.50	4,680.00	4,726.80
Bookkeeping Fees-Sec 8	147,285.00	147,165.00	147,165.00
CFP Mgmt Fees-AMP 1	68,349.00	34,313.00	36,000.00
Fee for Service	21,546.75	-	-
Gain or loss from disposition of real property- Kinney Point	-	(19,723.62)	-
Interest on Investments	11,733.85	22,216.34	22,438.50
Management Fees-EHV	5,388.00	7,488.00	7,562.88
Management Fees-Section 8	235,656.00	235,464.00	259,260.00
Other Income	2,077.97	1,200.00	-
Property Mgmt Fees-AMP 1	68,272.00	57,772.80	99,000.00
	587,488.57	512,940.52	597,721.68
Contracted Services			
Audit Costs	5,642.55	12,500.00	13,125.00
Legal Expenses		21,000.00	22,050.00
Memberships & Dues	8,833.12	12,000.00	12,600.00
Professional Services	22,204.69	-	
Publications	599.38	200.00	500.00
Contracted Services Total	37,279.74	45,700.00	48,275.00
Depreciation & Amortization			
Depreciation	1,197.00	1,194.00	1,194.00
Depreciation & Amortization Total	1,197.00	1,194.00	1,194.00
Fees			
Admin Fee Services	-	1,800.00	1,818.00
Fees Total	-	1,800.00	1,818.00
Furniture & Equipment			
Office Equipment	218.68	243.66	250.00
Office Furniture & Equipment	-	-	
Furniture & Equipment Total	218.68	243.66	250.00
Insurance & Taxes			
Insurance-Other	299.97	1,000.00	1,300.00
Insurance-Property	1,337.47	1,500.00	1,950.00
Insurance & Taxes Total	1,637.44	2,500.00	3,250.00
Maintenance & Repair			
Maint Contracts, Miscellaneous	1,371.73	250.00	257.50

Maint Contracts-Equipment Repairs	1,165.43	600.00	618.00
Maint Contracts-Heating & Cooling	3,450.00	-	-
Maint Contracts-Janitorial	3,883.00	4,200.00	4,326.00
Maint Contracts-Landscape & Grounds	2,966.45	5,000.00	5,150.00
Maint Contracts-Trash Removal	-	-	-
Maint Matl - Gasoline	1,099.23	1,250.00	1,287.50
Maint Matl - Miscellaneous	865.95	500.00	515.00
Maintenance & Repair Total	14,801.79	11,800.00	12,154.00
Marketing			
Advertising & Marketing	36.40	2,500.00	2,500.00
Marketing Total	36.40	2,500.00	2,500.00
Other Expense			
Other General Expenses	297.75	5,000.00	5,050.00
Sundry, Miscellaneous	22,284.62	15,000.00	15,150.00
Other Expense Total	22,582.37	20,000.00	20,200.00
Personnel			
Benefits, Admin, Unemployment	169.45	75.00	
Compensated Absences	20,073.67	28,431.84	
FICA/MEDICARE, Admin	28,636.35	27,424.20	26,544.48
Health Ins, Admin	47,216.81	30,942.80	59,017.24
Insurance-Workers Comp	6,357.50	5,566.62	-
Retirement Benefits, Admin	15,634.11	12,389.54	22,148.08
Salaries - Administrative	370,685.14	340,744.36	369,134.70
Staff Appreciation			5,300.00
Staff Training	5,903.33	14,000.00	10,000.00
Travel Expense	2,059.63	1,000.00	1,000.00
Personnel Total	496,735.99	460,574.36	493,144.50
Supplies			
Office Supplies	3,908.96	3,000.00	3,000.00
Postage	2,315.30	6,000.00	6,000.00
Supplies Total	6,224.26	9,000.00	9,000.00
Technology			
Computer/IT Expense	27,138.76	45,000.00	39,800.00
Technology Total	27,138.76	45,000.00	39,800.00
Utilities			
Electricity	2,255.29	2,327.54	2,397.37
Natural Gas	652.00	542.72	559.00
Sewer	142.20	154.44	159.07
Telephone	715.08	-	-
Water	435.75	353.48	364.08
Utilities Total	4,200.32	3,378.18	3,479.53
Total Expenses	612,052.75	603,690.20	635,065.03
Net Income	(24,564.18)	(90,749.68)	(37,343.34)

CHA Affordable Housing Development, LLC

Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
Developer Fees	-	50,000.00	237,000.00
Income Total	-	50,000.00	237,000.00
Other Income			
Interest Income-Bear Creek GP Operating Loan		-	
Interest Income-Bryant WW GP Operating Loan	951.17	972.76	1,000.00
Interest Income-Bryant WWII GP Operating Loan	282.52	288.96	295.00
Interest Income-Def Developer Fees	15,215.04	15,215.04	15,215.00
Interest Income-Oak Towers GP Operating Loan		-	
Interest Income-Stuart Parker GP Operating Loan		-	
Interest on Investments	7,613.28	5,000.00	5,000.00
Other Income Total	24,062.01	21,476.76	21,510.00
Total Income	24,062.01	71,476.76	258,510.00
Contracted Services			
Audit Costs		-	
Legal Expenses		1,500.00	1,500.00
professional Services		7,500.00	
Contracted Services Total	-	9,000.00	1,500.00
Insurance			
Insurance-Other	299.77	397.68	437.45
Insurance-Property		-	
Insurance Total	299.77	397.68	437.45
Maintenance & Repair			
Maint Contracts-Janitorial		-	
Maint Contracts-Landscape & Grounds		1,050.00	1,081.50
Maintenance & Repair Total	-	1,050.00	1,081.50
Marketing			
Advertising & Marketing	111.16	1,990.00	-
Marketing Total	111.16	1,990.00	-
Other Expense			
Community Development Planning Expenses	2,777.61	2,210.00	2,500.00
Sundry, Miscellaneous	3,264.20	1,000.00	1,000.00

Other Expense Total	6,041.81	3,210.00	3,500.00
Personnel			
Compensated Absences	848.29	7,226.28	
FICA/MEDICARE, Admin	6,974.61	6,611.58	12,316.58
Health Ins, Admin	11,511.83	17,268.50	28,945.27
Insurance-Workers Comp	1,451.47	1,356.84	
Retirement Benefits, Admin	4,183.38	3,500.00	10,276.66
Salaries - Administrative	93,852.33	83,228.74	171,277.69
Staff Appreciation			1,900.00
Staff Training	700.00	500.00	1,000.00
Travel Expenses	420.88	1,000.00	1,000.00
Personnel Total	119,942.79	120,691.94	226,716.20
Supplies			
Office Supplies	104.40	500.00	500.00
Postage	240.68	750.00	1,000.00
Supplies Total	345.08	1,250.00	1,500.00
Technology			
Computer/IT Expense	2,815.82	5,000.00	3,000.00
Technology Total	2,815.82	5,000.00	3,000.00
Utilities			
Telephone	-	-	
Utilities Total	-	-	-
Total Expenses	129,556.43	142,589.62	237,735.15
Net Income	(105,494.42)	(71,112.86)	20,774.85

Combined Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
Rent	2,030,388.09	2,246,821.74	2,326,546.19
HAP Subsidy	2,405,101.62	2,420,782.00	2,469,197.64
Non-Dwelling Rentals	77,913.84	79,803.60	81,428.50
Vacancy Loss	(134,055.31)	(251,618.96)	(172,947.69)
Income Total	4,379,348.24	4,495,788.38	4,704,224.64
Other Income			
Other Income	317,980.28	343,287.96	346,348.12
Other Income Total	317,980.28	343,287.96	346,348.12
Total Income	4,697,328.52	4,839,076.34	5,050,572.77
Contracted Services			
Audit Costs	91,250.00	93,900.00	98,595.00
Inspections	8,270.00	12,223.00	10,098.69
Legal Expenses	4,485.50	9,606.50	9,172.50
Memberships & Dues	1,371.10	2,565.00	2,642.00
Professional Services	4,680.00	6,100.00	6,384.00
Contracted Services Total	110,056.60	124,394.50	126,892.19
Depreciation & Amortization			
Amortization of Tax Credit Fees	39,115.97	39,116.00	39,116.00
Amortized Loan Costs	44,686.97	44,691.00	44,691.00
Depreciation	1,833,931.51	1,919,706.00	1,919,706.00
Depreciation & Amortization Total	1,917,734.45	2,003,513.00	2,003,513.00
Fees			
Asset Mgt Fee - Federal LIHTC	35,836.56	36,972.93	38,082.12
Asset Mgt. Fee - State LIHTC	17,919.36	18,395.11	18,946.96
Property Mgmt Fees	260,095.73	263,698.16	271,609.10
Trustee Fee	14,204.45	17,826.04	18,360.82
Fees Total	328,056.10	336,892.24	346,999.01
Furniture & Equipment			
Office Furniture & Equipment	299.98	600.00	500.00
Furniture & Equipment Total	299.98	600.00	500.00
Insurance & Taxes			
Insurance-Other	6,507.48	20,523.84	22,576.22
Insurance-Property	239,669.36	542,509.00	596,759.90
Property Taxes	146,728.43	150,808.00	154,898.20
Sales Tax	13,600.69	12,768.86	12,300.00
Insurance Total	406,505.96	726,609.70	786,534.32

Interest			
Interest Expense	302,121.39	299,089.00	290,537.00
Interest Expense AHAP	14,966.40	14,966.60	14,966.60
Interest Expense MHDC	7,562.56	7,403.00	7,403.00
Interest Expense-Seller Financing	480,437.36	469,851.00	459,884.32
Interest Expense Def Dev Fee	15,215.04	15,215.00	15,215.00
Mid-MO Veterans Bond Interest Expense	8,328.89	8,100.00	8,100.00
Interest Total	828,631.64	814,624.60	796,105.92
Maintenance & Repair			
Freight on Materials	2,164.49	3,084.10	3,124.94
Maint Contracts, Miscellaneous	106,553.69	92,000.00	92,100.00
Maint Contracts-Electrical	901.18	2,400.00	2,337.50
Maint Contracts-Elevator	42,390.76	30,000.00	25,300.00
Maint Contracts-Equipment Repairs	3,017.49	9,300.00	9,347.50
Maint Contracts-Extermination	73,764.03	106,360.00	127,500.00
Maint Contracts-Heating & Cooling	18,345.94	17,645.12	17,893.12
Maint Contracts-Janitorial	916.97	6,800.00	6,840.00
Maint Contracts-Landscape & Grounds	38,393.22	67,778.00	68,806.40
Maint Contracts-Plumbing	4,466.51	8,800.00	8,329.00
Maint Contracts-Snow Removal	-	416.50	450.00
Maint Contracts-Trash Removal	93,707.15	86,056.04	87,366.60
Maint Contracts-Unit Turnaround	15,085.00	12,404.58	12,125.00
Maint Matl - Building Supplies	6,124.03	14,000.00	14,300.00
Maint Matl - Gasoline	2,095.70	4,400.00	4,455.00
Maint Matl - Miscellaneous	204,840.31	235,300.00	234,540.00
Maint Matl - Tools & Equipment	4,641.11	3,950.00	4,321.00
Maint Matl - Grounds	145.70	-	-
Maintenance Equipment Rentals	13,484.57	13,000.00	13,240.00
Maintenance & Repair Total	631,037.85	713,694.34	732,376.06
Marketing			
Advertising & Marketing	-	300.00	275.00
Marketing Total	-	300.00	275.00
Other Expense			
Collection Losses	57,171.91	27,200.00	25,925.00
Equity Transfer	193,768.81	188,992.44	195,426.83
Extraordinary Maintenance	-	156,822.66	-
Other General Expenses	83.20	1,750.00	2,000.00
Other General Expenses-Retained Earnings Distributor	7,844.88	4,328.02	4,004.78
Sundry, Miscellaneous	9,950.01	10,250.00	11,100.00
Other Expense Total	268,818.81	389,343.12	238,456.61
Personnel			
Compensated Absences	80,289.34	91,919.44	-
FICA/MEDICARE, Admin	22,759.14	21,943.94	23,828.05
FICA/MEDICARE, Maintenance	24,553.00	29,972.58	26,623.36
FICA/MEDICARE, Protective Services	724.77	836.12	14,233.94

FICA/MEDICARE, Res Services	7,475.66	7,618.26	8,566.45
Health Ins, Admin	49,230.09	46,893.76	52,896.97
Health Ins, Maintenance	72,953.00	72,638.26	89,395.75
Health Ins, Protective Services	993.87	1,835.66	32,530.50
Health Ins, Res Services	15,659.33	17,168.52	22,291.91
Insurance-Workers Comp	12,313.86	12,521.46	-
Retirement Benefits, Admin	8,443.24	9,652.18	18,638.87
Retirement Benefits, Maintenance	18,213.27	19,576.84	22,213.90
Retirement Benefits, Protective Services	349.28	469.10	10,738.71
Retirement Benefits, Res Services	3,206.39	6,288.76	7,147.65
Salaries - Administrative	282,646.96	279,829.02	330,116.65
Salaries - Maintenance	325,020.40	358,191.68	370,231.68
Salaries - Protective Services	9,030.52	10,069.50	196,803.26
Salaries - Resident Services (DT)	89,741.02	92,259.84	119,127.42
Staff Training	6,235.00	8,001.00	9,100.00
Travel	-	937.84	1,500.00
Unemployment	35.54	-	-
Personnel Total	1,029,873.68	1,088,623.76	1,355,985.08
Supplies			
Office Supplies	6,926.32	8,900.00	8,950.00
Postage	2,122.75	2,021.00	2,200.00
Protective Services, Materials		-	
Supplies Total	9,049.07	10,921.00	11,150.00
Technology			
Computer/IT Expense	56,960.94	68,500.00	58,000.00
Technology Total	56,960.94	68,500.00	58,000.00
Tenant Services			
Resident Participation Funds (DT)	7,320.80	14,925.00	15,350.00
Tenant Services (MMV)	2,275.59	1,248.46	1,468.00
Tenant Services-Computer Labs	1,517.09	4,000.00	3,000.00
Tenant Services-Res Services Coordinator	52,965.00	54,190.00	-
Tenant Services-Transportation	23,400.00	23,399.96	23,399.96
Tenant Services Total	87,478.48	97,763.42	43,217.96
Utilities			
Electricity	288,617.48	316,166.16	313,003.41
Natural Gas	44,978.18	41,418.30	42,660.85
Sewer	110,302.41	122,198.80	117,828.08
Telephone	7,046.01	-	-
Water	155,865.63	172,242.14	167,718.84
Utilities Total	606,809.71	652,025.40	641,211.19
(8) Expense Total	6,281,313.27	7,027,805.08	7,141,216.34
Net Income	(1,583,984.75)	(2,188,728.74)	(2,090,643.57)
Add Back Depreciation	1,917,734.45	2,003,513.00	2,003,513.00
Net Income Before Depreciation	333,749.70	(185,215.74)	(87,130.57)

Patriot Place (Mid Missouri Veterans Center)

Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
Dwelling Rent	104,706.83	113,486.16	115,755.88
HAP Subsidy	100,143.17	97,662.00	99,615.24
Non-Dwelling Rentals			
Vacancies-Rent Loss to Lease	(3,870.17)	(3,600.00)	(3,500.00)
Vacancies-Rental Concessions	(1,646.90)	(2,500.00)	(1,500.00)
Vacancy Loss	(956.63)	(600.00)	(600.00)
Income Total	198,376.30	204,448.16	209,771.12
Other Income			
Cable TV			
Dividend Income	51.08	60.66	60.66
Fee for Service			
Interest on Investments	2,798.07	3,355.84	3,355.84
Interest on Replacement Reserves	4,020.13	4,663.26	4,663.26
Laundry Income	2,127.00	2,120.00	2,120.00
Non-Dwelling Work Orders		500.00	500.00
Other Income	332.20	600.00	1,000.00
Other Income - Work Orders	1,643.41	500.00	500.00
Other Tenant Charges	338.50	724.50	500.00
Other Income Total	11,310.39	12,524.26	12,699.76
Total Income	209,686.69	216,972.42	222,470.88
Contracted Services			
Audit Costs	8,450.00	3,774.00	3,962.70
Inspections	213.00	1,500.00	1,500.00
Legal Expenses	239.50	750.00	750.00
Memberships & Dues	63.55	200.00	200.00
Professional Services	295.00	1,000.00	1,000.00
Contracted Services Total	9,261.05	7,224.00	7,412.70
Depreciation & Amortization			
Amortization of Tax Credit Fees	1,844.62	1,845.00	1,845.00
Amortized Loan Costs	6,322.98	6,323.00	6,323.00
Depreciation	123,324.25	123,324.00	123,324.00
Depreciation & Amortization Total	131,491.85	131,492.00	131,492.00
Fees			
Asset Mgt Fee - Federal LIHTC	6,150.24	6,366.36	6,557.35
Asset Mgt. Fee - State LIHTC	3,075.48	3,135.72	3,229.79
Property Mgmt Fees	10,014.80	10,276.50	10,584.80
Trustee Fee	3,164.45	6,455.04	6,648.69

Fees Total	22,404.97	26,233.62	27,020.63
Furniture & Equipment			
Office Furniture & Equipment		100.00	
Furniture & Equipment Total	-	100.00	-
Insurance & Taxes			
Insurance-Other	210.48	2,000.00	2,200.00
Insurance-Property	11,323.00	15,109.00	16,619.90
Property Taxes	7,244.54	7,446.00	7,500.00
Sales Tax	617.90	100.00	100.00
Insurance & Taxes Total	19,395.92	24,655.00	26,419.90
Interest			
Interest Expense-Seller Financing		-	-
Mid-MO Veterans Bond Interest Expense	8,328.89	8,100.00	8,100.00
Interest Total	8,328.89	8,100.00	8,100.00
Maintenance & Repair			
Maint Contracts, Miscellaneous	5,691.49	6,000.00	5,000.00
Maint Contracts-Electrical		100.00	-
Maint Contracts-Elevator		-	-
Maint Contracts-Equipment Repairs	3.49	50.00	-
Maint Contracts-Extermination	890.00	6,000.00	6,000.00
Maint Contracts-Heating & Cooling	138.00	100.00	-
Maint Contracts-Janitorial	68.97		
Maint Contracts-Landscape & Grounds	1,710.00	6,000.00	6,000.00
Maint Contracts-Plumbing	155.60	1,000.00	430.00
Maint Contracts-Snow Removal		416.50	450.00
Maint Contracts-Trash Removal	4,635.00	5,000.00	5,000.00
Maint Contracts-Unit Turnaround	-	404.58	
Maint Matl - Gasoline	114.99	300.00	300.00
Maint Matl - Miscellaneous	7,810.14	14,000.00	10,000.00
Maint Matl - Tools & Equipment		50.00	350.00
Maintenance Equipment Rentals		-	
Maintenance & Repair Total	21,217.68	39,421.08	33,530.00
Marketing			
Advertising & Marketing		50.00	
Marketing Total	-	50.00	-
Other Expense			
Collection Losses	5,630.06	4,000.00	4,000.00
Extraordinary Maintenance		6,000.00	-
Other General Expenses	83.20	1,000.00	1,000.00
Other General Expenses-Retained Earnings Distributor	995.07	323.24	-
Sundry, Miscellaneous	684.27	800.00	1,000.00
Other Expense Total	7,392.60	12,123.24	6,000.00
Personnel			
Compensated Absences	3,013.86	3,807.20	
FICA/MEDICARE, Admin	810.03	835.98	809.26

FICA/MEDICARE, Maintenance	843.13	931.68	929.45
FICA/MEDICARE, Protective Services	724.77	836.12	932.81
FICA/MEDICARE, Res Services		-	32.67
Health Ins, Admin	1,827.10	1,950.40	2,089.28
Health Ins, Maintenance	2,665.23	2,869.30	3,157.13
Health Ins, Protective Services	993.87	1,835.66	2,131.85
Health Ins, Res Services		-	93.91
Insurance-Workers Comp	490.77	450.00	
Retirement Benefits, Admin	380.79	603.66	675.23
Retirement Benefits, Maintenance	752.21	826.22	775.51
Retirement Benefits, Protective Services	349.28	469.10	703.75
Retirement Benefits, Res Services		-	27.26
Salaries - Administrative	10,255.24	10,861.52	11,253.83
Salaries - Maintenance	10,700.04	11,425.10	12,925.12
Salaries - Protective Services	9,030.52	10,069.50	12,897.30
Salaries - Resident Services (DT)		-	454.27
Staff Training	293.05	322.00	400.00
Personnel Total	43,129.89	48,093.44	50,288.62
Supplies			
Office Supplies	353.07	500.00	500.00
Postage	98.76	50.00	50.00
Protective Services, Materials		-	
Supplies Total	451.83	550.00	550.00
Technology			
Computer/IT Expense	1,678.60	3,000.00	2,500.00
Technology Total	1,678.60	3,000.00	2,500.00
Tenant Services			
Resident Participation Funds (DT)		-	
Tenant Services (MMV)		100.00	
Tenant Services-Computer Labs		-	
Tenant Services-Res Services Coordinator		-	
Tenant Services-Transportation		-	
Tenant Services Total	-	100.00	-
Utilities			
Electricity	12,581.28	13,500.82	13,905.84
Natural Gas	5,543.54	5,333.78	5,493.79
Sewer	2,808.78	2,319.18	2,388.76
Telephone	2,738.83	-	
Water	4,884.17	3,496.06	3,600.94
Utilities Total	28,556.60	24,649.84	25,389.34
(8) Expense Total	293,309.88	325,792.22	318,703.19
Net Income	(83,623.19)	(108,819.80)	(96,232.31)
Add Back Depreciation	131,491.85	131,492.00	131,492.00
Net Income Before Depreciation	47,868.66	22,672.20	35,259.69

Bear Creek Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
Dwelling Rent	224,401.96	240,000.00	244,800.00
HAP Subsidy	359,268.04	375,224.00	382,728.48
Non-Dwelling Rentals	21,540.00	21,540.00	21,540.00
Vacancies-Rent Loss to Lease	(14,435.81)	(9,000.00)	(9,000.00)
Vacancies-Rental Concessions	(2,831.68)	(7,500.00)	(7,500.00)
Vacancy Loss	(10,828.41)	(25,000.00)	(15,000.00)
Income Total	577,114.10	595,264.00	617,568.48
Other Income			
Cable TV		-	
Dividend Income	73.18	100.00	100.00
Fee for Service	1,735.49	8,000.00	8,000.00
Interest on Investments	7,807.95	7,000.00	7,000.00
Interest on Replacement Reserves	14,026.07	15,000.00	15,000.00
Laundry Income	4,907.00	4,400.00	4,400.00
Non-Dwelling Work Orders		-	
Other Income	28.60	-	
Other Income - Work Orders	13,511.24	4,000.00	4,000.00
Other Tenant Charges	15.00	47.50	50.00
Other Income Total	42,104.53	38,547.50	38,550.00
Total Income	619,218.63	633,811.50	656,118.48
Contracted Services			
Audit Costs	13,100.00	11,473.00	12,046.65
Inspections	1,450.00	1,200.00	1,000.00
Legal Expenses		500.00	500.00
Memberships & Dues	180.22	465.00	500.00
Professional Services	450.00	800.00	1,000.00
Contracted Services Total	15,180.22	14,438.00	15,046.65
Depreciation & Amortization			
Amortization of Tax Credit Fees	4,323.25	4,323.00	4,323.00
Amortized Loan Costs	15,642.00	15,642.00	15,642.00
Depreciation	225,294.00	225,293.00	225,293.00
Depreciation & Amortization Total	245,259.25	245,258.00	245,258.00
Fees			
Asset Mgt Fee - Federal LIHTC	5,971.20	6,150.34	6,334.85
Asset Mgt. Fee - State LIHTC	2,985.72	3,075.66	3,167.93
Property Mgmt Fees	29,775.82	29,795.66	30,689.53
Trustee Fee	3,300.00	3,399.00	3,500.97
Fees Total	42,032.74	42,420.66	43,693.28

Furniture & Equipment			
Office Furniture & Equipment	-	100.00	-
Furniture & Equipment Total	-	100.00	-
Insurance & Taxes			
Insurance-Other	1,079.56	1,500.00	1,650.00
Insurance-Property	63,636.00	105,240.00	115,764.00
Property Taxes	21,681.50	22,284.00	23,398.20
Sales Tax	1,954.51	600.00	600.00
Insurance & Taxes Total	88,351.57	129,624.00	141,412.20
Interest			
Interest Expense	40,180.71	41,018.00	37,669.00
Interest Expense-AHP Loan	4,999.80	4,999.80	4,999.80
Interest Expense-Seller Financing	75,562.18	80,562.00	75,562.32
Interest Total	120,742.69	126,579.80	118,231.12
Maintenance & Repair			
Maint Contracts, Miscellaneous	26,663.25	30,000.00	30,000.00
Maint Contracts-Electrical	360.67	250.00	250.00
Maint Contracts-Elevator		-	-
Maint Contracts-Equipment Repairs	2,103.45	6,000.00	6,000.00
Maint Contracts-Extermination	11,570.03	10,000.00	8,400.00
Maint Contracts-Heating & Cooling	6,906.47	1,945.12	1,945.12
Maint Contracts-Janitorial	78.00	2,800.00	2,800.00
Maint Contracts-Landscape & Grounds	7,614.99	13,498.00	13,498.00
Maint Contracts-Plumbing	767.42	2,500.00	2,500.00
Maint Contracts-Trash Removal	14,848.93	15,000.00	15,000.00
Maint Contracts-Unit Turnaround	9,370.00	4,500.00	4,500.00
Maint Matl - Gasoline	381.97	1,200.00	1,200.00
Maint Matl - Miscellaneous	31,728.28	33,300.00	33,300.00
Maint Matl - Tools & Equipment	173.92	200.00	200.00
Maint Matl - Building	1,522.73		-
Maint Matl - Grounds	145.70		-
Maintenance Equipment Rentals		-	
Maintenance & Repair Total	114,235.81	121,193.12	119,593.12
Marketing			
Advertising & Marketing	-	50.00	
Marketing Total	-	50.00	-
Other Expense			
Collection Losses	9,741.70	1,000.00	1,000.00
Equity Transfer Out (net cash flow) LP to GP	23,663.02	20,132.37	25,000.00
Extraordinary Maintenance		30,514.50	
Sundry, Miscellaneous	1,696.10	1,500.00	1,500.00
Other Expense Total	35,100.82	53,146.87	27,500.00
Personnel			
Compensated Absences	6,672.49	8,345.08	
FICA/MEDICARE, Admin	2,481.53	2,375.94	2,392.66

FICA/MEDICARE, Maintenance	2,497.97	2,759.34	2,788.34
FICA/MEDICARE, Protective Services			1,416.48
FICA/MEDICARE, Res Services		-	65.33
Health Ins, Admin	5,750.71	5,573.48	6,173.30
Health Ins, Maintenance	7,995.69	8,607.76	9,471.40
Health Ins, Protective Services			3,237.26
Health Ins, Res Services		-	187.82
Insurance-Workers Comp	1,095.53	1,100.00	
Retirement Benefits, Admin	1,116.57	1,706.88	1,996.38
Retirement Benefits, Maintenance	2,236.95	2,450.08	2,326.52
Retirement Benefits, Protective Services			1,068.66
Retirement Benefits, Res Services		-	54.51
Salaries - Administrative	31,978.64	30,621.72	33,273.04
Salaries - Maintenance	31,802.47	33,808.64	38,775.36
Salaries Protective Services			19,584.79
Salaries - Resident Services (BC)		-	908.54
Staff Training	761.92	977.00	
Personnel Total	94,390.47	98,325.92	123,720.41
Supplies			
Office Supplies	1,739.99	2,000.00	2,000.00
Postage	439.69	250.00	250.00
Supplies Total	2,179.68	2,250.00	2,250.00
Technology			
Computer/IT Expense	8,009.81	7,500.00	8,000.00
Technology Total	8,009.81	7,500.00	8,000.00
Tenant Services			
Resident Participation Funds (BC)		1,900.00	2,000.00
Tenant Services (BC)		25.00	
Tenant Services-Computer Labs		-	
Tenant Services-Res Services Coordinator	17,655.00	18,000.00	-
Tenant Services-Transportation		-	
Tenant Services Total	17,655.00	19,925.00	2,000.00
Utilities			
Electricity	8,781.22	12,080.58	12,443.00
Natural Gas	5,313.64	6,502.08	6,697.14
Sewer	19,941.03	24,788.58	25,532.24
Telephone	102.02	-	-
Water	26,228.81	32,528.28	33,504.13
Utilities Total	60,366.72	75,899.52	78,176.51
(8) Expense Total	843,504.78	936,710.89	924,881.28
Net Income	(224,286.15)	(302,899.39)	(268,762.80)
Add Back Depreciation	245,259.25	245,258.00	245,258.00
Net Income Before Depreciation	20,973.10	(57,641.39)	(23,504.80)

Oak Towers

Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
Dwelling Rent	534,849.49	618,366.78	630,734.12
HAP Subsidy	558,011.51	551,726.00	562,760.52
Non-Dwelling Rentals		-	
Vacancies-Rent Loss to Lease	(17,602.72)	(40,000.00)	(41,200.00)
Vacancies-Rental Concessions	(4,980.49)	(9,000.00)	(9,270.00)
Vacancy Loss	(4,683.48)	(6,500.00)	(6,695.00)
Income Total	1,065,594.31	1,114,592.78	1,136,329.64
Other Income			
Cable TV		-	
Dividend Income	184.95	138.10	139.48
Fee for Service	5,157.45	10,000.00	10,100.00
Interest on Investments	13,743.47	13,903.62	14,042.66
Interest on Replacement Reserves	21,984.18	27,215.04	27,487.19
Laundry Income	19,498.00	21,288.00	21,500.88
Non-Dwelling Work Orders		-	
Other Income	3,751.95	3,500.00	3,535.00
Other Income - Work Orders	7,709.96	5,500.00	5,555.00
Other Tenant Charges	1,526.00	2,500.00	2,525.00
Other Income Total	73,555.96	84,044.76	84,885.21
Total Income	1,139,150.27	1,198,637.54	1,221,214.84
Contracted Services			
Audit Costs	17,700.00	22,192.00	23,301.60
Inspections	2,056.00	7,000.00	5,000.00
Legal Expenses	1,380.00	2,606.50	2,000.00
Memberships & Dues	332.88	500.00	500.00
Professional Services	940.00	1,500.00	1,500.00
Contracted Services Total	22,408.88	33,798.50	32,301.60
Depreciation & Amortization			
Amortization of Tax Credit Fees	8,645.33	8,645.00	8,645.00
Amortized Loan Costs	10,171.01	10,171.00	10,171.00
Depreciation	401,204.00	486,336.00	486,336.00
Depreciation & Amortization Total	420,020.34	505,152.00	505,152.00
Fees			
Asset Mgt Fee - Federal LIHTC	5,971.20	6,150.00	6,334.50
Asset Mgt. Fee - State LIHTC	2,985.72	3,076.00	3,168.28
Property Mgmt Fees	65,678.76	67,150.56	69,165.08
Trustee Fee	3,500.04	3,605.00	3,713.15
Fees Total	78,135.72	79,981.56	82,381.01

Furniture & Equipment			
Office Furniture & Equipment	139.99	100.00	100.00
Furniture & Equipment Total	139.99	100.00	100.00
Insurance & Taxes			
Insurance-Other	2,475.13	6,023.84	6,626.22
Insurance-Property	28,223.00	40,692.00	44,761.20
Property Taxes	28,556.12	29,349.00	30,000.00
Sales Tax	2,461.25	2,068.86	2,000.00
Insurance & Taxes Total	61,715.50	78,133.70	83,387.42
Interest			
Interest Expense	65,803.20	64,383.00	61,993.00
Interest Expense-AHP Loan	4,999.80	5,000.00	5,000.00
Interest Expense-Seller Financing	105,583.15	105,583.00	105,583.00
Interest Total	176,386.15	174,966.00	172,576.00
Maintenance & Repair			
Freight on Maint. Materials	504.66	500.00	515.00
Maint Contracts, Miscellaneous	17,027.86	10,000.00	10,300.00
Maint Contracts-Electrical		500.00	515.00
Maint Contracts-Elevator	24,590.24	10,000.00	10,300.00
Maint Contracts-Equipment Repairs	20.50	1,000.00	1,030.00
Maint Contracts-Extermination	25,084.00	52,544.00	44,100.00
Maint Contracts-Heating & Cooling	753.30	7,500.00	7,725.00
Maint Contracts-Landscape & Grounds	2,565.00	5,400.00	5,562.00
Maint Contracts-Plumbing	2,275.17	1,500.00	1,545.00
Maint Contracts-Trash Removal	26,497.38	27,000.00	27,810.00
Maint Matl - Building Supplies	-	7,500.00	7,725.00
Maint Matl - Gasoline	131.17	300.00	309.00
Maint Matl - Miscellaneous	34,887.56	37,000.00	38,110.00
Maint Matl - Tools & Equipment		1,500.00	1,545.00
Maintenance Equipment Rentals	1,219.57	1,000.00	1,030.00
Maintenance & Repair Total	135,556.41	163,244.00	158,121.00
Marketing			
Advertising & Marketing	-	50.00	100.00
Marketing Total	-	50.00	100.00
Other Expense			
Collection Losses	10,721.16	2,500.00	1,000.00
Equity Transfer Out (net cash flow) LP to GP	45,410.70	52,225.25	53,792.01
Extraordinary Maintenance		10,000.00	
Other General Expenses-Retained Earnings Distributor	6,849.81	4,004.78	4,004.78
Sundry, Miscellaneous	1,550.99	2,750.00	2,000.00
Other Expense Total	64,532.66	71,480.03	60,796.79
Personnel			
Compensated Absences	22,896.96	26,533.74	
FICA/MEDICARE, Admin	6,265.88	5,780.22	7,243.91
FICA/MEDICARE, Maintenance	7,812.37	9,320.88	6,066.67
FICA/MEDICARE, Res Services	3,218.60	3,345.20	3,962.00

FICA/MEDICARE, security			3,938.52
Health Ins, Admin	13,567.96	14,133.36	15,736.40
Health Ins, Maintenance	18,428.04	11,745.72	21,295.87
Health Ins, Res Services	7,804.73	8,716.56	10,998.49
Health Ins, security			9,001.16
Insurance-Workers Comp	3,712.82	4,000.00	
Retirement Benefits, Admin	3,654.92	4,641.64	4,801.46
Retirement Benefits, Maintenance	2,699.00	2,696.50	5,061.89
Retirement Benefits, Res Services	60.00	2,878.68	3,305.80
Retirement Benefits, security			2,971.39
Salaries - Administrative	73,503.96	71,516.14	99,493.14
Salaries - Maintenance	95,807.11	112,124.60	84,364.80
Salaries - Resident Services (DT)	40,220.86	42,918.02	55,096.70
Salaries - Security			54,455.27
Staff Training	1,473.33	1,891.00	2,500.00
Travel Expense		406.92	500.00
Personnel Total	301,126.54	322,649.18	390,793.48
Supplies			
Office Supplies	1,859.13	1,500.00	1,750.00
Postage	328.75	300.00	350.00
Supplies Total	2,187.88	1,800.00	2,100.00
Technology			
Computer/IT Expense	14,785.22	20,000.00	21,000.00
Technology Total	14,785.22	20,000.00	21,000.00
Tenant Services			
Resident Participation Funds (OT)	2,549.29	3,675.00	4,000.00
Tenant Services (OAK)	730.98	155.46	500.00
Tenant Services-Computer Labs	679.91	2,000.00	2,000.00
Tenant Services-Res Services Coordinator		-	
Tenant Services-Transportation	9,912.96	9,912.96	9,912.96
Tenant Services Total	13,873.14	15,743.42	16,412.96
Utilities			
Electricity	103,870.72	111,946.44	115,304.83
Natural Gas	11,203.61	7,497.58	7,722.51
Sewer	13,768.44	12,682.14	13,062.60
Telephone	1,498.15	-	-
Water	22,621.76	21,005.62	21,635.79
Utilities Total	152,962.68	153,131.78	157,725.73
(8) Expense Total	1,443,831.11	1,620,230.17	1,682,947.99
Net Income	(304,680.84)	(421,592.63)	(461,733.15)
Add Back Depreciation	420,020.34	505,152.00	505,152.00
Net Income Before Depreciation	115,339.50	83,559.37	43,418.85

Stuart Parker Towers

Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
Dwelling Rent	891,787.08	992,183.64	1,012,027.31
HAP Subsidy	1,059,292.92	1,069,500.00	1,090,890.00
Non-Dwelling Rentals	56,373.84	58,263.60	59,888.50
Vacancies-Rent Loss to Lease	(29,371.37)	(70,000.00)	(30,252.51)
Vacancies-Rental Concessions	(7,126.72)	(12,418.96)	(12,791.53)
Vacancy Loss	(8,421.02)	(28,000.00)	(8,673.65)
Income Total	1,962,534.73	2,009,528.28	2,111,088.12
Other Income			
Cable TV			
Dividend Income	21,839.94	25,362.42	25,616.04
Fee for Service	3,012.72	3,600.00	3,636.00
Interest on Investments	52,635.27	51,791.56	52,309.48
Interest on Replacement Reserves	43,803.49	49,135.74	49,627.10
Laundry Income	29,518.00	30,000.00	30,300.00
Non-Dwelling Work Orders		-	-
Other Income	6,936.38	5,000.00	5,050.00
Other Income - Work Orders	9,785.72	12,000.00	12,120.00
Other Tenant Charges	1,603.39	2,000.00	2,020.00
Other Income Total	169,134.91	178,889.72	180,678.62
Total Income	2,131,669.64	2,188,418.00	2,291,766.74
Contracted Services			
Audit Costs	16,600.00	42,874.00	45,017.70
Inspections	3,243.00	900.00	927.00
Legal Expenses	2,204.00	5,000.00	5,150.00
Memberships & Dues	614.59	1,000.00	1,030.00
Professional Services	2,145.00	2,000.00	2,060.00
Contracted Services Total	24,806.59	51,774.00	54,184.70
Depreciation & Amortization			
Amortization of Tax Credit Fees	15,888.00	15,888.00	15,888.00
Amortized Loan Costs	11,399.99	11,404.00	11,404.00
Depreciation	644,728.00	643,325.00	643,325.00
Depreciation & Amortization Total	672,015.99	670,617.00	670,617.00
Fees			
Asset Mgt Fee - Federal LIHTC	6,150.24	6,335.00	6,525.05
Asset Mgt. Fee - State LIHTC	3,075.48	3,167.00	3,262.01
Property Mgmt Fees	120,136.82	121,518.98	125,164.55
Trustee Fee	4,239.96	4,367.00	4,498.01
Fees Total	133,602.50	135,387.98	139,449.62

Furniture & Equipment			
Office Furniture & Equipment	159.99	100.00	200.00
Furniture & Equipment Total	159.99	100.00	200.00
Insurance & Taxes			
Insurance-Other	1,926.17	4,500.00	4,950.00
Insurance-Property	78,823.00	290,979.00	320,076.90
Property Taxes	57,110.98	58,698.00	60,000.00
Sales Tax	7,931.81	8,000.00	8,100.00
Insurance & Taxes Total	145,791.96	362,177.00	393,126.90
Interest			
Interest Expense	196,137.48	193,688.00	190,875.00
Interest Expense-AHP Loan	4,966.80	4,966.80	4,966.80
Interest Expense-Seller Financing	267,184.06	251,598.00	246,631.00
Total Interest	468,288.34	450,252.80	442,472.80
Maintenance & Repair			
Freight on Maint. Materials	1,659.83	2,584.10	2,609.94
Maint Contracts, Miscellaneous	34,861.10	29,000.00	29,290.00
Maint Contracts-Electrical	494.51	1,200.00	1,212.00
Maint Contracts-Elevator	17,800.52	20,000.00	15,000.00
Maint Contracts-Equipment Repairs	39.60	-	-
Maint Contracts-Extermination	28,652.00	27,000.00	60,000.00
Maint Contracts-Heating & Cooling	7,575.25	6,000.00	6,060.00
Maint Contracts-Janitorial	770.00	4,000.00	4,040.00
Maint Contracts-Landscape & Grounds	15,578.23	21,000.00	21,210.00
Maint Contracts-Plumbing	985.09	3,000.00	3,030.00
Maint Contracts-Trash Removal	33,576.88	33,556.04	33,891.60
Maint Contracts-Unit Turnaround	5,715.00	5,000.00	5,050.00
Maint Matl - Building Supplies	2,606.78	6,000.00	6,060.00
Maint Matl - Gasoline	1,167.97	1,600.00	1,616.00
Maint Matl - Miscellaneous	110,534.51	120,000.00	121,200.00
Maint Matl - Tools & Equipment	4,328.41	2,000.00	2,020.00
Maintenance Equipment Rentals	8,305.00	7,500.00	7,575.00
Maintenance & Repair Total	274,650.68	289,440.14	319,864.54
Marketing			
Advertising & Marketing	-	50.00	100.00
Marketing Total	-	50.00	100.00
Other Expense			
Collection Losses	15,710.32	10,000.00	10,000.00
Equity Transfer Out (net cash flow) LP to GP	85,147.22	98,697.20	98,697.20
Extraordinary Maintenance		75,308.16	
Other General Expenses		750.00	1,000.00
Sundry, Miscellaneous	4,543.51	4,000.00	5,000.00
Other Expense Total	105,401.05	188,755.36	114,697.20
Personnel			
Compensated Absences	38,936.77	41,536.40	
FICA/MEDICARE, Admin	8,825.52	8,377.10	8,897.94
FICA/MEDICARE, Maintenance	10,505.73	13,554.12	13,278.24

FICA/MEDICARE, Res Services	4,121.98	4,160.18	4,441.12
FICA/MEDICARE, security			7,427.90
Health Ins, Admin	24,486.11	19,894.14	22,651.57
Health Ins, Maintenance	33,212.60	37,544.84	41,806.33
Health Ins, Res Services	7,854.60	8,451.96	10,823.86
Health Ins, security			16,975.87
Insurance-Workers Comp	5,376.86	5,319.00	
Retirement Benefits, Admin	2,645.53	2,000.00	7,424.23
Retirement Benefits, Maintenance	9,866.39	10,666.96	11,079.05
Retirement Benefits, Res Services	3,146.39	3,327.86	3,705.56
Retirement Benefits, security			5,603.94
Salaries - Administrative	111,082.64	110,157.12	123,737.20
Salaries - Maintenance	148,766.03	159,531.64	184,650.75
Salaries - Resident Services (SSP)	47,753.77	47,944.98	61,759.36
Salaries - security			102,700.73
Staff Training	2,841.29	3,653.00	5,000.00
Travel Expense		530.92	1,000.00
Personnel Total	459,422.21	476,650.22	632,963.65
Supplies			
Office Supplies	2,252.24	3,300.00	3,500.00
Postage	639.18	671.00	750.00
Supplies Total	2,891.42	3,971.00	4,250.00
Technology			
Computer/IT Expense	25,792.32	30,000.00	20,000.00
Technology Total	25,792.32	30,000.00	20,000.00
Tenant Services			
Resident Participation Funds (PT)	4,771.51	7,100.00	7,100.00
Resident Participation Funds (SP)			
Tenant Services (PT)	1,502.20	500.00	500.00
Tenant Services (SP)			
Tenant Services-Computer Labs	837.18	2,000.00	1,000.00
Tenant Services-Res Services Coordinator	17,655.00	18,535.00	
Tenant Services-Transportation	13,487.04	13,487.00	13,487.00
Tenant Services Total	38,252.93	41,622.00	22,087.00
Utilities			
Electricity	153,987.05	169,256.44	161,686.40
Natural Gas	18,931.13	17,056.76	17,568.46
Sewer	51,160.23	59,956.24	53,718.24
Telephone	2,189.37	-	-
Water	75,451.57	86,324.96	79,224.15
Utilities Total	301,719.35	332,594.40	312,197.26
(8) Expense Total	2,652,795.33	3,033,391.90	3,126,210.67
Net Income	(521,125.69)	(844,973.90)	(834,443.93)
Add Back Depreciation	672,015.99	670,617.00	670,617.00
Net Income Before Depreciation	150,890.30	(174,356.90)	(163,826.93)

Bryant Walkway Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
Dwelling Rent	171,283.41	168,700.64	206,862.67
HAP Subsidy	202,826.59	201,939.00	205,977.78
Non-Dwelling Rentals		-	-
Vacancies-Rent Loss to Lease	(6,772.41)	(12,000.00)	(6,000.00)
Vacancies-Rental Concessions	(762.05)	(2,800.00)	(2,884.00)
Vacancy Loss	(10,221.13)	(10,000.00)	(5,000.00)
Income Total	356,354.41	345,839.64	398,956.45
Other Income			
Cable TV		-	
Fee for Service	305.15	4,000.00	4,000.00
Interest on Investments	7,091.06	7,340.68	7,414.09
Interest on Replacement Reserves	1,260.53	2,681.38	2,708.19
Laundry Income		-	-
Non-Dwelling Work Orders		-	-
Other Income	421.13	500.00	505.00
Other Income - Work Orders	4,906.50	5,000.00	5,050.00
Other Tenant Charges	448.00	194.48	196.42
Other Income Total	14,432.37	19,716.54	19,873.71
Total Income	370,786.78	365,556.18	418,830.16
Contracted Services			
Audit Costs	17,700.00	8,152.00	8,559.60
Inspections	730.00	1,000.00	1,030.00
Legal Expenses	194.00	250.00	257.50
Memberships & Dues	116.75	200.00	206.00
Professional Services	505.00	500.00	515.00
Contracted Services Total	19,245.75	10,102.00	10,568.10
Depreciation & Amortization			
Amortization of Tax Credit Fees	5,690.64	5,691.00	5,691.00
Amortized Loan Costs	625.99	626.00	626.00
Depreciation	295,695.98	297,743.00	297,743.00
Depreciation & Amortization Total	302,012.61	304,060.00	304,060.00
Fees			
Asset Mgt Fee - Federal LIHTC	5,796.84	6,000.48	6,180.49
Asset Mgt. Fee - State LIHTC	2,898.48	2,955.48	3,044.14
Property Mgmt Fees	21,341.58	21,625.94	22,274.72
Trustee Fee			
Fees Total	30,036.90	30,581.90	31,499.36

Furniture & Equipment			
Office Furniture & Equipment		100.00	100.00
Furniture & Equipment Total	-	100.00	100.00
Insurance & Taxes			
Insurance-Other	601.20	4,000.00	4,400.00
Insurance-Property	34,997.31	60,664.00	66,730.40
Property Taxes	19,054.95	19,588.00	20,000.00
Sales Tax	466.76	1,500.00	1,000.00
Insurance & Taxes Total	55,120.22	85,752.00	92,130.40
Interest			
Interest Expense		-	
Interest Expense - MHDC Loans	7,562.56	7,403.00	7,403.00
Interest Expense - Seller Financing		-	
Interest Expense -Def Developer Fee	15,215.04	15,215.00	15,215.00
	22,777.60	22,618.00	22,618.00
Maintenance & Repair			
Maint Contracts, Miscellaneous	8,778.21	10,000.00	10,300.00
Maint Contracts-Electrical	46.00	250.00	257.50
Maint Contracts-Elevator		-	-
Maint Contracts-Equipment Repairs	847.32	1,500.00	1,545.00
Maint Contracts-Extermination	4,552.00	7,800.00	4,500.00
Maint Contracts-Heating & Cooling	1,888.13	2,000.00	2,060.00
Maint Contracts-Landscape & Grounds	6,650.00	8,500.00	8,755.00
Maint Contracts-Plumbing	167.12	500.00	515.00
Maint Contracts-Trash Removal	6,615.66	1,500.00	1,545.00
Maint Matl - Bldg Supplies	1,994.52	-	-
Maint Matl - Gasoline	193.57	500.00	515.00
Maint Matl - Grounds		-	-
Maint Matl - Miscellaneous	16,512.34	20,000.00	20,600.00
Maint Matl - Tools & Equipment	9.53	50.00	51.50
Maintenance Equipment Rentals	2,970.00	3,000.00	3,090.00
Maintenance & Repair Total	51,224.40	55,600.00	53,734.00
Marketing			
Advertising & Marketing		50.00	75.00
Marketing Total	-	50.00	75.00
Other Expense			
Collection Losses	12,425.26	7,500.00	7,725.00
Equity Transfer Out (net cash flow) LP to GP	26,487.00	14,638.32	14,638.32
Extraordinary Maintenance		13,000.00	
Sundries, Admin	984.69	600.00	1,000.00
Other Expense Total	39,896.95	35,738.32	23,363.32
Personnel			
Compensated Absences	6,283.16	8,198.94	
FICA/MEDICARE, Admin	3,016.47	3,134.82	3,079.41
FICA/MEDICARE, Maintenance	2,104.21	2,538.68	2,670.50
FICA/MEDICARE, Res Services	83.12	69.16	32.67

FICA/MEDICARE, Security			345.48
Health Ins, Admin	2,176.77	3,223.74	3,886.25
Health Ins, Maintenance	7,988.55	8,902.92	10,248.77
Health Ins, Res Services		-	93.91
Health Ins, Security			789.58
Insurance-Workers Comp	1,167.44	1,187.46	-
Retirement Benefits, Admin	384.38	400.00	2,569.39
Retirement Benefits, Maintenance	1,990.24	2,197.96	2,228.20
Retirement Benefits, Res Services		50.38	27.26
Retirement Benefits, Security			260.65
Salaries - Administrative	38,607.46	39,093.62	42,823.14
Salaries - Maintenance	28,335.63	30,876.38	37,136.74
Salaries - Resident Services	1,087.03	856.12	454.27
Salaries - Security			4,776.78
Staff Training	676.50	695.00	700.00
Unemployment	21.49	-	
Personnel Total	93,922.45	101,425.18	112,122.99
Supplies			
Office Supplies	655.96	600.00	700.00
Postage	380.58	450.00	500.00
Supplies Total	1,036.54	1,050.00	1,200.00
Technology			
Computer/IT Expense	4,521.64	5,000.00	4,000.00
Technology Total	4,521.64	5,000.00	4,000.00
Tenant Services			
Resident Participation Funds		1,350.00	1,350.00
Tenant Services (BW)	31.81	468.00	468.00
Tenant Services-Computer Labs		-	-
Tenant Services-Res Services Coordinator	11,034.00	11,034.00	-
Tenant Services-Transportation		-	
Tenant Services Total	11,065.81	12,852.00	1,818.00
Utilities			
Electricity	6,147.09	6,436.72	6,629.82
Natural Gas	2,128.42	3,034.54	3,125.58
Sewer	12,385.67	12,564.84	12,941.79
Telephone	372.65	-	-
Water	14,181.88	14,887.22	15,333.84
Utilities Total	35,215.71	36,923.32	38,031.02
(8) Expense Total	666,076.58	701,852.72	695,320.19
Net Income	(295,289.80)	(336,296.54)	(276,490.03)
Add Back Depreciation	302,012.61	304,060.00	304,060.00
Net Income Before Depreciation	6,722.81	(32,236.54)	27,569.97

Bryant Walkway II Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
Dwelling Rent	103,359.32	114,084.52	116,366.21
HAP Subsidy	125,559.39	124,731.00	127,225.62
Non-Dwelling Rentals		-	-
Vacancies-Rent Loss to Lease	(3,964.83)	(7,000.00)	(7,210.00)
Vacancies-Rental Concessions	531.22	(1,200.00)	(1,236.00)
Vacancy Loss	(6,110.71)	(4,500.00)	(4,635.00)
Income Total	219,374.39	226,115.52	230,510.83
Other Income			
Cable TV		-	-
Fee for Service		-	-
Interest on Investments	4,876.93	5,658.94	5,715.53
Interest on Replacement Reserves	1,211.95	2,225.74	2,248.00
Laundry Income		-	-
Non-Dwelling Work Orders		-	-
Other Income	6.60	300.00	303.00
Other Income - Work Orders	675.92	1,300.00	1,313.00
Other Tenant Charges	670.72	80.50	81.31
Other Income Total	7,442.12	9,565.18	9,660.83
Total Income	226,816.51	235,680.70	240,171.66
Contracted Services			
Audit Costs	17,700.00	5,435.00	5,706.75
Inspections	578.00	623.00	641.69
Legal Expenses	468.00	500.00	515.00
Memberships & Dues	63.11	200.00	206.00
Professional Services	345.00	300.00	309.00
Contracted Services Total	19,154.11	7,058.00	7,378.44
Depreciation & Amortization			
Amortization of Tax Credit Fees	2,724.13	2,724.00	2,724.00
Amortized Loan Costs	525.00	525.00	525.00
Depreciation	143,685.28	143,685.00	143,685.00
Depreciation & Amortization Total	146,934.41	146,934.00	146,934.00
Fees			
Asset Mgt Fee - Federal LIHTC	5,796.84	5,970.75	6,149.87
Asset Mgt. Fee - State LIHTC	2,898.48	2,985.25	3,074.81
Property Mgmt Fees	13,147.95	13,330.52	13,730.44
Trustee Fee		-	
Fees Total	21,843.27	22,286.52	22,955.12

Furniture & Equipment			
Office Furniture & Equipment	-	100.00	100.00
Furniture & Equipment Total	-	100.00	100.00
Insurance & Taxes			
Insurance-Other	214.94	2,500.00	2,750.00
Insurance-Property	22,667.05	29,825.00	32,807.50
Property Taxes	13,080.34	13,443.00	14,000.00
Sales Tax	168.46	500.00	500.00
Insurance & Taxes Total	36,130.79	46,268.00	50,057.50
Interest			
Interest Expense		-	
Interest Expense - Seller Financing	32,107.97	32,108.00	32,108.00
Interest Total	32,107.97	32,108.00	32,108.00
Maintenance & Repair			
Maint Contracts, Miscellaneous	13,531.78	7,000.00	7,210.00
Maint Contracts-Electrical		100.00	103.00
Maint Contracts-Elevator		-	-
Maint Contracts-Equipment Repairs	3.13	750.00	772.50
Maint Contracts-Extermination	3,016.00	3,016.00	4,500.00
Maint Contracts-Heating & Cooling	1,084.79	100.00	103.00
Maint Contracts-Landscape & Grounds	4,275.00	13,380.00	13,781.40
Maint Contracts-Plumbing	116.11	300.00	309.00
Maint Contracts-Trash Removal	7,533.30	4,000.00	4,120.00
Maint Contracts-Unit Turnaround		2,500.00	2,575.00
Maint Matl - Building Supplies		500.00	515.00
Maint Matl - Gasoline	106.03	500.00	515.00
Maint Matl - Miscellaneous	3,367.48	11,000.00	11,330.00
Maint Matl - Tools & Equipment	129.25	150.00	154.50
Maintenance Equipment Rentals	990.00	1,500.00	1,545.00
Maintenance & Repair Total	34,152.87	44,796.00	47,533.40
Marketing			
Advertising & Marketing	-	50.00	
Marketing Total	-	50.00	-
Other Expense			
Collection Losses	2,943.41	2,200.00	2,200.00
Equity Transfer Out (net cash flow) LP to GP	13,060.87	3,299.30	3,299.30
Extraordinary Maintenance		22,000.00	
Sundry, Miscellaneous	490.45	600.00	600.00
Other Expense Total	16,494.73	28,099.30	6,099.30
Personnel			
Compensated Absences	2,486.10	3,498.08	
FICA/MEDICARE, Admin	1,359.71	1,439.88	1,404.85
FICA/MEDICARE, Maintenance	789.59	867.88	890.17
FICA/MEDICARE, Res Services	51.96	43.72	32.67

FICA/MEDICARE, security			172.74
Health Ins, Admin	1,421.44	2,118.64	2,360.18
Health Ins, Maintenance	2,662.89	2,967.72	3,416.26
Health Ins, Res Services		-	93.91
Health Ins, security			394.79
Insurance-Workers Comp	470.44	465.00	
Retirement Benefits, Admin	261.05	300.00	1,172.18
Retirement Benefits, Maintenance	668.48	739.12	742.73
Retirement Benefits, Res Services		31.84	27.26
Retirement Benefits, security			130.32
Salaries - Administrative	17,219.02	17,578.90	19,536.29
Salaries - Maintenance	9,609.12	10,425.32	12,378.91
Salaries - Resident Services	679.36	540.72	454.27
Salaries - security			2,388.39
Staff Training	188.91	463.00	500.00
Unemployment	14.05	-	
Personnel Total	37,882.12	41,479.82	46,095.93
Supplies			
Office Supplies	65.93	1,000.00	500.00
Postage	235.79	300.00	300.00
Supplies Total	301.72	1,300.00	800.00
Technology			
Computer/IT Expense	2,173.35	3,000.00	2,500.00
Technology Total	2,173.35	3,000.00	2,500.00
Tenant Services			
Resident Participation Funds		900.00	900.00
Tenant Services (BW II)	10.60	-	
Tenant Services-Computer Labs		-	
Tenant Services-Res Services Coordinator	6,621.00	6,621.00	-
Tenant Services-Transportation		-	
Tenant Services Total	6,631.60	7,521.00	900.00
Utilities			
Electricity	3,250.12	2,945.16	3,033.51
Natural Gas	1,857.84	1,993.56	2,053.37
Sewer	10,238.26	9,887.82	10,184.45
Telephone	144.99	-	-
Water	12,497.44	14,000.00	14,420.00
Utilities Total	27,988.65	28,826.54	29,691.34
(8) Expense Total	381,795.59	409,827.18	393,153.02
Net Income	(154,979.08)	(174,146.48)	(152,981.36)
Add Back Depreciation	146,934.41	146,934.00	146,934.00
Net Income Before Depreciation	(8,044.67)	(27,212.48)	(6,047.36)

Public Housing Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
Dwelling Rent	417,523.01	407,047.72	366,342.95
FSS Dwelling Rent	(2,999.44)	(144.00)	-
Non-Dwelling Rentals		-	
Vacancies-Rent Loss to Lease		-	
Vacancy Loss	(68,272.25)	(118,591.27)	(130,450.40)
Income Total	346,251.32	288,312.45	235,892.55
Other Income			
CFP Transfer to Operations	621,971.09	355,608.00	362,720.16
Fee for Service	24,650.00	60,000.00	50,000.00
Fraud Recovery		877.00	1,000.00
Gain or Loss on Fixed Assets	12,175.00	350.00	-
HUD Revenue - Operating Fund	491,070.00	508,037.00	446,000.00
Interest on Investments	66,837.67	67,199.20	65,000.00
Insurance Reimbursement	1,000.00	-	-
Laundry Income	10,287.00	11,448.22	11,500.00
Non-Dwelling Work Orders		-	-
Other Income	357.50	-	-
Other Income - Work Orders	5,510.97	7,000.00	6,000.00
Other Tenant Charges	338.66	-	-
Other Income Total	1,234,197.89	1,010,519.42	942,220.16
Total Income	1,580,449.21	1,298,831.87	1,178,112.71
Contracted Services			
Audit Costs	3,807.66	15,000.00	15,750.00
Legal Expenses	239.50	1,000.00	1,000.00
Memberships & Dues		300.00	300.00
Publications	14.39	455.92	500.00
Contracted Services Total	4,061.55	16,755.92	17,550.00
Depreciation & Amortization			
Amortized Loan Costs		-	-
Depreciation	169,327.00	166,500.00	172,929.00
	169,327.00	166,500.00	172,929.00
Fees			
Asset Mgmt Fees	14,400.00	14,400.00	14,400.00
Bookkeeping Fees	9,412.00	7,965.00	7,168.50
Property Mgmt Fees	68,272.00	70,000.00	99,000.00
Fees Total	92,084.00	92,365.00	120,568.50
Furniture & Equipment			
Office Equipment	896.18	-	-
Furniture & Equipment Total	896.18	-	-

Insurance & Taxes			
Insurance-Liability	6,714.19	7,901.19	10,271.55
Insurance-Other	3,923.02	7,728.00	10,046.40
Insurance-Property	45,529.84	76,690.98	99,698.27
P.I.L.O.T. Expense	26,438.58	18,154.78	27,412.47
Insurance & Taxes Total	82,605.63	110,474.95	147,428.69
Interest			
AMP 1 EPC Interest Expense	1,585.66	-	-
Interest Total	1,585.66	-	-
Maintenance & Repair			
Maint Contracts, Miscellaneous	8,916.68	15,000.00	6,000.00
Maint Contracts-Electrical	8,023.18	1,000.00	2,000.00
Maint Contracts-Elevators	-	100.00	-
Maint Contracts-Equipment Repairs	4,058.97	5,000.00	4,000.00
Maint Contracts-Extermination	14,044.00	21,000.00	21,000.00
Maint Contracts-Heating & Cooling	8,902.58	25,015.00	10,000.00
Maint Contracts-Janitorial	4,977.50	8,000.00	8,000.00
Maint Contracts-Landscape & Grounds	21,047.00	41,359.42	42,000.00
Maint Contracts-Plumbing	8,333.79	8,000.00	8,500.00
Maint Contracts-Snow Removal	-	150.00	-
Maint Contracts-Trash Removal	24,774.60	6,700.00	7,000.00
Maint Contracts-Unit Turnaround	-	2,500.00	4,000.00
Maint Matl - Building Supplies	1,568.89	4,293.44	3,500.00
Maint Matl - Gasoline	4,740.15	9,000.00	5,000.00
Maint Matl - Miscellaneous	42,675.61	70,000.00	50,000.00
Maint Matl - Tools & Equipment	5,454.86	2,500.00	2,500.00
Maintenance & Repair Total	157,517.81	219,617.86	173,500.00
Marketing			
Advertising & Marketing		-	-
Marketing Total	-	-	-
Other Expense			
Collection Losses	(888.78)	500.00	5,000.00
Equity Transfer	(46,399.00)	-	-
Extraordinary Maintenance		2,500.00	-
Gain/Loss on Sale of Equipment		(319.18)	-
Other General Expense	35,094.78	750.00	500.00
Sundry, Miscellaneous	5,734.84	6,500.00	5,000.00
Other Expense Total	(6,458.16)	9,930.82	10,500.00
Personnel			
Compensated Absences	30,900.77	29,964.20	
FICA/MEDICARE, Admin	4,216.04	5,002.20	5,546.17
FICA/MEDICARE, Maintenance	14,154.60	18,423.48	17,405.13
FICA/MEDICARE, Protective Services	2,356.96	2,725.38	3,040.26
FICA/MEDICARE, Res Services	181.00	149.44	412.22
Health Ins, Admin	14,578.92	17,848.50	19,813.09
Health Ins, Maintenance	28,439.50	31,051.60	31,139.43
Health Ins, Protective Services	4,028.27	5,983.02	6,948.26
Health Ins, Res Services	1.81	7.90	1,216.32
Insurance-Workers Comp	4,460.40	5,349.28	
Retirement Benefits, Admin	1,430.09	2,820.24	3,787.97

Retirement Benefits, Maintenance	9,310.56	10,088.40	14,522.43
Retirement Benefits, Protective Services	1,145.98	1,528.44	2,293.70
Retirement Benefits, Res Services		108.72	343.95
Salaries - Administrative	57,941.42	69,548.09	77,126.51
Salaries - Maintenance	166,810.33	225,354.94	242,040.45
Salaries - Protective Services	29,146.68	32,819.18	42,035.65
Salaries - Resident Services (DT)	2,365.64	1,500.00	5,732.48
Staff Training		6,000.00	3,500.00
Travel Expense	220.31	600.00	750.00
Unemployment	47.10	-	-
Personnel Total	371,736.38	466,873.01	477,654.03
Supplies			
Office Supplies	1,049.39	2,500.00	2,000.00
Postage	1,150.59	1,100.00	1,000.00
Protective Services, Materials		500.00	-
Supplies Total	2,199.98	4,100.00	3,000.00
Technology			
Computer/IT Expense	10,018.20	20,000.00	10,000.00
Technology Total	10,018.20	20,000.00	10,000.00
Tenant Services			
Resident Participation Funds (DT)	276.92	3,000.00	3,000.00
Tenant Services (DT)	1,048.74	1,200.00	1,200.00
Tenant Services-Computer Labs		-	-
Tenant Services-Transportation		-	-
Tenant Services Total	1,325.66	4,200.00	4,200.00
Utilities			
Electricity	18,622.70	28,961.16	26,065.04
Natural Gas	10,910.83	14,260.86	12,834.77
Sewer	27,238.11	28,205.34	25,384.81
Telephone	1,088.00	-	-
Water	28,289.94	31,037.38	27,933.64
Utilities Total	86,149.58	102,464.74	92,218.27
(8) Expense Total	973,049.47	1,213,282.30	1,229,548.48
Net Income	607,399.74	85,549.57	(51,435.77)
Add Back Depreciation	169,327.00	166,500.00	172,929.00
Net Income Before Depreciation	776,726.74	252,049.57	121,493.23

2023 is off \$0.50 and I can't look for it anymore right now!!

Emergency Housing Vouchers

Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
Admin Fees Earned - Emergency Housing Vouchers	32,920.68	54,180.00	51,471.00
HAP Earned - Emergency Housing Vouchers	335,099.00	488,756.00	464,318.20
Issuance Fees Earned- Emergency Housing Vouchers	1,700.00	750.00	-
Service Fees Earned- Emergency Housing	124,285.53	-	-
Income Total	494,005.21	543,686.00	515,789.20
Contracted Services			
Interest on Investments	2,358.61	3,738.22	3,775.60
Contracted Services Total	2,358.61	3,738.22	3,775.60
Total Income	496,363.82	547,424.22	519,564.80
Fees			
Bookkeeping Fees	3,367.50	4,680.00	4,726.80
Management Fees	5,388.00	7,488.00	7,562.88
Fees Total	8,755.50	12,168.00	12,289.68
HAP Payments			
Emergency Housing HAP	300,130.26	462,690.23	439,555.72
Emergency Housing UAP	30,397.23	40,720.84	38,684.80
S8 Portable Housing Assistance Payments	14,342.00	28,422.78	28,707.01
HAP Payments Total	344,869.49	531,833.85	506,947.52
Insurance			
Insurance	210.73	52.70	57.97
Insurance Total	210.73	52.70	57.97
Other Expense			
General Expenses - Portables	1,161.25	883.56	892.40
Inspections	1,698.00	2,362.00	2,385.62
Sundry, Miscellaneous	145.39	125.00	126.25
Other Expense Total	3,004.64	3,370.56	3,404.27
Personnel			
Compensated Absences	1,481.32		
FICA/MEDICARE, Ongoing Admin	379.92	223.46	746.67
FICA/Medicare, Supportive Services Coordinator	1,811.52		
Health Ins, Ongoing Admin	41.54	16.82	231.57
Health Insurance, Supportive Services Coordinator	1,195.72		
Retirement Benefits, Ongoing Admin	153.64	87.64	623.00
Retirement, Supportive Services Coordinator	408.70		
Salaries - Administrative Ongoing	4,966.37	2,921.00	10,383.36

Salaries - Supportive Services Coordinator	7,600.91		
Personnel Total	18,039.64	3,248.92	11,984.60
Supplies			
Office Supplies	30.94	-	-
Postage	513.93	600.00	500.00
Supplies Total	544.87	600.00	500.00
Technology			
Computer/IT Expense	14.34	-	-
Technology Total	14.34	-	-
Tenant Services			
Application/Holding Fee Expenses	403.42	-	-
Basic Need Supplies	14,829.76	-	-
Owner Incentive Services	28,750.00	-	-
Security Deposit	25,856.00	-	-
Supportive Services	37,066.67	-	-
Utility Assistance	5,861.33	-	-
Tenant Services Total	112,767.18	-	-
Utilities			
Telephone	-	-	-
Utilities Total	-	-	-
(8) Expense Total	488,206.39	551,274.03	535,184.04
Net Income	8,157.43	(3,849.81)	(15,619.24)

Mainstream Vouchers

Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
Admin Fees Earned - 2017 Mainstream Vouchers	22,855.00	29,270.00	2,900.00
HAP Income - 2017 Mainstream Vouchers	172,736.00	298,438.00	301,422.38
Interest on Investments	1,408.84	3,741.80	3,779.22
Other Income	14,162.00	7,068.00	8,000.00
Other Income Total	211,161.84	338,517.80	316,101.60
Contracted Services			
Inspections	1,207.00	2,000.00	2,020.00
Contracted Services Total	1,207.00	2,000.00	2,020.00
HAP Payments			
Mainstream Tenant Rental Assistance	217,607.63	288,203.92	301,422.38
Mainstream Utility Allowance Payments	-		
HAP Payments Total	217,607.63	288,203.92	301,422.38
Insurance			
Insurance	34.94	22.48	24.73
Insurance Total	34.94	22.48	24.73
Other Expense			
Sundry, Miscellaneous	91.98	100.00	101.00
Other Expense Total	91.98	100.00	101.00
Personnel			
FICA/MEDICARE, 2017 Mainstream Vouchers- Admin	178.12	114.50	808.89
Health Ins, 2017 Mainstream Vouchers- Admin	349.28	245.24	1,964.97
Retirement Benefits, 2017 Mainstream Vouchers- Admin	115.35	78.48	674.92
Salaries - Administrative	2,328.39	1,497.00	11,248.64
Personnel Total	2,971.14	1,935.22	14,697.42
Supplies			
Office Supplies			-
Postage	41.37	100.00	101.00
Supplies Total	41.37	100.00	101.00
(8) Expense Total	221,954.06	292,361.62	318,366.52
Net Income	(10,792.22)	46,156.18	(2,264.93)

Section 8 Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Other Income			
ACC Earned - S8 Admin Fees	1,357,593.52	1,250,368.00	1,481,978.00
ACC Earned - S8 HAP/VL/UAP	10,048,355.00	10,766,540.00	11,089,536.20
Fraud PHA Share	1,875.95	2,743.50	2,770.94
Fraud Recovery Section 8	1,875.95	2,743.50	2,770.94
Interest on Investments	27,146.90	26,133.60	26,394.94
Other Income - Admin		3,241.48	3,273.89
S8 FSS Forfeiture			
Other Income Total	11,436,847.32	12,051,770.08	12,606,724.90
Contracted Services			
Audit Costs	41,609.01	38,971.96	48,756.00
Inspections - Section 8	76,090.00	70,338.00	65,000.00
Legal	135.00		
Memberships & Dues		300.00	300.00
Professional Services	12,974.00	14,004.75	13,400.00
Publications	165.45	455.92	500.00
Contracted Services Total	130,973.46	124,070.63	127,956.00
Depreciation & Amortization			
Depreciation	20,409.00	21,554.00	21,769.54
Depreciation & Amortization Total	20,409.00	21,554.00	21,769.54
Fees			
Bookkeeping Fees	147,285.00	147,165.00	147,165.00
Management Fees	235,656.00	235,464.00	259,260.00
Fees Total	382,941.00	382,629.00	406,425.00
Furniture & Equipment			
Office Equipment	253.52	12.49	50.00
Furniture & Equipment Total	253.52	12.49	50.00
HAP Payments			
Bear Creek HAP	348,220.96	340,609.62	344,015.72
Bear Creek UAP	15,315.32	14,768.00	14,915.68
Bryant Walkway HAP	190,373.39	212,804.60	214,932.65
Bryant Walkway II HAP	115,857.77	121,997.42	123,217.39
Bryant Walkway II UAP	2,019.00	3,280.00	3,312.80
Bryant Walkway UAP	12,264.00	13,908.00	14,047.08
HAP-Homeownership	46,767.00	46,866.00	47,334.66

Retirement Benefits, S8 Admin	15,680.30	22,336.56	43,783.01
Salaries - Administrative	394,117.57	592,270.82	729,716.84
Staff Training	7,725.00	1,900.00	2,000.00
Travel Expenses		6,085.54	2,000.00
Unemployment	126.69		
Personnel Total	561,547.21	831,373.32	946,172.00
Supplies			
Office Supplies	8,780.47	9,135.00	9,500.00
Postage	12,209.06	13,470.00	14,000.00
Supplies Total	20,989.53	22,605.00	23,500.00
Technology			
Computer/IT Expense	63,660.06	67,500.00	65,000.00
Technology Total	63,660.06	67,500.00	65,000.00
Tenant Services			
FSS Program Expenses	2,827.80	1,322.60	1,335.83
S8 FSS Payments	160,202.91	184,013.16	185,853.29
Tenant Services Total	163,030.71	185,335.76	187,189.12
Utilities			
Electricity	6,765.80	6,982.64	7,680.90
Natural Gas	1,692.98	1,628.12	1,790.93
Sewer	426.60	463.32	509.65
Telephone	843.44	-	-
Water	1,307.27	1,060.46	1,166.51
Utilities Total	11,036.09	10,134.54	11,147.99
(8) Expense Total	11,398,130.63	12,348,650.41	12,596,729.55
Net Income	38,716.69	(296,880.33)	9,995.35

Continuum of Care Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
ACC Earned - Admin Fees	16,771.28	16,000.00	16,160.00
ACC Earned - TRA + UAP	340,193.02	616,527.38	622,692.65
Income Total	356,964.30	632,527.38	638,852.65
Other Income			
Interest on Investments	1,643.13	3,100.00	3,131.00
Other Income Total	1,643.13	3,100.00	3,131.00
Total Income	358,607.43	635,627.38	641,983.65
(8) Expense			
Contracted Services			
Inspections	2,309.00	3,711.00	3,748.11
Contracted Services Total	2,309.00	3,711.00	3,748.11
HAP Payments			
COC Tenant Rental Assistance	318,561.73	575,993.82	586,853.76
COC Utility Allowance Payments	21,631.29	40,533.56	40,938.90
HAP Payments Total	340,193.02	616,527.38	627,792.65
Insurance			
Insurance	162.54	200.00	260.00
Insurance Total	162.54	200.00	260.00
Other Expense			
Sundry, Miscellaneous	233.95	500.00	505.00
Other Expense Total	233.95	500.00	505.00
Personnel			
FICA/MEDICARE, COC Admin	827.69	750.00	373.33
Health Ins, COC Admin	330.09	100.00	115.79
Retirement Benefits, COC Admin	394.24	400.00	311.50
Salaries - Administrative	10,819.16	10,564.26	5,191.68
Staff Training		500.00	
Personnel Total	12,371.18	12,314.26	5,992.30
Supplies			
Office Supplies	1,069.65	1,000.00	1,010.00
Postage	624.96	1,300.00	1,313.00
Supplies Total	1,694.61	2,300.00	2,323.00
(8) Expense Total	356,964.30	635,552.64	640,621.06
Grand Total	1,643.13	74.74	1,362.58

TBRA

Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
TBRA - Admin Fee	3,233.20	4,000.00	4,040.00
Tenant Based Rental Asst.	124,586.84	126,527.00	136,671.01
Income Total	<u>127,820.04</u>	<u>130,527.00</u>	<u>140,711.01</u>
Other Income			
Interest on Investments	1,660.52	2,200.00	2,222.00
Other Income Total	<u>1,660.52</u>	<u>2,200.00</u>	<u>2,222.00</u>
Total Income	<u>129,480.56</u>	<u>132,727.00</u>	<u>142,933.01</u>
(8) Expense			
Contracted Services			
Inspections	622.00	450.00	454.50
Contracted Services Total	<u>622.00</u>	<u>450.00</u>	<u>454.50</u>
HAP Payments			
TBRA Housing Assistance Payments	117,598.84	126,527.00	127,792.27
TBRA Utility Allowance Payments	6,988.00	10,540.83	10,646.24
Utility Assistance		1,500.00	1,515.00
HAP Payments Total	<u>124,586.84</u>	<u>138,567.83</u>	<u>139,953.51</u>
Other Expense			
Sundry, Miscellaneous	83.83	100.00	101.00
Other Expense Total	<u>83.83</u>	<u>100.00</u>	<u>101.00</u>
Personnel			
FICA/MEDICARE, Admin	159.04	403.00	186.67
Health Ins, Admin	22.44	30.00	57.89
Insurance-Workers Comp	31.32	79.00	
Retirement Benefits, Admin	66.04	158.00	155.75
Salaries - Administrative	2,078.94	2,200.00	2,595.84
Personnel Total	<u>2,357.78</u>	<u>2,870.00</u>	<u>2,996.15</u>
Supplies			
Office Supplies		50.00	50.50
Postage	169.59	150.00	151.50
Supplies Total	<u>169.59</u>	<u>200.00</u>	<u>202.00</u>
Technology			
Computer/IT Expense	-	-	-
Technology Total	<u>-</u>	<u>-</u>	<u>-</u>
(8) Expense Total	<u>127,820.04</u>	<u>142,187.83</u>	<u>143,707.16</u>
Net Income	<u>1,660.52</u>	<u>(9,460.83)</u>	<u>(774.15)</u>

General Partners Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Other Income			
Reimbursement of Security	192,470.94	188,992.43	195,426.83
Other Income Total	192,470.94	188,992.43	195,426.83
Insurance & Taxes			
Insurance-Other	964.74	1,279.92	
Sales Tax	51.09	2.98	
Insurance & Taxes Total	1,015.83	1,282.90	-
Interest			
Interest Expense	1,233.69	1,263.29	1,275.92
Interest Total	1,233.69	1,263.29	1,275.92
Other Expense			
Other General Expenses	2,076.21	2,702.99	
Sundry Miscellaneous	1,420.42	302.28	
Sundry, Miscellaneous	-	680.30	
Other Expense Total	3,496.63	3,685.57	-
Personnel			
Compensated Absences	10,198.72	14,323.22	
FICA/MEDICARE, Protective Services	10,294.92	12,078.21	
Health Ins, Protective Services	19,206.43	26,217.57	
Insurance-Workers Comp	2,090.71	2,423.33	
Retirement Benefits, Protective Services	5,028.38	6,892.13	
Salaries - Protective Services	126,852.03	147,229.97	
Personnel Total	173,671.19	209,164.43	-
Supplies			
Office Supplies	315.16	89.31	
Supplies Total	315.16	89.31	-
Technology			
Computer/IT Expense	85.29	5,402.68	
Technology Total	85.29	5,402.68	-
Utilities			
Safety - Gasoline	1,363.51	1,620.89	
Utilities Total	1,363.51	1,620.89	-
(8) Expense Total	181,181.30	222,509.07	1,275.92
Net Income	11,289.64	(33,516.64)	194,150.90

Columbia Community Housing Trust

Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Dwelling Rent	13,110.34	14,760.00	15,202.80
Interest Income	85,791.89	39,351.83	1,000.00
Other Income	109,671.72	(40,650.00)	-
	208,573.95	13,461.83	16,202.80
Contracted Services			
Audit Costs	5,638.12	6,000.00	6,180.00
Legal	1,675.00	-	-
Memberships & Dues	5,793.00	-	-
Professional Services	1,675.00	-	-
Contracted Services Total	14,781.12	6,000.00	6,180.00
Depreciation & Amortization			
Depreciation Expense	3,400.00	3,392.00	3,493.76
Depreciation & Amortization Total	3,400.00	3,392.00	3,493.76
Fees			
Management Fees	869.43	1,245.76	1,283.13
Fees Total	869.43	1,245.76	1,283.13
Insurance & Taxes			
Insurance-General Liability	118.66	318.12	327.66
Insurance-Property	775.69	1,051.20	1,082.74
P.I.L.O.T. Expense	1,311.04	1,476.00	1,520.28
Property Taxes	645.78	-	-
Insurance & Taxes Total	2,851.17	2,845.32	2,930.68
Maintenance & Repair			
Maint Contracts, Miscellaneous	3,232.67	50.00	51.50
Maint Contracts-Landscape & Grounds	5,638.00	8,000.00	5,000.00
Maintenance & Repair Total	8,870.67	8,050.00	5,051.50
Other Expense			
Administrative Expenses	2,371.98	500.00	515.00
Other General Expenses	69,965.00	750.00	772.50
Supplies	-	-	-
Postage	4.35	-	-
Other Expense Total	72,341.33	1,250.00	1,287.50
Utilities			
Utilities	306.30	-	-
Utilities Total	306.30	-	-
Expense Total	103,420.02	22,783.08	20,226.57
Net Income	105,153.93	(9,321.25)	(4,023.77)
Add Back Depreciation	3,400.00	3,392.00	3,493.76
Cash Income	108,553.93	(5,929.25)	(530.01)

CHALIS

Projected Budget

For the Year Ended December 31, 2025

	2025 Budget
(4) Income	
Income	
Dwelling Rent	32,328.00
Grant Income-2023 21st Century	399,778.00
Grant Income-21st CCLC ESSER	-
Grant Income-CACFP	65,632.00
Grant Income-City Housing Ambassador	-
Grant Income-CPS ESSER	-
Grant Income-Summer Food Program	10,000.00
Income - City MAP	82,000.00
Income - Heart of MO UW	82,000.00
Income - HHC County Grant	118,367.00
Income - MAP County Grant	199,997.50
Income-2023 No Kid Hungry	
Income-2022 City Independent Living	
Income-City Independent Living	31,533.00
Income-Summer/Fall MAP Veterans United	
Income Total	1,021,635.50
Other Income	
Interest Income	
MAP Misc. Income	2,000.00
Other Income	
Other Income-LIHTC Res Services Coord (BC)	
Other Income-LIHTC Res Services Coord (BWW)	
Other Income-LIHTC Res Services Coord (BWWII)	
Other Income-LIHTC Res Services Coord (SP)	
Interest - McBaine Escrow	200.00
Other Income Total	2,200.00
Total Income	1,023,835.50
Contracted Services	
Audit Costs	3,900.00
Contracted Services	29,281.00
Memberships & Dues	
Contracted Services Total	33,181.00

Depreciation & Amortization	
Depreciation Expense	18,886.00
Depreciation & Amortization Total	<u>18,886.00</u>
Fees	
Indirect Cost-Admin Fee Services	32,940.00
Management Fees	1,500.00
Fees Total	<u>34,440.00</u>
Insurance & Taxes	
Insurance - Other	6,338.59
Insurance-General Liability	117.62
Insurance-Liability	5,146.00
Insurance-Property	5,019.73
P.I.L.O.T. Expense	3,232.80
Insurance & Taxes Total	<u>19,854.74</u>
Maintenance & Repair	
Maint Contracts, Miscellaneous	1,720.00
Maint Contracts-Electrical	50.00
Maint Contracts-Equipment Repairs	500.00
Maint Contracts-Heating & Cooling	100.00
Maint Contracts-Janitorial	
Maint Contracts-Landscape & Grounds	8,755.00
Maint Contracts-Plumbing	50.00
Maint Contracts-Snow Removal	100.00
Maint Matl - Gasoline	770.00
Maint Matl - Miscellaneous	1,500.00
Maintenance & Repair Total	<u>13,545.00</u>
Marketing	
Advertising & Media Campaigns	
Marketing Total	<u>-</u>
Other Expense	
Admin (Indirect) Cost-CHALIS	(32,940.00)
Collection Losses	
Fundraising Campaign	
Program Expenses	87,988.68
Other General Expenses	
Sundries (CHALIS)	6,780.42
Other Expense Total	<u>61,829.10</u>

Personnel	
Compensated Absences	-
FICA/MEDICARE, CHALIS	48,942.29
Health Ins, CHALIS	73,631.09
Insurance, W/C (CHALIS)	-
Retirement Benefits, CHALIS	26,407.28
Salaries (CHALIS)	666,175.79
Staff Training (CHALIS)	15,536.00
Travel Expense, 2023 21st Century	4,545.00
Unemployment	-
Personnel Total	<u>835,237.46</u>
Supplies	
General Supplies-GAS for MAP Van	4,500.00
Office Supplies	3,000.00
Postage	
Program Supplies (CHALIS)	
Supplies Total	<u>7,500.00</u>
Technology	
Computer/IT Expense	<u>19,682.00</u>
Technology Total	<u>19,682.00</u>
Utilities	
Telephone	<u>1,000.00</u>
Utilities Total	<u>1,000.00</u>
Total Expenses	1,045,155.30
Net Income	(21,319.80)
Depreciation	18,886.00
	(2,433.80)

ROSS Residential Services

Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
HUD Revenue, ROSS-Res Serv Coordinator	67,254.09	47,547.30	78,421.76
Income Total	67,254.09	47,547.30	78,421.76
(8) Expense			
Other Expense			
Admin Costs, Miscellaneous	270.25	125.00	100.00
Other Expense Total	270.25	125.00	100.00
Personnel			
Compensated Absences	7,082.18	600.00	
FICA/Medicare, Res Serv Coord	3,157.69	2,200.00	3,892.63
Health Insurance, Res Serv Coord	7,909.64	6,000.00	10,699.31
Insurance, W/C, Res Serv Coord	741.73	500.00	
Retirement, Res Serv Coordinator	2,845.36	2,000.00	3,247.92
Salaries, Res Serv Coordinator	40,707.58	30,000.00	54,131.92
Staff Training	1,260.00	600.00	500.00
Travel	188.44	-	
Personnel Total	63,892.62	41,900.00	72,471.76
Supplies			
Office Supplies	98.53	50.00	100.00
Supplies Total	98.53	50.00	100.00
Technology			
Computer/IT Expense	2,992.69	5,472.30	5,750.00
Technology Total	2,992.69	5,472.30	5,750.00
(8) Expense Total	67,254.09	47,547.30	78,421.76
Net Income	-	-	-

ROSS Residential Services

Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Income			
HUD Revenue, ROSS FSS Coordinators	129,090.78	135,429.43	203,603.70
Income Total	129,090.78	135,429.43	203,603.70
Other Expense			
Sundry, Miscellaneous			
Other Expense Total	-	-	-
Personnel			
Compensated Absences, ROSS FSS Coordinators	10,520.57	7,944.91	
FICA/Medicare, ROSS FSS Coordinators	7,199.32	7,688.07	11,094.23
Health Ins, ROSS FSS Coordinators	15,000.97	17,308.78	28,973.28
Insurance, W/C, ROSS FSS Coordinators	1,555.17	1,550.49	-
Retirement, ROSS FSS Coordinators	5,529.84	5,516.57	9,256.77
Salaries, ROSS FSS Coordinators	89,284.91	95,420.61	154,279.42
Personnel Total	129,090.78	135,429.43	203,603.70
(8) Expense Total	129,090.78	135,429.43	203,603.70
Net Income	-	0.00	-

FSS Escrow Forfeiture

Projected Budget

For the Year Ended December 31, 2025

	2023 Actual	2024 Projections	2025 Budget
Available Cash To Be Spent	6,356.98	6,408.86	14,021.30
Other Income			
Interest on Investments	232.11	750.00	500.00
Other Income	5,361.14	29,266.44	-
Other Income Total	5,593.25	30,016.44	500.00
Contracted Services			
Supportive Services -	900.00	16,654.00	5,000.00
Contracted Services Total	900.00	16,654.00	5,000.00
Other Expense			
Sundry, Miscellaneous	158.44	150.00	150.00
Other Expense Total	158.44	150.00	150.00
Personnel			
Staff Training	4,482.93	5,600.00	6,000.00
Personnel Total	4,482.93	5,600.00	6,000.00
Total Expenses	5,541.37	22,404.00	11,150.00
Net Income	51.88	7,612.44	(10,650.00)
Net Income Plus Available Cash	6,408.86	14,021.30	3,371.30

FY 2025 CHA LIHTC Property Budgets

	Patriot	Bear Creek	Oak Towers	Stuart Parker	Bryant WW	Bryant WWII
Fee Income		8,000.00	10,100.00	3,636.00	4,000.00	
Grant Income						
HAP Income						
Investment Income	8,079.76	22,100.00	41,669.33	127,552.62	10,122.28	7,963.53
Other Income	3,620.00	8,450.00	33,115.88	49,490.00	5,751.42	1,697.31
Rental Income	209,771.12	617,568.48	1,136,329.64	2,111,088.12	398,956.45	230,510.83
Income	222,470.88	656,118.48	1,221,214.84	2,291,766.74	418,830.16	240,171.66
Contracted Services	7,412.70	15,046.65	32,301.60	54,184.70	10,568.10	7,378.44
Depreciation & Amortization	131,492.00	245,258.00	505,152.00	670,617.00	304,060.00	146,934.00
Fees	27,020.63	43,693.28	82,381.01	139,449.62	31,499.36	22,955.12
Furniture & Equipment	-	-	100.00	200.00	100.00	100.00
HAP Payments	-	-	-	-	-	-
Insurance & Taxes	26,419.90	141,412.20	83,387.42	393,126.90	92,130.40	50,057.50
Interest	8,100.00	118,231.12	172,576.00	442,472.80	22,618.00	32,108.00
Maintenance & Repair	33,530.00	119,593.12	158,121.00	319,864.54	53,734.00	47,533.40
Marketing	-	-	100.00	100.00	75.00	-
Other Expense	6,000.00	27,500.00	60,796.79	114,697.20	23,363.32	6,099.30
Personnel	50,288.62	123,720.41	390,793.48	632,963.65	112,122.99	46,095.93
Supplies	550.00	2,250.00	2,100.00	4,250.00	1,200.00	800.00
Technology	2,500.00	8,000.00	21,000.00	20,000.00	4,000.00	2,500.00
Tenant Services	-	2,000.00	16,412.96	22,087.00	1,818.00	900.00
Utilities	25,389.34	78,176.51	157,725.73	312,197.26	38,031.02	29,691.34
Total Expenses	318,703.19	924,881.28	1,682,947.99	3,126,210.67	695,320.19	393,153.02
Net Income	(96,232.31)	(268,762.80)	(461,733.15)	(834,443.93)	(276,490.03)	(152,981.36)

CHA Low-Income Services, Inc.
 Calendar Year Budget January 01,2025- December 31, 2025
 Draft 11-06-2024

	21st CCLC (2024)		MAP County	City MAP	Heart of MO United Way	Child & Adult Care Food Program (CACFP)/ (2024-2025)		Summer Food Service Program SFSP	Healthy Home Connections HHC	City Independent Living Program	MAP Misc	McBaine	CHALIS General	Elimination	Totals
	40-24-412	40-25-412				40-25-415	40-26-415								
Income Summary															
Federal Grants	190,824	208,955				45,462	20,170	10,000							475,410
County Grants			199,998												318,365
City Grants				82,000						31,533					113,533
Local Grants					82,000										82,000
Rental Income												32,328			32,328
Interest Income												200			200
Other Income											2,000		32,940	(32,940)	2,000
Total Revenues	190,824	208,955	199,998	82,000	82,000	45,462	20,170	10,000	118,367	31,533	2,000	32,528	32,940	(32,940)	1,023,835
Expense Summary															
Salaries, FT	62,003	60,578	59,178	38,490	8,220	2,951	1,265	602	80,367	23,466	-	-	14,196		351,318
Salaries, PT	76,508	81,054	89,103	22,377	27,971	9,369	4,015	4,462	-	-					314,858
Payroll Taxes, FT	3,743	4,634	4,527	2,944	629	226	97	46	6,148	1,795			1,086		25,875
Payroll Taxes, PT	4,833	6,201	6,816	1,712	2,140	717	307	341	-	-					23,067
Benefits, FT	12,877	12,413	12,858	7,341	845	588	252	120	21,352	6,140	-	-	6,625		81,412
Benefits, PT	5,511	3,890	5,861	1,360	1,701	159	68	76	-	-					18,627
Indirect Cost	9,518	9,519	2,350	4,100	4,100	1,000	500	100	1,716	37	-	-		(32,940)	-
Contracted Services	4,280	21,001	-	-	-	-	-	-	-	-	-	-	4,000	-	29,281
Telephone	-	-	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000
Computer/IT Expense	-	-	2,000	1,700	7,700	-	-	-	5,760	-	-	-	2,522	-	19,682
Travel Expense	4,522	4,522	-	-	-	-	-	-	-	-	-	-	-	-	9,044
Professional Development	3,125	3,125	2,800	-	4,986	-	-	-	-	-	-	-	1,500	-	15,536
Office Supplies	-	-	1,000	1,000	-	-	-	-	500	-	-	-	500	-	3,000
Sundry, Miscellaneous	-	-	1,500	600	2,192	500	495	100	720	-	-	500	173	-	6,780
Program Expenses	3,902	2,018	11,005	376	21,516	29,951	13,170	4,153	1,803	94					87,989
Program Expenses															
Management fees												1,500			1,500
Vehicle Fuel/Maintenance													1,270		1,270
Maintenance exp												12,275			12,275
Depreciation exp												17,413	1,473		18,886
PILOT												3,233			3,233
Audit expense													3,900		3,900
Property Insurance												5,020	6,339		11,358
Liability Insurance												118	5,146		5,264
TOTAL EXPENSES	190,823	208,955	199,997	82,000	82,000	45,462	20,170	10,000	118,367	31,533	-	40,058	48,730	(32,940)	1,045,155
Excess (Deficiency) of Revenue over Expenditures	0	(0)	0	0	(0)	0	(0)	(0)	0	(0)	2,000	(7,530)	(15,790)	-	(21,320)
Depreciation exp												17,413	1,473		18,886
NET INCOME BEFORE DEPRECIATION	0	(0)	0	0	(0)	0	(0)	(0)	0	(0)	2,000	9,883	(14,317)	-	(2,434)



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2965

To Approve the Columbia Housing Authority's Agency-Wide Budget for FY 2025 Including the FY 2025 Annual Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit (LIHTC) Properties and the Columbia Housing Authority's 501(c)3 Nonprofit, and CHA Low-Income Services, Inc.

WHEREAS, The Columbia Housing Authority (CHA) has developed an agency-wide budget for FY 2025; and

WHEREAS, The CHA has also developed annual FY 2025 budgets for its six low-income housing tax credit properties; and

WHEREAS, The CHA Board of Commissioners also serves as the Board of Directors for the CHA's 501(c)3 nonprofit organization, CHA Low-Income Services, Inc. and as such has also developed the annual budget for FY 2025 for CHA Low-Income Services, Inc.

WHEREAS, The Columbia Housing Authority (CHA) has developed the CHA's Operating Fund Budget and Capital Fund Budget for the CHA's remaining 120 units of Public Housing; and

WHEREAS, The Columbia Housing Authority (CHA) has developed the CHA's Housing Choice Voucher Budget; and

WHEREAS, The attached budgets for FY 2025 include the CHA's Agency-Wide Budget, budgets for the CHA's low-income housing tax credit properties, and the budget for CHA Low-Income Services, Inc.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2965 approving the Columbia Housing Authority's Agency-Wide Budget for FY 2025 including the FY 2025 annual budgets for the Columbia Housing Authority's low-income housing tax credit properties and the Columbia Housing Authority's 501(c)3 nonprofit, CHA Low-Income Services, Inc. as attached hereto and made a part hereof.

Bob Hutton, Chair

Randy Cole, Secretary
Adopted November 6, 2024



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 6, 2024

Re: **Resolution 2966**: Authorizing Submission of FY 2025 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; and Bryant Walkway II Housing Development Group, LP.

Executive Summary

Approval of Resolution 2966 authorizes the CEO of the Columbia Housing Authority to submit FY 2024 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; and Bryant Walkway II Housing Development Group, LP.

Discussion

Acronyms in this Report

LIHTC – Low-Income Housing Tax Credit Program

OCAF – Operating Cost Adjustment Factor

HUD – U.S. Department of Housing and Urban Development

PBV – Project-Based Voucher Program

There are several assumptions built into this budget that may change as we receive additional information. For all properties the basic assumptions are as follows:

- A 4% COLA effective January 2025. CHALIS funded CHA employees are included.
- Employee health and dental insurance – the January 2024 renewal is estimated with an 4.31% increase for health insurance and a 0% increase for dental insurance.
- Retirement expenses are calculated at 6% of salaries.
- Workers Comp Insurance is calculated at a rate of 1.5% of salaries.
- Property Insurance is based on a 10% for LIHTC.
- Budgets include increases for Pest Control Services.
- Budgets include safety costs to be paid out of the LIHTC properties, rather than through annual cashflow distributions.
- FY 2025 includes two years of Safety costs, given the change.



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

Recommended Commission Action

Approve the attached resolution authorizing the submission of CHA's FY 2025 LIHTC Budgets.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2966

A Resolution to Approve the Submission of the FY 2025 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; and Bryant Walkway II Housing Development Group, LP.

WHEREAS, The Columbia Housing Authority (CHA) is the management agent for the following low-income housing tax credit properties: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; and Bryant Walkway II Housing Development Group, LP.; and

WHEREAS, As the Management Agent, the CHA is responsible for developing and submitting the annual budgets for these properties to the Missouri Housing Development Commission and the federal and state tax credit investors; and

WHEREAS, The Board of Commissioners of the Columbia Housing Authority is also the Board of Directors of the Columbia Community Housing Trust, which is the sole member of the General Partnership of each of the Limited Partnerships whose budgets are being approved; and

WHEREAS, A number of budget assumptions have been presented to the CHA Board which include the Annual Cost of Living Adjustment, employee health insurance costs, retirement expenses, insurance costs, and inflations factors.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri does hereby adopt the Resolution approving the submission of the FY 2025 budgets for the following limited partnerships of the low-income housing tax credit properties managed by the Columbia Housing Authority: the Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; and Bryant Walkway II Housing Development Group, LP as attached hereto and made a part hereof.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted November 6, 2024



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: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 6, 2024

Re: **Resolution 2967**: Approving the FY 2025 CHA Employee Benefits Package

Executive Summary

The attached resolution adopts the attached FY 2025 benefits package for health, dental, and life insurance.

Discussion

CHA provides two plan options for CHA employees: A High Deductible Health Care Plan (HDHP) with a Health Care Savings Account (HSA) including employer contributions, as well as a PPO Plan. CHA staff met with Sundvold Financial Services in October 2024 to discuss annual rates and coverages for CHA's health insurance, dental, vision and basic life coverages for FY 2025. Initial quoted costs for health insurance included a 9% increase for CHA's current plan. Sundvold Financial staff negotiated these rates further negotiated down to 5.5%.

Sundvold provided several options (1 through 4) for supporting CHA's existing PPO and HDHP plans with a variety of costs to CHA, and different costs/benefits to the employee. CHA staff worked with Sundvold to formulate Option 4 and is recommending this option for FY 2025. The Option 4 PPO and HDHP Plan provides a continuation of CHA's current support of the PPO plan and enhancements to the HDHP and HSA Savings account. Option 4 includes 4.31% increase in annual costs and incrementally incentivizes the HDHP by reducing the monthly premiums and increasing agency HSA contributions.

CHA staff recommends Option 4 Renewal included in this packet. CHA staff are recommending no change with all remaining benefits, as there are no cost increases to the remaining benefits. CHA may explore eliminating the ASI program in FY 2026 due to lower participation, however further analysis of staff participation will be completed during calendar year 2025. Sundvold Financial staff will attend the CHA Board of Commissioners meeting to present the recommended benefits and answer Commissioner questions.

Recommended Commission Action

Approve Resolution 2967 approving the Columbia Housing Authority Employee Benefits Package for January 1, 2025, thru December 31st, 2025.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2967

To Approve the CHA Employee Benefits Package for FY January 1, 2025, through December 31, 2025

WHEREAS, As part of the Columbia Housing Authority's (CHA) annual budgeting process, an employee benefits package is finalized once the CHA has received competitive quotes for the employee insurance benefits package; and

WHEREAS, the benefits package for FY 2025 is focused on priorities involving managing increasing costs for benefits; retaining a strong benefit plan for employees; valuing employee health care plan choice and controlling the rising employee contribution for their portion of any insurance costs; and

WHEREAS, the proposed medical group plans with United Health Care option 4 results in a 4.31% increase in costs over our current plan, and provides two plan choices for current CHA employees and new hires; and

WHEREAS, the recommended benefit packages address the established priorities for this fiscal year by managing the inflationary costs of health insurance and other benefits; and

WHEREAS, the result is a very competitive health benefits package, an additional health care plan choice and other employee ancillary insurance benefits for CHA employees that help to maintain high job satisfaction.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2967 approving the CHA Employee Benefits Package for FY 2025 provided by United Health Care and Guardian and authorizing the selection of the United Health Care Option 4, and the other employee ancillary insurance benefits offered by Guardian for all full-time CHA employees as attached and incorporated by reference.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted November 6, 2024

2025 RENEWAL MEETING

For Columbia Housing Authority

Medical Renewal

HDHP (HSA) deductible increases to \$3,300 individual/\$6,600 family due to IRS indexing the minimum HSA embedded deductible for 2025.

UHC Renewal (overall 9% increase negotiated down to overall 5.5% increase; PPO 7.4% increase and HSA 1.4% increase)

- Plan changes to PPO – increase deductible and change prescription formulary – 2.5% increase
- Plan changes to HSA – deductible increase to \$3,300 and change prescription formulary - .5% increase

Premium Strategies

Guardian

No increases for any line of coverage

Other Items

- HSA limits increased to \$4,300 individual / \$8,550 family
 - FSA – 2025 limits increased to \$3,300
 - Open Enrollment Meetings – Scheduled for Thursday November 14th 9am
-

Columbia Housing Authority

January 1, 2025 REVISED Renewal Comparison

Medical	Current				REVISED			
	UHC - fully insured				UHC - fully insured			
	Core		Core		Core		Core	
	PPO CPZV RxV3		HSA DJRB RxV3		PPO DNMQ RxC26		HSA EA68 RxC26	
	In	Out	In	Out	In	Out	In	Out
Individual Deductible	\$1,000	\$5,000	\$3,200	\$7,500	\$1,500	\$5,000	\$3,300	\$7,500
Family Deductible	\$2,000	\$10,000	\$6,400	\$15,000	\$3,000	\$10,000	\$6,600	\$15,000
Coinsurance	20%	50%	0%	30%	20%	50%	0%	30%
Individual Out of Pocket Max	\$7,150	\$10,000	\$6,250	\$15,000	\$7,150	\$10,000	\$6,250	\$15,000
Family Out of Pocket Max	\$14,300	\$20,000	\$12,500	\$30,000	\$14,300	\$20,000	\$12,500	\$30,000
Virtual Visits	No copay		deductible		No copay		deductible	
Office Visit Co-pay (PCP)	\$15 / \$0 under age 19	deductible, then 50%	deductible, then \$35	deductible, then 30%	\$15 / \$0 under age 19	deductible, then 50%	deductible, then \$35	deductible, then 30%
Office Visit Co-pay (SCP)	DDP - \$50/Other In Network \$100		deductible, then \$70		DDP - \$50/Other In Network \$100		deductible, then \$70	
Preventive Care	Covered at 100%		Covered at 100%		Covered at 100%		Covered at 100%	
Urgent Care Co-pay	\$25		deductible, then \$100		\$25		deductible, then \$100	
ER Co-pay	\$300 + deductible, then 20%		deductible, then \$300		\$300 + deductible, then 20%		deductible, then \$300	
Lab Testing	DDP - ded, then 20%; Other In Network - ded, then 50%	deductible, then 50%	DDP - deductible; Other In Network - ded, then 50%	deductible, then 30%	DDP - ded, then 20%; Other In Network - ded, then 50%	deductible, then 50%	DDP - deductible; Other In Network - ded, then 50%	deductible, then 30%
Major Diagnostic & Imaging	DDP - ded, then 20%; Other In Network - \$500 + ded, then 50%		DDP - ded; Other In Network - \$500 + ded, then 50%		DDP - ded, then 20%; Other In Network - ded, then 40%		DDP - ded; Other In Network - ded, then 20%	
Hospital Co-pay	deductible, then 20%		deductible		deductible, then 20%		deductible	
Rx Network/Formulary	National/Advantage		National/Advantage		National/ Essential		National/ Essential	
Rx Co-pays - tier one	\$15		deductible, then \$15		\$10		deductible, then \$10	
tier two	\$40		deductible, then \$40		\$50		deductible, then \$50	
tier three	\$75		deductible, then \$75		\$95		deductible, then \$95	
tier four	\$200		deductible, then \$200		\$250		deductible, then \$250	

	Fully Insured Rates set by UHC				Fully Insured Rates set by UHC			
	Rate	# Enrolled	Rate	# Enrolled	Rate	# Enrolled	Rate	# Enrolled
Employee cost	\$736.84	34	\$670.96	12	\$755.36	34	\$674.11	12
Employee + Spouse	\$1,547.36	1	\$1,409.02	1	\$1,586.25	1	\$1,415.63	1
Employee + Child	\$1,326.32	2	\$1,207.74	2	\$1,359.66	2	\$1,213.41	2
Family	\$2,210.52	0	\$2,012.88	1	\$2,266.08	0	\$2,022.33	1

Total Premiums	Monthly Total		\$43,141.46		Monthly Total		\$43,941.91	
	Annual Total		\$517,697.52		Annual Total		\$527,302.92	
Changes from Current Premiums				% Change		1.86%		
				Monthly		\$800.45		
				Annual		\$9,605.40		

Premium per plan	\$29,252.56	\$13,888.90	\$29,987.81
% Difference per plan			2.51%

		\$13,954.10	0.47%
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Columbia Housing Authority

January 1, 2025 Renewal Premium Strategies

All Assumptions below are based on the Current Enrollments

Current Contributions - 90% EE and 40% DEP											ER HSA Contribution (Monthly)	ER HSA Contribution (Annually)	Diff CHA Pays for HDHP over PPO (Monthly)	Diff CHA Pays for HDHP over PPO (Annually)			
	# enrolled	Current PPO	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pays (Per Pay Period)	# enrolled	Current HDHP	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pays (Per Pay Period)							
EE	34	\$736.84	\$663.16	\$73.68	\$36.84	12	\$670.96	\$637.41	\$33.55	\$16.77	\$50.00	\$600.00	\$24.26	\$291.07			
ES	1	\$1,547.36	\$987.36	\$560.00	\$280.00	1	\$1,409.02	\$969.54	\$439.48	\$219.74	\$75.00	\$900.00	\$57.18	\$686.10			
EC	2	\$1,326.32	\$898.95	\$427.37	\$213.69	2	\$1,207.74	\$878.96	\$328.78	\$164.39	\$70.00	\$840.00	\$50.01	\$600.18			
FAM	0	\$2,210.52	\$1,252.63	\$957.89	\$478.95	1	\$2,012.88	\$1,241.28	\$771.60	\$385.80	\$100.00	\$1,200.00	\$88.65	\$1,063.78			
Total PPO Premiums		Total CHA pays PPO				Total HDHP Premiums		Total CHA pays HSA				Total HSA Contributions					
Total Monthly by Plan		\$29,252.56	\$25,332.56				\$13,888.90		\$11,617.69				\$915.00				
Total Annually by Plan		\$351,030.72	\$303,990.77				\$166,666.80		\$139,412.22				\$10,980.00				
Total PPO & HDHP Premiums		Total CHA pays PPO & HDHP Premiums	Total CHA pays premiums + HSA Contrib														
Total Monthly		\$43,141.46	\$36,950.25	\$37,865.25													
Total Annually		\$517,697.52	\$443,402.99	\$454,382.99													
% of cost paid by CHA			85.65%	87.77%													

Option 1) Current Strategy - CHA contributes 90% EE/40% DEP for PPO and 95% EE/45% DEP for HDHP. Provide flat HSA contribution \$50EE/\$75ES/\$70ES/\$100FAM

	Renewal PPO CPZV	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pays (Per Pay Period)	EE Difference from current (Per Pay Period)	Renewal HDHP CPYQ	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pay (Per Pay Period)	EE Difference from current (Per Pay Period)	ER HSA Contribution (Monthly)	ER HSA Contribution (Annually)	EE PPO vs HDHP (Monthly)	EE PPO vs HDHP (Annually)	Diff CHA Pays for HDHP over PPO (Monthly)	Diff CHA Pays for HDHP over PPO (Annually)
EE	\$755.36	\$679.82	\$75.54	\$37.77	\$0.93	\$674.11	\$640.40	\$33.71	\$16.85	\$0.08	\$50.00	\$600.00	\$41.83	\$501.97	\$10.58	\$126.97
ES	\$1,586.25	\$1,012.18	\$574.07	\$287.04	\$7.04	\$1,415.63	\$974.09	\$441.54	\$220.77	\$1.03	\$75.00	\$900.00	\$132.53	\$1,590.34	\$36.91	\$442.90
EC	\$1,359.66	\$921.54	\$438.12	\$219.06	\$5.37	\$1,213.41	\$883.09	\$330.32	\$165.16	\$0.77	\$70.00	\$840.00	\$107.80	\$1,293.55	\$31.55	\$378.55
FAM	\$2,266.08	\$1,284.11	\$981.97	\$490.98	\$12.04	\$2,022.33	\$1,247.10	\$775.23	\$387.61	\$1.81	\$100.00	\$1,200.00	\$206.74	\$2,480.90	\$62.99	\$755.90
Total PPO Premiums		Total CHA pays PPO	% Difference from Current pd by CHA			Total HDHP Premiums	Total CHA pays HDHP	% Difference from Current pd by CHA			Total HSA Contributions	% Difference from Current pd by CHA				
Total Monthly by Plan		\$29,987.81	\$25,969.28	2.51%		\$13,954.10		\$11,672.23	0.47%		\$915.00		0.00%			
Total Annually by Plan		\$359,853.72	\$311,631.41			\$167,449.20		\$140,066.70			\$10,980.00					
Total PPO & HDHP Premiums		Total CHA pays PPO & HDHP Premiums	Total CHA pays premiums + HSA Contrib	TOTAL Difference from Current												
Total Monthly		\$43,941.91	\$37,641.51	\$38,556.51	\$691.26											
Total Annually		\$527,302.92	\$451,698.11	\$462,678.11	\$8,295.12											
% of cost paid by CHA			85.66%	87.74%	1.83%											

Option 2) Current Strategy from Option 1 but HSA contribution is difference between PPO and HSA Employer contribution so net neutral to CHA.

	Renewal PPO CPZV	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pays (Per Pay Period)	EE Difference from current (Per Pay Period)	Renewal HDHP CPYQ	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pay (Per Pay Period)	EE Difference from current (Per Pay Period)	ER HSA Contribution (Monthly)	ER HSA Contribution (Annually)	EE PPO vs HDHP (Monthly)	EE PPO vs HDHP (Annually)	Diff CHA Pays for HDHP over PPO (Monthly)	Diff CHA Pays for HDHP over PPO (Annually)
EE	\$755.36	\$679.82	\$75.54	\$37.77	\$0.93	\$674.11	\$640.40	\$33.71	\$16.85	\$0.08	\$39.42	\$473.03	\$41.83	\$501.97	\$0.00	\$0.00
ES	\$1,586.25	\$1,012.18	\$574.07	\$287.04	\$7.04	\$1,415.63	\$974.09	\$441.54	\$220.77	\$1.03	\$38.09	\$457.10	\$132.53	\$1,590.34	\$0.00	\$0.00
EC	\$1,359.66	\$921.54	\$438.12	\$219.06	\$5.37	\$1,213.41	\$883.09	\$330.32	\$165.16	\$0.77	\$38.45	\$461.45	\$107.80	\$1,293.55	\$0.00	\$0.00
FAM	\$2,266.08	\$1,284.11	\$981.97	\$490.98	\$12.04	\$2,022.33	\$1,247.10	\$775.23	\$387.61	\$1.81	\$37.01	\$444.10	\$206.74	\$2,480.90	\$0.00	\$0.00
Total PPO Premiums		Total CHA pays PPO	% Difference from Current pd by CHA			Total HDHP Premiums	Total CHA pays HDHP	% Difference from Current pd by CHA			Total HSA Contributions	% Difference from Current pd by CHA				
Total Monthly by Plan		\$29,987.81	\$25,969.28	2.51%		\$13,954.10		\$11,672.23	0.47%		\$625.04		-31.69%			
Total Annually by Plan		\$359,853.72	\$311,631.41			\$167,449.20		\$140,066.70			\$7,500.52					
Total PPO & HDHP Premiums		Total CHA pays PPO & HDHP Premiums	Total CHA pays premiums + HSA Contrib	TOTAL Difference from Current												
Total Monthly		\$43,941.91	\$37,641.51	\$38,266.55	\$401.30											
Total Annually		\$527,302.92	\$451,698.11	\$459,198.62	\$4,815.64											
% of cost paid by CHA			85.66%	87.08%	1.06%											

Columbia Housing Authority

January 1, 2025 Renewal Premium Strategies

All Assumptions below are based on the Current Enrollments

Option 3) Current Strategy from Option 1 but double HSA contributions from current

	Renewal PPO CPZV	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pays (Per Pay Period)	EE Difference from current (Per Pay Period)	Renewal HDHP CPYQ	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pay (Per Pay Period)	EE Difference from current (Per Pay Period)	ER HSA Contribution (Monthly)	ER HSA Contribution (Annually)	EE PPO vs HDHP (Monthly)	EE PPO vs HDHP (Annually)	Diff CHA Pays for HDHP over PPO (Monthly)	Diff CHA Pays for HDHP over PPO (Annually)
EE	\$755.36	\$679.82	\$75.54	\$37.77	\$0.93	\$674.11	\$640.40	\$33.71	\$16.85	\$0.08	\$100.00	\$1,200.00	\$41.83	\$501.97	\$60.58	\$726.97
ES	\$1,586.25	\$1,012.18	\$574.07	\$287.04	\$7.04	\$1,415.63	\$974.09	\$441.54	\$220.77	\$1.03	\$150.00	\$1,800.00	\$132.53	\$1,590.34	\$111.91	\$1,342.90
EC	\$1,359.66	\$921.54	\$438.12	\$219.06	\$5.37	\$1,213.41	\$883.09	\$330.32	\$165.16	\$0.77	\$150.00	\$1,800.00	\$107.80	\$1,293.55	\$111.55	\$1,338.55
FAM	\$2,266.08	\$1,284.11	\$981.97	\$490.98	\$12.04	\$2,022.33	\$1,247.10	\$775.23	\$387.61	\$1.81	\$200.00	\$2,400.00	\$206.74	\$2,480.90	\$162.99	\$1,955.90
	Total PPO Premiums	Total CHA pays PPO	% Difference from Current pd by CHA			Total HDHP Premiums	Total CHA pays HDHP	% Difference from Current pd by CHA			Total HSA Contributions	% Difference from Current pd by CHA				
Total Monthly by Plan	\$29,987.81	\$25,969.28	2.51%			\$13,954.10	\$11,672.23	0.47%			\$1,850.00	102.19%				
Total Annually by Plan	\$359,853.72	\$311,631.41				\$167,449.20	\$140,066.70				\$22,200.00					
	Total PPO & HDHP Premiums	Total CHA pays PPO & HDHP Premiums	Total CHA pays premiums + HSA Contrib	TOTAL Difference from Current												
Total Monthly	\$43,941.91	\$37,641.51	\$39,491.51	\$1,626.26												
Total Annually	\$527,302.92	\$451,698.11	\$473,898.11	\$19,515.12												
% of cost paid by CHA		85.66%	89.87%	4.29%												

Option 4) Current contribution for PPO but increasing HDHP contribution to 100% EE/45% DEP and increasing HSA contributions

	Renewal PPO CPZV	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pays (Per Pay Period)	EE Difference from current (Per Pay Period)	Renewal HDHP CPYQ	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pay (Per Pay Period)	EE Difference from current (Per Pay Period)	ER HSA Contribution (Monthly)	ER HSA Contribution (Annually)	EE PPO vs HDHP (Monthly)	EE PPO vs HDHP (Annually)	Diff CHA Pays for HDHP over PPO (Monthly)	Diff CHA Pays for HDHP over PPO (Annually)
EE	\$755.36	\$679.82	\$75.54	\$37.77	\$0.93	\$674.11	\$674.11	\$0.00	\$0.00	-\$16.77	\$75.00	\$900.00	\$75.54	\$906.43	\$69.29	\$831.43
ES	\$1,586.25	\$1,012.18	\$574.07	\$287.04	\$7.04	\$1,415.63	\$1,007.79	\$407.84	\$203.92	-\$15.82	\$100.00	\$1,200.00	\$166.23	\$1,994.81	\$95.61	\$1,147.37
EC	\$1,359.66	\$921.54	\$438.12	\$219.06	\$5.37	\$1,213.41	\$916.80	\$296.62	\$148.31	-\$16.08	\$95.00	\$1,140.00	\$141.50	\$1,698.01	\$90.25	\$1,083.01
FAM	\$2,266.08	\$1,284.11	\$981.97	\$490.98	\$12.04	\$2,022.33	\$1,280.81	\$741.52	\$370.76	-\$15.04	\$125.00	\$1,500.00	\$240.45	\$2,885.36	\$121.70	\$1,460.36
	Total PPO Premiums	Total CHA pays PPO	% Difference from Current pd by CHA			Total HDHP Premiums	Total CHA pays HDHP	% Difference from Current pd by CHA			Total HSA Contributions	% Difference from Current pd by CHA				
Total Monthly by Plan	\$29,987.81	\$25,969.28	2.51%			\$13,954.10	\$12,211.51	5.11%			\$1,315.00	43.72%				
Total Annually by Plan	\$359,853.72	\$311,631.41				\$167,449.20	\$146,538.16				\$15,780.00					
	Total PPO & HDHP Premiums	Total CHA pays PPO & HDHP Premiums	Total CHA pays premiums + HSA Contrib	TOTAL Difference from Current												
Total Monthly	\$43,941.91	\$38,180.80	\$39,495.80	\$1,630.55												
Total Annually	\$527,302.92	\$458,169.56	\$473,949.56	\$19,566.58												
% of cost paid by CHA		86.89%	89.88%	4.31%												



**It's renewal
time!**

**Guardian is
here to help.**

RENEWAL INFORMATION FOR

**HOUSING AUTHORITY OF THE CITY OF COLUMBIA DBA
COLUMBIA HOUSI
GROUP PLAN # 00581321**

RENEWAL PERIOD

January 1, 2025 - December 31, 2025



guardiananytime.com

The Guardian Life Insurance Company of America, New York, NY.

What you'll find in this package

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Please note:

If your group plan includes multiple lines of coverage, a multi-line discount was used in the pricing. If you do not wish to renew all lines of coverage, please contact us for revised pricing.



guardiananytime.com
The Guardian Life Insurance Company of America, New York, NY.

Participating Policy and Producer Compensation Disclosure Statement

Participating Policy Statement:

Any commercial insurance group policy underwritten and issued by The Guardian Life Insurance Company of America, a New York Domiciled mutual company, is a participating policy. It is not expected, however, that a dividend will be paid on any such group policies. All coverage will be provided as set forth in the policies.

Producer Compensation Disclosure:

As is common with Group insurance, your coverage(s) might involve one or more licensed producers who will receive compensation from Guardian for soliciting, negotiating, securing and/or administering the insurance coverage(s) you have purchased. Compensation to these producers may be paid in the form of base commissions, administrative service commissions and, in some instances, supplemental compensation (e.g., an annual performance bonus). For more detailed information regarding producer compensation relative to your Guardian coverage(s), please contact your Guardian local sales consultant or account manager.

Compensation is generated based upon premium which has been remitted by the planholder and applied by Guardian. Graded Commission scales, which can vary by product, are calculated based upon decremental scales (i.e. percentage payable decreases as defined premium thresholds are attained). Graded commission scales refresh annually upon each plan's anniversary. For DHMO, Supplemental Health, SMD and/or ASO Vision commission information, or for any other questions, please contact your local Guardian sales consultant or account manager.

If commissions are paid based on a percentage basis, the percentage is calculated monthly on enrolled lives, not eligible lives. Graded commission scales are calculated as a percentage of annual premium and are on a sliding scale.

Product	Commissions
AD&D	20%
AD&D Voluntary	20%
Dental PPO	10%
LTD	10%
Basic Life	20%
Vol Life	20%
STD	10%
Vision PPO	10%



Renewal Rates At-a-Glance

This plan is currently offered for Insurance Class 1

DENTAL PLAN RATES - PPO WD					
Tier	Enrolled Employees	CURRENT		RENEWAL	
		Monthly Rate	Annual Premium	Monthly Rate	Annual Premium
EE	45	\$32.32	\$17,453	\$32.32	\$17,453
EE/SP	4	\$71.12	\$3,414	\$71.12	\$3,414
EE/CH	6	\$67.91	\$4,890	\$67.91	\$4,890
FAMILY	2	\$106.50	\$2,556	\$106.50	\$2,556
TOTAL	57		\$28,312		\$28,312

If you have determined that your group is subject to ACA regulations which require you to include pediatric dental essential health benefits, Guardian can provide these benefits. Please contact your local Sales Office for options.

This plan is currently offered for Insurance Class 1

VOLUNTARY VISION PLAN RATES - VSP K56					
Tier	Enrolled Employees	CURRENT		RENEWAL	
		Monthly Rate	Annual Premium	Monthly Rate	Annual Premium
EE	36	\$8.58	\$3,707	\$8.58	\$3,707
EE/SP	4	\$17.15	\$823	\$17.15	\$823
EE/CH	6	\$17.59	\$1,266	\$17.59	\$1,266
FAMILY	1	\$26.16	\$314	\$26.16	\$314
TOTAL	47		\$6,110		\$6,110

Renewal Rates At-a-Glance

This plan is currently offered for Insurance Class 1

Good news ! There is a 2 year rate guarantee on this plan

VOLUNTARY STD PLAN RATES				
	CURRENT		RENEWAL	
Volume	Monthly Rate	Annual Premium	Monthly Rate	Annual Premium
\$9,790	\$0.600/\$10	\$7,049	\$0.600/\$10	\$7,049

This plan is currently offered for Insurance Class 1

Good news ! There is a 2 year rate guarantee on this plan

LTD PLAN RATES				
	CURRENT		RENEWAL	
Volume	Monthly Rate	Annual Premium	Monthly Rate	Annual Premium
\$262,060	\$0.450/\$100	\$14,151	\$0.450/\$100	\$14,151

This plan is currently offered for Insurance Class 1

Good news ! There is a 2 year rate guarantee on this plan

BASIC LIFE PLAN RATES					
		CURRENT		RENEWAL	
Coverage	Volume	Monthly Rate	Annual Premium	Monthly Rate	Annual Premium
BASIC LIFE	\$1,320,000	\$0.230/\$1000	\$3,643	\$0.230/\$1000	\$3,643

Renewal Rates At-a-Glance

This plan is currently offered for Insurance Class 1

Good news ! There is a 2 year rate guarantee on this plan

AD&D PLAN RATES					
Coverage	Volume	CURRENT		RENEWAL	
		Monthly Rate	Annual Premium	Monthly Rate	Annual Premium
AD&D	\$1,320,000	\$0.020/\$1000	\$317	\$0.020/\$1000	\$317

This plan is currently offered for Insurance Class 1

Good news ! There is a 2 year rate guarantee on this plan

VOLUNTARY LIFE PLAN RATES		
EMPLOYEES	CURRENT	RENEWAL
Employee Age	Monthly Rate	Monthly Rate
15-29	\$0.100/\$1000	\$0.100/\$1000
30-34	\$0.136	\$0.136
35-39	\$0.178	\$0.178
40-44	\$0.256	\$0.256
45-49	\$0.412	\$0.412
50-54	\$0.616	\$0.616
55-59	\$1.306	\$1.306
60-64	\$2.080	\$2.080
65-69	\$3.558	\$3.558
70-74	\$6.600	\$6.600
75-79	\$6.600	\$6.600
80-84	\$6.600	\$6.600
85-89	\$6.600	\$6.600
90-94	\$6.600	\$6.600
95-99	\$6.600	\$6.600

This plan is currently offered for Insurance Class 1

Good news ! There is a 2 year rate guarantee on this plan

VOLUNTARY LIFE PLAN RATES		
SPOUSE	CURRENT	RENEWAL
Employee Age	Monthly Rate	Monthly Rate
15-29	\$0.100/\$1000	\$0.100/\$1000
30-34	\$0.136	\$0.136

Renewal Rates At-a-Glance

This plan is currently offered for Insurance Class 1

Good news ! There is a 2 year rate guarantee on this plan

VOLUNTARY LIFE PLAN RATES (Continued)		
SPOUSE	CURRENT	RENEWAL
35-39	\$0.178	\$0.178
40-44	\$0.256	\$0.256
45-49	\$0.412	\$0.412
50-54	\$0.616	\$0.616
55-59	\$1.306	\$1.306
60-64	\$2.080	\$2.080
65-69	\$3.558	\$3.558
70-74	\$6.600	\$6.600
75-79	\$6.600	\$6.600
80-84	\$6.600	\$6.600
85-89	\$6.600	\$6.600
90-94	\$6.600	\$6.600
95-99	\$6.600	\$6.600

This plan is currently offered for Insurance Class 1

Good news ! There is a 2 year rate guarantee on this plan

VOLUNTARY LIFE PLAN RATES		
CHILD(REN)	CURRENT	RENEWAL
	Monthly Rate	Monthly Rate
CHILD(REN)	\$0.166/\$1000	\$0.166/\$1000

This plan is currently offered for Insurance Class 1

Good news ! There is a 2 year rate guarantee on this plan

VOLUNTARY AD&D PLAN RATES					
		CURRENT		RENEWAL	
Tier	Volume	Monthly Rate	Annual Premium	Monthly Rate	Annual Premium
EE	\$2,730,000	\$0.034/\$1000	\$1,114	\$0.034/\$1000	\$1,114
SPOUSE	\$485,000	\$0.034	\$198	\$0.034	\$198
CHILD(REN)	\$160,000	\$0.034	\$65	\$0.034	\$65



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: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 6, 2024

Re: Resolution 2968 Housing Choice Vouchers & Special Programs – 2025 Payment Standards

Executive Summary

To adopt new payment standards for the Housing Choice Voucher Program based on the new FY 2025 Fair Market Rents for the Columbia Metropolitan Area.

Discussion

Each year in late fall, the U.S. Department of Housing and Urban Development (HUD) issues updated Fair Market Rents (FMR's) for housing markets across the country. These FMR's are based on a survey of rents in that market area and are designed so all participants on the Section 8 Housing Choice Voucher Program can rent a good selection of decent housing throughout the market area. The adjustment of FMR's on an annual basis according to the rental market of the area also helps to ensure that persons using Section 8 Housing Choice Vouchers are not presented with limited choices or concentrated in one area.

HUD allows local Public Housing Authorities (PHA's) to adjust their payment standards for various voucher sizes up to 110% of the FMR's without HUD approval. This allows the PHA to adjust their payment standard to better fit the local market and adjust for variations in the availability of various housing sizes.

In Columbia, there is a shortage of affordable housing. Therefore, CHA staff is recommending utilizing the payment standard for all unit sizes at 110% of the FY2025 FMR. Increasing the payment standard will ensure that participants of the Housing Choice Voucher Program are not presented with limited choices or concentration in one area.

PHA's are allowed to increase the payment standards up to 120% annually with HUD's approval. CHA has submitted a request to HUD to increase the 2025 Payment Standards to 120%. This request would take place in early 2025. A copy of the payment standards is included in the packet.

Recommended Commission Action

Approve Resolution 2968 adopting new payment standards for the Section 8 Housing Choice Voucher Program based on the new FY 2025 fair market rent for the Columbia Housing Authority.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2968

To Adopt Updated Payment Standards for the Section 8 Housing Choice Voucher Program Based on the FY 2025 Fair Market Rents for the Columbia Metropolitan Statistical Area.

WHEREAS, Each year in late fall, the U.S. Department of Housing and Urban Development (HUD) issues updated Fair Market Rents (FMR's) for housing markets across the country; and

WHEREAS, These FMR's are based on a survey of rents in that market area and are designed so all participants on the Section 8 Housing Choice Voucher Program are able to rent an adequate selection of decent housing throughout the market area; and

WHEREAS, HUD allows local Public Housing Authorities (PHA's) to adjust their payment standards for various voucher sizes up to 110% of the FMR's without HUD approval. This allows the PHA to adjust their payment standard to better fit the local market and adjust for variations in the availability of various housing sizes.

WHEREAS, In Columbia and Boone County, there is a shortage of affordable housing requiring many tenants to pay additional rent outside of CHA's current payment standards; and

WHEREAS, The CHA desires to improve the access of participants in the Section 8 Housing Choice Voucher Program to affordable housing choices by increasing the payment standard 120% of the FMR as detailed in the FY 2025 CHA Payment Standards Chart for Columbia and Boone County.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2968 approving new payment standards for the Section 8 Housing Choice Voucher Program Based on 110% and 120% FY 2025 fair market rents for the Columbia Metropolitan Statistical Area as attached hereto and made a part hereof.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted November 6, 2024

City of Columbia

Voucher Payment Standard

Effective January 2025

	0 Bedroom		1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5 Bedrooms	
Total Available Based on Number of Bedrooms	\$ 760.00		\$ 948.00		\$ 1,107.00		\$ 1,496.00		\$ 1,761.00		\$ 2,026.00	
Use if all utilities are paid by landlord	UTILS	RENT	UTILS	RENT	UTILS	RENT	UTILS	RENT	UTILS	RENT	UTILS	RENT
Single Family Detached												
Gas Heat, Gas Range, Gas Water Heater	195	565	208	740	255	852	300	1196	347	1414	395	1631
Gas Heat, Electric Range, Gas Water Heater	197	563	211	737	259	848	305	1191	353	1408	402	1624
Gas Heat, Electric Range, Electric Water Heater	205	555	219	729	268	839	316	1180	365	1396	414	1612
Electric Heat, Electric Range, Electric Water Heater	200	560	216	732	268	839	317	1179	369	1392	420	1606
Gas Heat, Gas Range, Electric Water Heater	203	557	216	732	264	843	311	1185	359	1402	407	1619
Apartment												
Gas Heat, Gas Range, Gas Water Heater	179	581	188	760	223	884	256	1240	291	1470	325	1701
Gas Heat, Electric Range, Gas Water Heater	181	579	191	757	227	880	261	1235	297	1464	332	1694
Gas Heat, Electric Range, Electric Water Heater	186	574	198	750	235	872	269	1227	306	1455	342	1684
Electric Heat, Electric Range, Electric Water Heater	167	593	178	770	218	889	256	1240	296	1465	335	1691
Gas Heat, Gas Range, Electric Water Heater	184	576	195	753	231	876	264	1232	300	1461	335	1691
Mobile Home												
Gas Heat, Gas Range, Gas Water Heater			173	775	216	891	258	1238	302	1459		
Gas Heat, Electric Range, Gas Water Heater			176	772	220	887	263	1233	308	1453		
Gas Heat, Electric Range, Electric Water Heater			184	764	229	878	274	1222	320	1441		
Electric Heat, Electric Range, Electric Water Heater			203	745	246	861	287	1209	330	1431		
Gas Heat, Gas Range, Electric Water Heater			181	767	225	882	269	1227	314	1447		
Duplex												
Gas Heat, Gas Range, Gas Water Heater	191	569	202	746	243	864	285	1211	325	1436	368	1658
Gas Heat, Electric Range, Gas Water Heater	193	567	205	743	247	860	290	1206	331	1430	375	1651
Gas Heat, Electric Range, Electric Water Heater	201	559	213	735	256	851	301	1195	343	1418	387	1639
Electric Heat, Electric Range, Electric Water Heater	183	577	196	752	243	864	291	1205	338	1423	385	1641
Gas Heat, Gas Range, Electric Water Heater	199	561	210	738	252	855	296	1200	337	1424	380	1646
Row/Townhouse												
Gas Heat, Gas Range, Gas Water Heater	191	569	202	746	243	864	285	1211	325	1436	368	1658
Gas Heat, Electric Range, Gas Water Heater	193	567	205	743	247	860	290	1206	331	1430	375	1651
Gas Heat, Electric Range, Electric Water Heater	201	559	213	735	256	851	301	1195	343	1418	387	1639
Electric Heat, Electric Range, Electric Water Heater	183	577	196	752	243	864	291	1205	338	1423	385	1641
Gas Heat, Gas Range, Electric Water Heater	199	561	210	738	252	855	296	1200	337	1424	380	1646
If the following utilities are furnished, add to rent column:												
Water - Municipal	35		35		43		51		59		67	
Sewer - Municipal (only choice)	37		37		43		48		53		59	
Trash - Municipal	17		17		17		17		17		17	
If the following are not furnished, subtract from rent column:												
Range	11		11		11		11		11		11	
Refrigerator	12		12		12		12		12		12	
Tenant provided A/C: add appropriate amount to rent (see Section 8 Specialist)												

(Payment Standards @ 110% of FMR depending on bedroom size)

(Fair Market Rents Effective January FY 2025)

Boone County Electric

Voucher Payment Standard

Effective January 2025

	0 Bedroom		1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5 Bedrooms	
Total Available Based on Number of Bedrooms	\$ 760.00		\$ 948.00		\$ 1,107.00		\$ 1,496.00		\$ 1,761.00		\$ 2,026.00	
Use if all utilities are paid by landlord	UTILS	RENT	UTILS	RENT	UTILS	RENT	UTILS	RENT	UTILS	RENT	UTILS	RENT
Single Family Detached												
Gas Heat, Gas Range, Gas Water Heater	230	530	244	704	294	813	345	1151	394	1367	445	1581
Gas Heat, Electric Range, Gas Water Heater	231	529	246	702	296	811	348	1148	398	1363	450	1576
Gas Heat, Electric Range, Electric Water Heater	236	524	251	697	302	805	354	1142	404	1357	455	1571
Electric Heat, Electric Range, Electric Water Heater	226	534	242	706	294	813	346	1150	398	1363	449	1577
Gas Heat, Gas Range, Electric Water Heater	235	525	249	699	300	807	351	1145	400	1361	450	1576
Apartment												
Gas Heat, Gas Range, Gas Water Heater	215	545	227	721	266	841	305	1191	345	1416	386	1640
Gas Heat, Electric Range, Gas Water Heater	216	544	229	719	268	839	308	1188	349	1412	391	1635
Gas Heat, Electric Range, Electric Water Heater	219	541	233	715	273	834	312	1184	354	1407	396	1630
Electric Heat, Electric Range, Electric Water Heater	198	562	210	738	253	854	295	1201	339	1422	382	1644
Gas Heat, Gas Range, Electric Water Heater	218	542	231	717	271	836	309	1187	350	1411	391	1635
Mobile Home												
Gas Heat, Gas Range, Gas Water Heater			189	759	235	872	283	1213	330	1431		
Gas Heat, Electric Range, Gas Water Heater			191	757	237	870	286	1210	334	1427		
Gas Heat, Electric Range, Electric Water Heater			196	752	243	864	292	1204	340	1421		
Electric Heat, Electric Range, Electric Water Heater			209	739	253	854	298	1198	343	1418		
Gas Heat, Gas Range, Electric Water Heater			194	754	241	866	289	1207	336	1425		
Duplex												
Gas Heat, Gas Range, Gas Water Heater	226	534	240	708	285	822	331	1165	376	1385	423	1603
Gas Heat, Electric Range, Gas Water Heater	227	533	242	706	287	820	334	1162	380	1381	428	1598
Gas Heat, Electric Range, Electric Water Heater	232	528	247	701	293	814	340	1156	386	1375	433	1593
Electric Heat, Electric Range, Electric Water Heater	211	549	226	722	275	832	324	1172	373	1388	422	1604
Gas Heat, Gas Range, Electric Water Heater	231	529	245	703	291	816	337	1159	382	1379	428	1598
Row/Townhouse												
Gas Heat, Gas Range, Gas Water Heater	226	534	240	708	285	822	331	1165	376	1385	423	1603
Gas Heat, Electric Range, Gas Water Heater	227	533	242	706	287	820	334	1162	380	1381	428	1598
Gas Heat, Electric Range, Electric Water Heater	232	528	247	701	293	814	340	1156	386	1375	433	1593
Electric Heat, Electric Range, Electric Water Heater	211	549	226	722	275	832	324	1172	373	1388	422	1604
Gas Heat, Gas Range, Electric Water Heater	231	529	245	703	291	816	337	1159	382	1379	428	1598
If the following utilities are furnished, add to rent column:												
Water - Consolidated		32		33		42		51		59		68
Sewer - Municipal (only choice)		58		60		72		85		98		111
Trash - Independent		20		20		20		20		20		20
If the following are not furnished, subtract from rent column:												
Range		11		11		11		11		11		11
Refrigerator		12		12		12		12		12		12
Tenant provided A/C: add appropriate amount to rent (see Section 8 Specialist).												

(Payment Standards @ 110% of FMR depending on bedroom size)

(Fair Market Rents Effective January FY 2025)

City of Columbia

Voucher Payment Standard

Effective January 2025

	0 Bedroom		1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5 Bedrooms	
Total Available Based on Number of Bedrooms	\$ 829.00		\$ 1,034.00		\$ 1,208.00		\$ 1,632.00		\$ 1,921.00		\$ 2,210.00	
Use if all utilities are paid by landlord	UTILS	RENT	UTILS	RENT	UTILS	RENT	UTILS	RENT	UTILS	RENT	UTILS	RENT
Single Family Detached												
Gas Heat, Gas Range, Gas Water Heater	195	634	208	826	255	953	300	1332	347	1574	395	1815
Gas Heat, Electric Range, Gas Water Heater	197	632	211	823	259	949	305	1327	353	1568	402	1808
Gas Heat, Electric Range, Electric Water Heater	205	624	219	815	268	940	316	1316	365	1556	414	1796
Electric Heat, Electric Range, Electric Water Heater	200	629	216	818	268	940	317	1315	369	1552	420	1790
Gas Heat, Gas Range, Electric Water Heater	203	626	216	818	264	944	311	1321	359	1562	407	1803
Apartment												
Gas Heat, Gas Range, Gas Water Heater	179	650	188	846	223	985	256	1376	291	1630	325	1885
Gas Heat, Electric Range, Gas Water Heater	181	648	191	843	227	981	261	1371	297	1624	332	1878
Gas Heat, Electric Range, Electric Water Heater	186	643	198	836	235	973	269	1363	306	1615	342	1868
Electric Heat, Electric Range, Electric Water Heater	167	662	178	856	218	990	256	1376	296	1625	335	1875
Gas Heat, Gas Range, Electric Water Heater	184	645	195	839	231	977	264	1368	300	1621	335	1875
Mobile Home												
Gas Heat, Gas Range, Gas Water Heater			173	861	216	992	258	1374	302	1619		
Gas Heat, Electric Range, Gas Water Heater			176	858	220	988	263	1369	308	1613		
Gas Heat, Electric Range, Electric Water Heater			184	850	229	979	274	1358	320	1601		
Electric Heat, Electric Range, Electric Water Heater			203	831	246	962	287	1345	330	1591		
Gas Heat, Gas Range, Electric Water Heater			181	853	225	983	269	1363	314	1607		
Duplex												
Gas Heat, Gas Range, Gas Water Heater	191	638	202	832	243	965	285	1347	325	1596	368	1842
Gas Heat, Electric Range, Gas Water Heater	193	636	205	829	247	961	290	1342	331	1590	375	1835
Gas Heat, Electric Range, Electric Water Heater	201	628	213	821	256	952	301	1331	343	1578	387	1823
Electric Heat, Electric Range, Electric Water Heater	183	646	196	838	243	965	291	1341	338	1583	385	1825
Gas Heat, Gas Range, Electric Water Heater	199	630	210	824	252	956	296	1336	337	1584	380	1830
Row/Townhouse												
Gas Heat, Gas Range, Gas Water Heater	191	638	202	832	243	965	285	1347	325	1596	368	1842
Gas Heat, Electric Range, Gas Water Heater	193	636	205	829	247	961	290	1342	331	1590	375	1835
Gas Heat, Electric Range, Electric Water Heater	201	628	213	821	256	952	301	1331	343	1578	387	1823
Electric Heat, Electric Range, Electric Water Heater	183	646	196	838	243	965	291	1341	338	1583	385	1825
Gas Heat, Gas Range, Electric Water Heater	199	630	210	824	252	956	296	1336	337	1584	380	1830
If the following utilities are furnished, add to rent column:												
Water - Municipal	35		35		43		51		59		67	
Sewer - Municipal (only choice)	37		37		43		48		53		59	
Trash - Municipal	17		17		17		17		17		17	
If the following are not furnished, subtract from rent column:												
Range	11		11		11		11		11		11	
Refrigerator	12		12		12		12		12		12	
Tenant provided A/C: add appropriate amount to rent (see Section 8 Specialist)												

(Payment Standards @ 120% of FMR depending on bedroom size)

(Fair Market Rents Effective January FY 2025)

Boone County Electric

Voucher Payment Standard

Effective January 2025

	0 Bedroom		1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5 Bedrooms	
Total Available Based on Number of Bedrooms	\$ 829.00		\$ 1,034.00		\$ 1,208.00		\$ 1,632.00		\$ 1,921.00		\$ 2,210.00	
Use if all utilities are paid by landlord	UTILS	RENT	UTILS	RENT	UTILS	RENT	UTILS	RENT	UTILS	RENT	UTILS	RENT
Single Family Detached												
Gas Heat, Gas Range, Gas Water Heater	230	599	244	790	294	914	345	1287	394	1527	445	1765
Gas Heat, Electric Range, Gas Water Heater	231	598	246	788	296	912	348	1284	398	1523	450	1760
Gas Heat, Electric Range, Electric Water Heater	236	593	251	783	302	906	354	1278	404	1517	455	1755
Electric Heat, Electric Range, Electric Water Heater	226	603	242	792	294	914	346	1286	398	1523	449	1761
Gas Heat, Gas Range, Electric Water Heater	235	594	249	785	300	908	351	1281	400	1521	450	1760
Apartment												
Gas Heat, Gas Range, Gas Water Heater	215	614	227	807	266	942	305	1327	345	1576	386	1824
Gas Heat, Electric Range, Gas Water Heater	216	613	229	805	268	940	308	1324	349	1572	391	1819
Gas Heat, Electric Range, Electric Water Heater	219	610	233	801	273	935	312	1320	354	1567	396	1814
Electric Heat, Electric Range, Electric Water Heater	198	631	210	824	253	955	295	1337	339	1582	382	1828
Gas Heat, Gas Range, Electric Water Heater	218	611	231	803	271	937	309	1323	350	1571	391	1819
Mobile Home												
Gas Heat, Gas Range, Gas Water Heater			189	845	235	973	283	1349	330	1591		
Gas Heat, Electric Range, Gas Water Heater			191	843	237	971	286	1346	334	1587		
Gas Heat, Electric Range, Electric Water Heater			196	838	243	965	292	1340	340	1581		
Electric Heat, Electric Range, Electric Water Heater			209	825	253	955	298	1334	343	1578		
Gas Heat, Gas Range, Electric Water Heater			194	840	241	967	289	1343	336	1585		
Duplex												
Gas Heat, Gas Range, Gas Water Heater	226	603	240	794	285	923	331	1301	376	1545	423	1787
Gas Heat, Electric Range, Gas Water Heater	227	602	242	792	287	921	334	1298	380	1541	428	1782
Gas Heat, Electric Range, Electric Water Heater	232	597	247	787	293	915	340	1292	386	1535	433	1777
Electric Heat, Electric Range, Electric Water Heater	211	618	226	808	275	933	324	1308	373	1548	422	1788
Gas Heat, Gas Range, Electric Water Heater	231	598	245	789	291	917	337	1295	382	1539	428	1782
Row/Townhouse												
Gas Heat, Gas Range, Gas Water Heater	226	603	240	794	285	923	331	1301	376	1545	423	1787
Gas Heat, Electric Range, Gas Water Heater	227	602	242	792	287	921	334	1298	380	1541	428	1782
Gas Heat, Electric Range, Electric Water Heater	232	597	247	787	293	915	340	1292	386	1535	433	1777
Electric Heat, Electric Range, Electric Water Heater	211	618	226	808	275	933	324	1308	373	1548	422	1788
Gas Heat, Gas Range, Electric Water Heater	231	598	245	789	291	917	337	1295	382	1539	428	1782
If the following utilities are furnished, add to rent column:												
Water - Consolidated		32		33		42		51		59		68
Sewer - Municipal (only choice)		58		60		72		85		98		111
Trash - Independent		20		20		20		20		20		20
If the following are not furnished, subtract from rent column:												
Range		11		11		11		11		11		11
Refrigerator		12		12		12		12		12		12
Tenant provided A/C: add appropriate amount to rent (see Section 8 Specialist).												

(Payment Standards @ 120% of FMR depending on bedroom size)

(Fair Market Rents Effective January FY 2025)



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: Modernization

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 6, 2024

Re: Modernization Monthly Report

Executive Summary

This report provides a summary of work orders and total labor hours for September 2024.

Discussion

Property	Emergency W/O	NON Emergency W/O	Total W/O	Total Labor Hours
AMP 1	2	61	63	86.2
Bear Creek	3	33	36	59.66
Bryant WWII	3	16	19	28.49
Bryant WWI	0	27	27	32.79
Oak Towers	1	58	59	42.5
Paquin Tower	4	104	108	315.5
Patriot Place	0	50	50	16
Stuart Parker	0	39	39	53.65
Total all Properties	13	388	401	634.79

A summary of further Facilities and Modernization activities is as follows:

Maintenance

- Total work orders work orders stayed consistent. Labor hours increased due to updated tracking techniques.

Modernization

- Blind Boone Kitchen renovations are complete. The stone retaining wall is finished but waiting on the railing to be installed.
- Geo technical boring has been completed at Bear Creek. Preliminary reports show highly expansive soil under and around the units.
- Redstone has pre-approved new cashless laundry equipment for both Oak and Paquin Tower. Estimated replacement to occur late December 2024 or early 2025.
- Redstone has pre-approved the parking lot at Paquin tower to be repaved during 2024 or early 2025.
- The RFP for Integrated Pest Management has closed. 2 bids were received from Steves Pest Control and Wingate.

Development Construction

- *Kinney Point*
 - Building Pads 1,7,8,9,10 and 11 are complete and ready for in ground plumbing and concrete.
 - Footings will begin the week of November 11th.
 - Phase one utilities are in and phase two is beginning.
 - Concrete curb for phase one is nearly complete and paving of phase one is underway.
 - Approximately 75% of submittals have been submitted and approved.
 - Construction is on schedule.
- *Park Avenue*
 - Building permits are ready to be executed and will be once closing has occurred.
 - Relocation planning is underway.
 - Sub-contractor lists are being narrowed down and contracts are being prepared, but not submitted to the winning bid yet.
- *Providence Walkway*
 - Lead and asbestos testing has been completed, staff are awaiting results.

Recommended Commission Action

Review and consider the report.



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Department Source: Affordable Housing Development and Compliance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 6, 2024

Re: Affordable Housing Development and Compliance Report

Executive Summary

This report provides an update of CHA's Affordable Housing Development activities and on-going compliance activities.

Discussion

Affordable Housing Development

Kinney Point:

- Second construction draw meeting occurred 10/3.

Park Avenue:

- The second Housing Development Coordinator position was filled on 10/14.
- HUD RAD Transaction Manager requested narratives to submit with the Financing Plan on 10/25 and indicated that these were the final documents needed for his review prior to submission to Washington D.C. for review and approval.
- Meeting with Fulson Housing Group, Red Stone Equity, Nationwide and Bank of America to review Park Avenue project and CHA experience to complete Park Avenue occurred on 10/30.
- Federal and State Tax credit increase received from MHDC and notification that draft Firm Commitment was ready on 10/31.

Providence Walkway:

- Preconditional Reservation Documents submitted to MHDC on 10/31.
- Crockett Engineering has begun the work to replat Worley and Providence Walkway and Blind Boone Apartments lots.
- Dominion Due Diligence has been engaged to complete a RAD Capital Needs Assessment.

Blind Boone Apartments:

- Resident Engagement Meetings scheduled for November 7th and November 26th.
- Funding announcements from MHDC expected December 2024.

On-going Compliance



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Year to date monthly compliance reporting is as follows:

Month	Compliance Reports Due Year-to Date	Status
January	1/10 MHDC Vacancy Report all LIHTC properties 1/10 MHDC VAWA report all LIHTC properties 1/15 Dec. Redstone occupancy report 1/15 Sugar Creek/Gard. 4th quarter occupancy report 1/20 Bond projects 4th quarter reports Insurance certificates out to investors 1/31 MHDC Bear Creek-Stuart Parker/Paquin COL/AOC 1/31 DED ARPA Federal Expenditures Reporting	Complete Complete Complete Complete Complete Complete Complete Complete
February	MMVH – FHLB annual certification 2/10 MHDC Vacancy Report all LIHTC Prop. 2/10 MHDC VAWA Report all LIHTC Prop. 2/15 Red Stone Jan Occup. Rep.	Complete Complete Complete Complete
March	3/1 DED Quarterly Report 3/10 MHDC Vacancy Report all LIHTC Prop. 3/10 MHDC VAWA Report to all LIHTC Prop. 3/15 Red Stone Feb Occup. Rep. 3/31 IRS 8703 Certification for bond projects. 3/31 MHDC Quarterly Utility Allowance Rep.	Complete Complete Complete Complete Complete Complete
April	4/10 MHDC Vacancy Report all LIHTC Prop. 4/10 MHDC VAWA Report all LIHTC Prop. 4/15 Red Stone March Occupancy Rep. 4/15 Sugar Creek/Gard 1st Quarter Occupancy Rep. 4/20 Bond projects 1st Qtr Rep. 4/30 BWW II and Oak COL/AOC due	Complete Complete Complete Complete Complete Complete
May	5/10 MHDC Vacancy Report all LIHTC Prop. 5/10 MHDC VAWA Report all LIHTC Properties 5/15 Red Stone April Occupancy Report Cap. Fund Action Plan with ACC Amendment	Complete Complete Complete Complete
June	Oak Tower – FHLB annual certification 6/1 DED Quarterly Report 6/10 MHDC Vacancy Report all LIHTC Prop. 6/10 MHDC VAWA Report all LIHTC Prop. 6/15 Red Stone May Occupancy Report	Complete Complete Complete Complete Complete
July	7/10 MHDC Vacancy Rep all LIHTC Prop. 7/10 MHDC VAWA Report all LIHTC Prop. 7/15 Red Stone June Occupancy Report 7/15 Sugar Creek/Gard. 2nd Quarter Occupancy Report 1/20 Bond projects 2nd Qtr Rep. 7/5-8/25 PIC Cert of Units 7/31 BWW COL/AOC	Complete Complete Complete Complete Complete Complete Complete
August	8/10 MHDC Vacancy Report all LIHTC Prop. 8/10 MHDC VAWA Report all LIHTC Prop. 8/15 Red Stone July Occupancy Report 8/29 SPPT – FHLB annual certification	Complete Complete Complete Complete
September	BC – FHLB annual certification 9/1 DED Quarterly Report 9/10 MHDC Vacancy Report all LIHTC Prop.	Complete Complete Complete



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	9/10 MHDC VAWA Report all LIHTC Prop. 9/15 Red Stone August Occupancy Report 9/30 MHDC Quarterly Utility Allowance Rep.	Complete Complete Complete
October	10/10 MHDC Vacancy Report all LIHTC Prop. 10/10 MHDC VAWA Report all LIHTC Prop. 10/15 Red Stone Sept. Occupancy Report 10/15 Sugar Creek/Gard 3rd Qtr. Occup. 10/20 Bond projects 3rd Qtr. Report 10/31 Patriot COL/AOC	Complete Complete Complete Complete Complete Complete
November	11/10 MHDC VAWA Report all LIHTC Prop. 11/15 Red Stone Oct. Occupancy Report	
December	12/1 DED Quarterly Report 12/10 MHDC Vacancy Report all LIHTC Prop. 12/10 MHDC VAWA Report all LIHTC Prop. 12/15 Red Stone Nov. Occupancy Report 12/31 MHDC Quarterly Utility Allow. Report 12/31 MHDC Prop. Mgt. Certification	

Recommended Commission Action

Review and consider the report.



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Department Source: Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

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

Re: Monthly Resident Services Report

Executive Summary

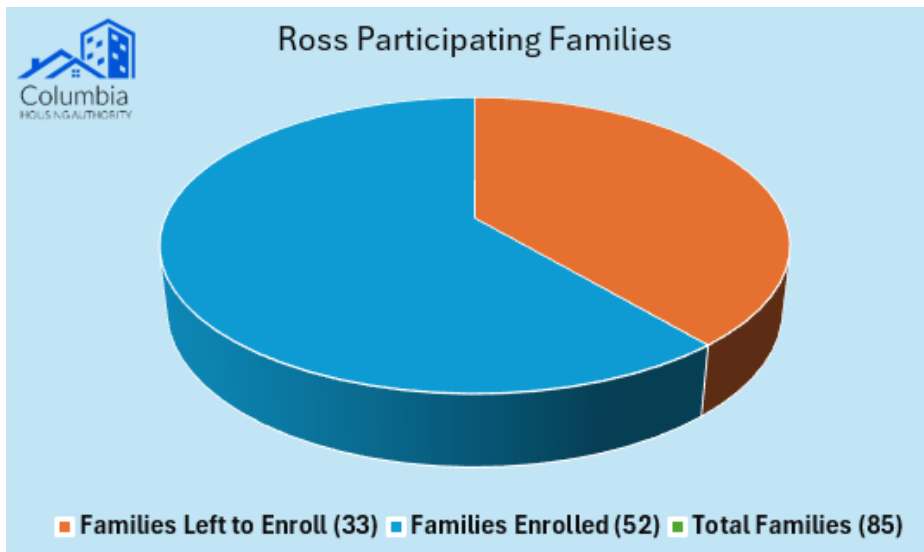
This report summarizes the Resident Services Department’s activities for September 2024.

Discussion

The CHA Resident Services Department continued to provide supportive services in each of the separate programs, corresponding properties, and 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

In September, the ROSS grant submission was completed for the upcoming three-year grant cycle beginning in June 2024. This new cycle will expand the program’s reach to serve additional properties, including Amp I and Bryant Walkways I & II





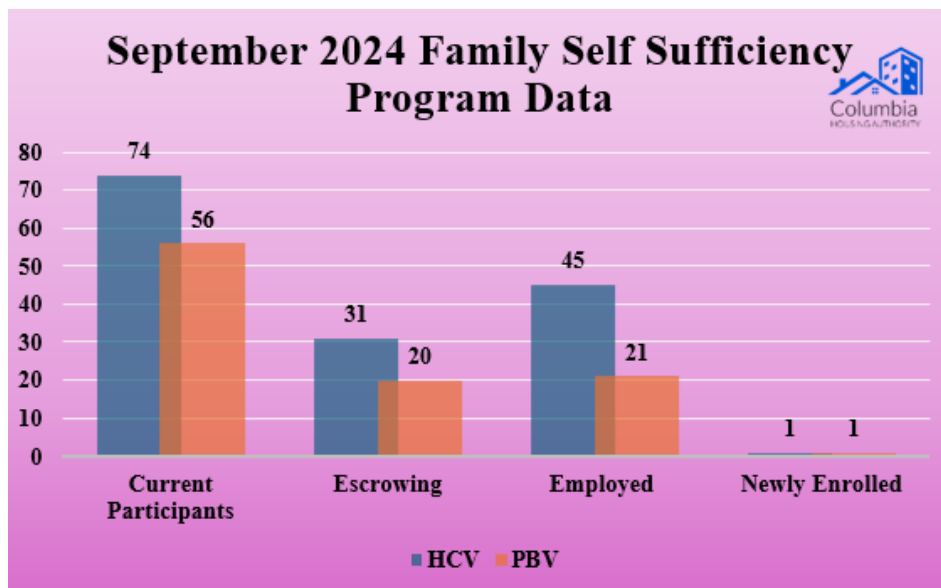
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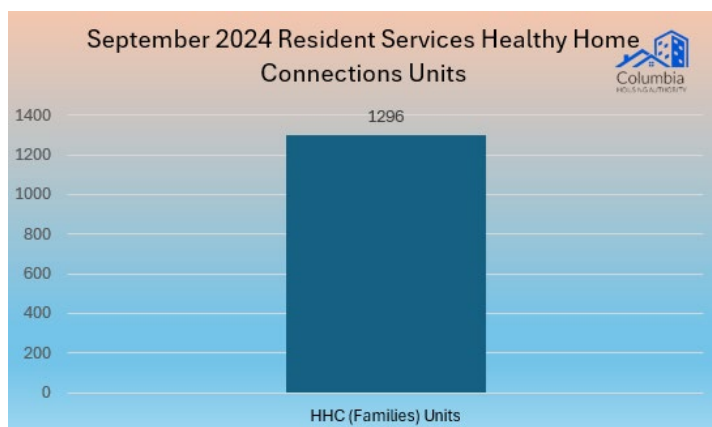
Family Self Sufficiency Program (FSS) – Serving Active FSS Participants from all CHA Housing Programs

During the month of September, there were two new program enrollments, two program exits, and one program graduation (the participant took home over \$6,000). The coordinators registered for the Compass FSS Conference that will take place in Washinton D.C. in October. The team continued to conduct annual FSS recertifications, assisted with the food pantry, enrolled FSS families in the VAC holiday program, and began preparing for the annual escrow audit.



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

In the month of September, HHC Staff began planning all the upcoming holiday events. They obtained funding from Horizon Housing Foundation to provide thanksgiving meals at Stuart Parker and the Bryant Walkways. Additionally, HHC staff collaborated with Strawberry Hills Farm, who generously donated pumpkins, allowing Bear Creek residents to participate in a pumpkin painting event!





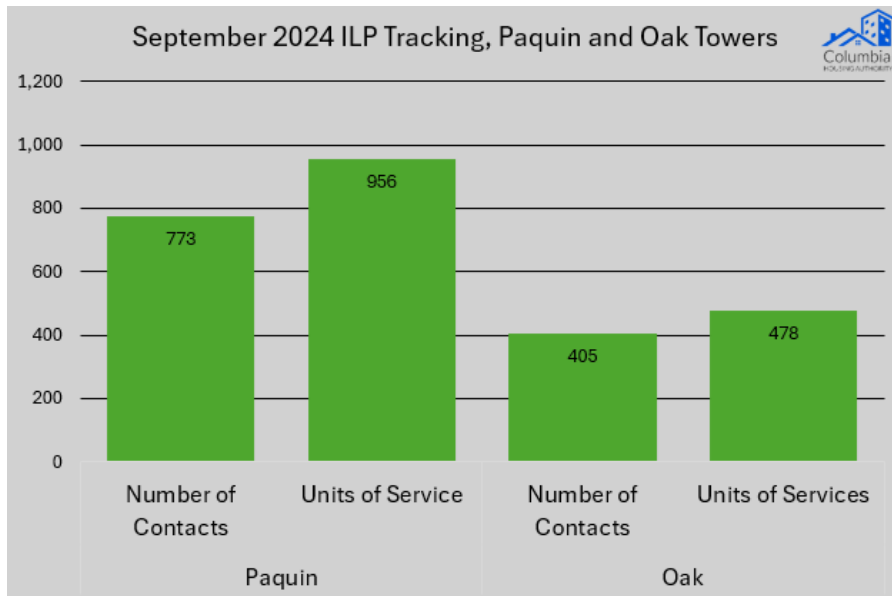
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Independent Living Program (ILP) – Serving 55 & Over and Persons with Disabilities, All sites

In September, the Independent Living Coordinators continued taking residents to the Farmers Market on Saturday mornings and Wednesday evenings. Students from the University of Missouri returned and began hosting bingo and other group activities for the residents. Additionally, coordinators continued to assist the housing managers in obtaining income and asset documentation for resident recertifications.





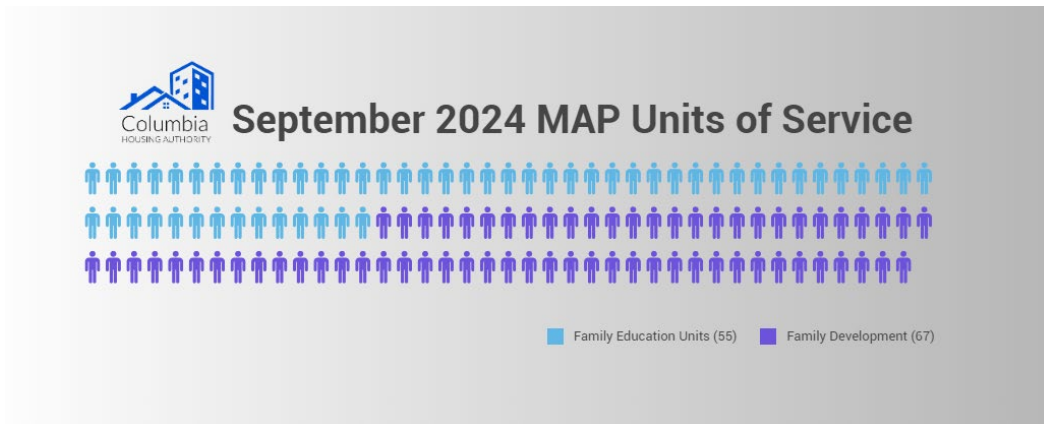
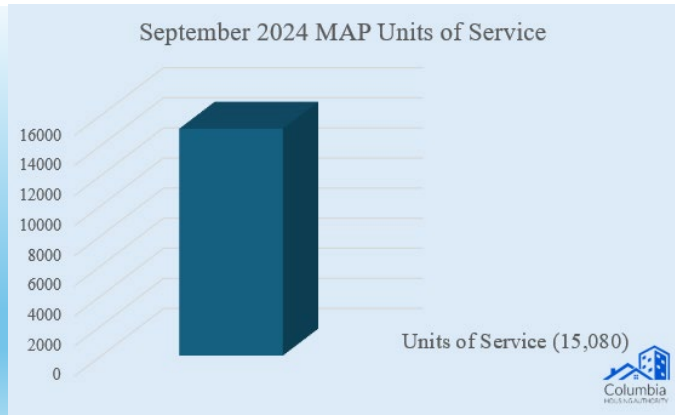
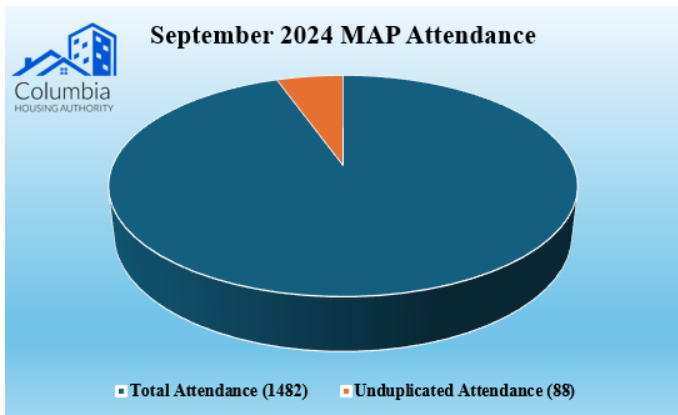
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Moving Ahead Program (MAP) - Afterschool and Summer Program

During the month of September, the Moving Ahead staff participated in their first site visit of the school year with the Missouri Afterschool Network staff where they discussed upcoming program evaluations. They also had a site visit with a team from the City of Columbia Social Services Fund, this site visit was part of the current grant proposal process. The team was also thrilled to report a 14% increase in attendance this September compared to the same time last year.





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Recommended Commission Action

Review and consider the report.



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Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 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 September 2024.

Discussion

In September, five (5) families moved in or transferred units, and ten (10) families moved out or transferred units. Of the ten (10) families that moved out or transferred units, one (1) household transferred units, two (2) households were terminated, three (3) households moved to the private sector, two (2) tenants passed away and two (2) households abandoned their units. Out of 622 LIHTC/PBV units there were eleven (11) vacant as of September 30, 2024, which is an overall occupancy rate of 98.20%. This is an increase from 97.40% occupancy on July 31, 2024. Of the eleven (11) vacant LIHTC/PBV units, zero (0) were vacant over 60 days. As of 9/30/2024 Amp. 1 had thirty-eight (38) vacant units, which is an occupancy rate of 69.1%. Seven (7) 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 September 2024

Property	Total units	Occupancy for September 30, 2023	Occupancy for September 30, 2024	Occupancy as of 10/29/2024	#Vacant units under 0-60 days as of 9/30/2024	#Vacant units over 61 days as of 9/30/2024	Move-in Sept. 2024	Move-outs Sept. 2024	Rent unpaid for Sept. 2024	Rents delinquent 31-60	Rents delinquent 61-90	Rents delinquent 90+
Amp 1 - PH	120	80.70%	68.100%	65.50%	0	0	0	1	\$6,199.59	\$1,707.30	\$618.00	\$2,576.73
Bear Creek	76	96.10%	96.10%	97.40%	3	0	0	1	\$9,974.81	\$1,952.04	\$19.00	\$2,147.23
Oak Tower	147	95.20%	99.32%	98.60%	1	0	1	1	\$4,072.67	\$113.55	\$40.50	\$1,864.76
Paquin Tower	200	95.00%	97.00%	99.00%	6	0	3	7	\$5,587.43	\$1,944.00	\$787.52	\$1,318.91
Stuart Parker	84	94.00%	100.00%	98.80%	0	0	0	0	\$7,815.58	\$1,565.17	\$6,315.79	\$8,238.58
BWW	54	94.40%	98.10%	100.00%	1	0	1	0	\$3,890.78	\$2,507.97	\$1,376.00	\$2,829.53
BWWII	36	91.70%	100.00%	100.00%	0	0	0	0	\$807.27	\$839.52	\$768.00	\$344.83
Patriot Place	25	84.00%	100.00%	100.00%	0	0	0	0	\$2,803.00	\$1,701.65	\$696.00	\$0.00

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

September 30, 2024

HOUSING CHOICE VOUCHER = HCV + VASH + MAINSTREAM + PORT-INS																		ATTRITION RATE					
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (Includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased this Month	Current Vouchers (Looking)	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased	
																Utilization		YTD Utilization					
Jan-24	\$ 7,909,344	\$ 659,112	\$ 224.49	\$ 643	\$ 690,689	\$ 31,577	1,074	1,212	1,074	1,020	54	54	19	151	89%	105%	89%	105%	7	0.7%	7	0.7%	
Feb-24	\$ 7,218,655	\$ 656,241	\$ 216.18	\$ 656	\$ 715,394	\$ 90,729	1,090	1,212	2,164	991	99	153	13	112	90%	109%	89%	107%	13	1.2%	10	0.9%	
Mar-24	\$ 6,503,261	\$ 650,326	\$ 212.53	\$ 655	\$ 698,050	\$ 47,724	1,066	1,212	3,230	985	81	234	8	130	88%	107%	89%	107%	13	1.2%	11	1.0%	
Apr-24	\$ 5,805,211	\$ 645,023	\$ 211.97	\$ 671	\$ 708,436	\$ 63,413	1,056	1,212	4,286	950	106	340	14	106	87%	110%	88%	108%	19	1.8%	13	1.2%	
May-24	\$ 5,096,775	\$ 637,097	\$ 210.87	\$ 678	\$ 713,129	\$ 76,032	1,052	1,212	5,338	924	128	468	11	110	87%	112%	88%	109%	12	1.1%	13	1.2%	
Jun-24	\$ 4,383,646	\$ 626,235	\$ 211.96	\$ 693	\$ 718,848	\$ 92,613	1,038	1,212	6,376	882	156	624	20	103	86%	115%	88%	110%	15	1.4%	13	1.2%	
Jul-24	\$ 3,664,799	\$ 610,800	\$ 210.51	\$ 703	\$ 735,802	\$ 125,002	1,046	1,212	7,422	833	213	837	13	110	86%	120%	87%	111%	9	0.9%	13	1.2%	
Aug-24	\$ 2,928,996	\$ 585,799	\$ 212.80	\$ 698	\$ 734,392	\$ 148,592	1,052	1,212	8,474	786	266	1,104	24	96	87%	125%	87%	113%	7	0.7%	12	1.1%	
Sep-24	\$ 2,194,605	\$ 548,651	\$ 219.44	\$ 698	\$ 734,484	\$ 185,833	1,053	1,212	9,527	698	355	1,459	10	94	87%	134%	87%	115%	9	0.9%	12	1.1%	

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

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

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

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

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

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

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

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

Total vouchers available = 1212

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

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

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

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

Homeownership: Current number of homeownership vouchers

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

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

September 30, 2024

RAD PROJECT BASED VOUCHER (RAD-PBV)																		ATTRITION RATE					
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (Includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/(Under) Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased this Month	Current Vouchers (Looking)	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased	
																Utilization		YTD Utilization					
Jan-24	\$ 2,300,000	\$ 191,667	\$ 237.01	\$ 324	\$ 193,579	\$ 1,912	564	597	564	597	(33)	(33)	9	-	94.5%	101.0%	94.5%	101.0%	2	0.4%	2	0.4%	
Feb-24	\$ 2,106,421	\$ 191,493	\$ 231.30	\$ 325	\$ 193,771	\$ 2,279	565	597	1,129	597	(32)	(65)	7	-	94.6%	101.2%	94.6%	101.1%	6	1.1%	4	0.7%	
Mar-24	\$ 1,912,650	\$ 191,265	\$ 229.03	\$ 330	\$ 196,918	\$ 5,653	567	597	1,696	597	(30)	(95)	8	-	95.0%	103.0%	94.7%	101.7%	12	2.1%	7	1.2%	
Apr-24	\$ 1,715,732	\$ 190,637	\$ 230.23	\$ 328	\$ 195,520	\$ 4,883	561	597	2,257	597	(36)	(131)	9	-	94.0%	102.6%	94.5%	101.9%	9	1.6%	7	1.3%	
May-24	\$ 1,520,212	\$ 190,026	\$ 228.94	\$ 339	\$ 202,463	\$ 12,436	562	597	2,819	597	(35)	(166)	16	-	94.1%	106.5%	94.4%	102.8%	7	1.2%	7	1.3%	
Jun-24	\$ 1,317,749	\$ 188,250	\$ 229.58	\$ 332	\$ 198,356	\$ 10,106	571	597	3,390	597	(26)	(192)	13	-	95.6%	105.4%	94.6%	103.3%	4	0.7%	7	1.2%	
Jul-24	\$ 1,119,393	\$ 186,566	\$ 231.96	\$ 334	\$ 199,194	\$ 12,629	580	597	3,970	597	(17)	(209)	14	-	97.2%	106.8%	95.0%	103.8%	9	1.6%	7	1.2%	
Aug-24	\$ 920,199	\$ 184,040	\$ 234.43	\$ 338	\$ 202,027	\$ 17,988	584	597	4,554	597	(13)	(222)	12	-	97.8%	109.8%	95.4%	104.5%	2	0.3%	6	1.1%	
Sep-24	\$ 718,171	\$ 179,543	\$ 239.06	\$ 330	\$ 196,724	\$ 17,181	590	597	5,144	597	(7)	(229)	3	-	98.8%	109.6%	95.7%	105.1%	7	1.2%	6	1.1%	

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

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

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

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

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

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

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

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

Total vouchers available = 1132

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

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

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

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

Homeownership: Current number of homeownership vouchers

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

Section 8 - Tenant Based Rental Assistance - Monthly Management Report

September 30, 2024

Tenant Based Rental Assistance (TBRA)											
Month	Funds Available Through June 30, 2025	Projected Monthly Funds Available	Average Tenant Payment	Ave. HAP Payments + Deposits/Adjustment \$	Total Request (TRA+UAP+Dep/Adj)	HAP s Over/(Under) Authorized	Current Vouchers in Lease	Target Number of Vouchers	Number of Vouchers Over/(Under) Authorized	Vouchers Issued	
May-23	\$ 100,000	\$ 10,000	\$ 137.85	\$ 687	\$ 4,811	\$ (5,189)	7	15	(8)	3	
Jun-23	\$ 95,189	\$ 10,577	\$ 147.93	\$ 751	\$ 11,263	\$ 686	15	14	1	1	
Jul-23	\$ 83,926	\$ 10,491	\$ 129.38	\$ 725	\$ 10,878	\$ 387	15	14	1	1	
Aug-23	\$ 73,048	\$ 10,435	\$ 176.69	\$ 687	\$ 10,301	\$ (134)	15	15	(0)	1	
Sep-23	\$ 62,747	\$ 10,458	\$ 191.42	\$ 703	\$ 9,841	\$ (617)	14	15	(1)	1	
Oct-23	\$ 52,906	\$ 10,581	\$ 146.08	\$ 745	\$ 9,685	\$ (896)	13	14	(1)	2	
Nov-23	\$ 43,221	\$ 10,805	\$ 146.08	\$ 815	\$ 10,595	\$ (210)	13	13	(0)	3	
Dec-23	\$ 32,626	\$ 10,875	\$ 167.77	\$ 790	\$ 11,054	\$ 178	14	14	0	5	
Jan-24	\$ 21,572	\$ 10,786	\$ 66.29	\$ 725	\$ 11,603	\$ 817	16	15	1	2	
Feb-24	\$ 99,969	\$ 9,997	\$ 58.00	\$ 1,191	\$ 13,103	\$ 3,106	11	8	3	1	
Mar-24	\$ 86,866	\$ 9,652	\$ 51.56	\$ 1,128	\$ 11,276	\$ 1,624	10	9	1	0	
Apr-24	\$ 75,590	\$ 9,449	\$ 160.30	\$ 994	\$ 9,936	\$ 487	10	10	0	3	
May-24	\$ 65,654	\$ 9,379	\$ 102.25	\$ 989	\$ 9,886	\$ 507	10	9	1	2	
Jun-24	\$ 55,768	\$ 9,295	\$ 86.20	\$ 1,246	\$ 13,702	\$ 4,407	11	7	4	2	
Jul-24	\$ 42,066	\$ 8,413	\$ 86.20	\$ 1,017	\$ 11,189	\$ 2,776	11	8	3	1	
Aug-24	\$ 30,877	\$ 7,719	\$ 86.20	\$ 1,395	\$ 6,973	\$ (746)	5	6	(1)	1	
Sep-24	\$ 23,904	\$ 7,968	\$ 86.20	\$ 1,285	\$ 7,708	\$ (260)	6	6	(0)	0	
							0				
							0				
							0				

In May 2023, one grant period funding was completed and another began. A \$100,000 grant authorized by the City is now being utilized through December 31, 2023.

The \$100,000 grant period was extended and all funds were spent as of February 2024.

In February 2024, new grant funding was awarded by the City in the amount of \$90,000 for housing assistance expenses. This funding is available through June 30, 2025.

The \$90,000 has been added to the funds available column in February 2024 above.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Human Resources

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 6, 2024

Re: Human Resources Monthly Report

Executive Summary

This report provides a monthly account of Human Resources and I.T. functions.

Discussion

Current Open Positions:

- HCV Specialist
- HCV Intake Coordinator
- Director of Housing Programs
- Director of Development

November Staff Anniversary's:

- 11/6: Jamica Lawson – 1yr
- 11/8: Jeanette Nelson – 1yr
- 11/9: Alexis Seals – 3yrs
- 11/13: Barron Thompson – 18 yrs
- 11/14: Tracy Erickson – 2yrs
- 11/15: Sean Hamilton – 3yrs
- 11/28: Samantha Christian – 8yrs

HR Activities:

- 11/14: Open Enrollment All FT Staff Mtg
- Finalizing end of year processes.
- Finalizing CEO Performance Review.

I.T. Activities:

- Continued work with 43TC on computer replacements and system-wide best practices.

Recommended Commission Action

Review and consider the report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 6, 2024

Re: Safety Report

Executive Summary

This report provides a summary of September 2024, Safety Department reports and calls.

Discussion

Yearly Totals for CHA Safety Report:

	January	February	March	April	May	June	July	August	September	October	November	December
	2024	2024	2024	2024	2024	2024	2024	2024	2024	2023	2023	2023
Bear Creek	4	8	7	4	4	4	6	3	4	2	3	1
Bryant Walk	3	4	4	4	4	4	4	4	7	4	3	0
Downtown	13	6	5	6	7	2	4	8	8	4	10	9
Oak Towers	10	8	10	9	5	7	8	6	6	13	3	5
Patriot Place	1	4	4	1	6	1	2	1	1	0	5	5
Paquin Towers	21	18	15	15	10	11	18	16	16	15	19	24
Stuart Parker	1	2	0	3	1	2	11	3	3	4	0	1
misc										0	0	
Total	53	50	45	48	37	33	50	41	42	43	45	48

CHA Safety most notable reports:

Disturbance person:

- Disturbances: 4
- Lease Violations: 8
- Trespass Warnings: 9 1 Arrest
- Check Welfare: 5

Joint Communications log:

	January	February	March	April	May	June	July	August	September	October	November	December
	2024	2024	2024	2024	2024	2024	2024	2024	2024	2023	2023	2023
Columbia Police Response	106	133	82	94	118	131	227	115	115	135	122	111
Columbia Police Reports	12	13	13	12	14	12	15	15	15	11	14	5
Fire/Ems	85	96	106	110	63	84	84	106	106	94	98	86
Total	203	242	201	216	195	227	326	236	236	240	234	202

Safety Department New Resident Move in:

- 5

Safety Department other activities:

- Annie Fisher Food Pantry hours for August: 24 hours

- Jeff Forck: 10 hours
- Tara Thomason: 6 hours
- Kevin Keith: 8 hours

- Moving Ahead Program pick up from School hours,
 - Keith: 30 hours

Recommended Commission Action

Review and consider the report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 6, 2024

Re: Year to date financials through September 30, 2024

Executive Summary

Financials for September 30, 2024

Discussion

Finance Department Updates

Financials have been put in a more consolidated format for this meeting. Another report for a comparison of the current ytd, budget, and projections will be added, but for this month the projections are on each budget sheet.

There will also be an addition of balance sheet eliminations to show true entity wide worth.

Overall, there were very few projections changed during September, so year-end still lines up with the projections presented in August.

The current income is (123,229.81) however this is not a true reflection of cash as we draw extraordinary maintenance out of reserves and sellers financing is booked but not paid over until there is cash.

Conclusion

CHA continues to have a positive overall net income before depreciation and amortization of over \$200,000 for year end. This is still a very small profit margin and in large part due to not filling administrative positions at all or immediately. CHA continues to explore ways to maximize revenue and minimize expenses.

Recommended Commission Action

Review and consider the report.

**Columbia Housing Authority
Income Statements As of September 30, 2024**

Income Statement	Administrative			Low Income Housing Tax Credit Properties							Public Housing	Voucher Programs					Low Income Services			Columbia Community Housing Trust	Total	Elimination	Total		
	CHA Business Activities	Central Office Cost Center	Affordable Housing Development	Patriot Place	Bear Creek	Oak Tower	Paquin Tower	Bryant Walkway	Bryant Walkway II	Kinney Point	Amp1	Emergency Housing Vouchers	Mainstream Vouchers	Section 8 Vouchers	Continuum of Care	TBRA	General Partners	CHALIS	ROSS Resident Services	ROSS FSS Coordinators					
Fee Income	202,545.97	355,111.50	50,000.00	-	7,258.88	9,530.65	1,104.78	3,232.46	-	-	51,029.41	36,968.00	21,184.00	9,162,184.00	483,874.66	2,986.99	-	-	-	-	-	-	10,387,011.30	(557,649.97)	9,829,361.33
Grant Income	-	-	-	-	-	-	-	-	-	-	376,394.00	-	-	-	-	-	-	694,919.91	35,632.20	101,345.11	-	-	1,208,291.22	-	1,208,291.22
HAP Income	-	-	-	71,423.05	269,894.05	401,701.38	795,908.36	168,092.01	97,293.74	-	877.00	380,709.00	222,681.00	4,114.00	-	95,375.77	-	-	-	-	-	-	2,508,069.36	-	2,508,069.36
Investment Income	619,207.46	16,059.76	16,067.77	5,956.44	17,128.87	31,541.68	93,930.93	6,360.18	5,184.23	1.23	50,657.32	3,170.73	3,123.10	18,242.84	2,737.70	1,947.38	-	1,717.99	-	-	38,251.77	931,287.38	(618,883.87)	312,403.51	
Other Income	(40,411.03)	(18,797.82)	-	3,235.94	5,950.02	22,867.38	33,728.91	4,796.46	1,077.88	-	13,738.86	-	7,068.00	3,241.48	-	-	188,992.43	72,558.66	-	-	-	298,047.17	-	298,047.17	
Rental Income	84,465.13	-	-	82,868.87	176,293.26	419,230.02	706,105.76	107,609.74	73,343.68	-	213,449.64	-	-	-	-	-	-	24,799.00	-	-	-	1,899,235.10	(72,247.92)	1,826,987.18	
Total Income	865,807.53	352,373.44	66,067.77	163,484.30	476,525.08	884,871.11	1,630,778.74	290,090.85	176,899.53	1.23	706,146.23	420,847.73	254,056.10	9,187,782.32	486,612.36	100,310.14	188,992.43	793,995.56	35,632.20	101,345.11	49,321.77	17,231,941.53	(1,248,781.76)	15,983,159.77	
Contracted Services	3,611.82	35,331.44	6,851.68	4,089.49	8,668.74	20,679.93	33,258.63	6,471.48	4,063.62	669.51	10,744.82	2,075.00	1,692.00	94,142.63	2,867.00	290.00	-	21,201.35	-	-	610.79	257,319.93	-	257,319.93	
Depreciation & Amortization	23,527.24	897.00	-	98,619.31	183,942.75	294,362.91	501,031.13	210,577.16	105,746.30	-	129,696.75	-	-	16,165.00	-	-	-	14,164.00	-	-	2,548.00	1,581,277.55	-	1,581,277.55	
Fees	-	-	-	18,866.95	32,607.41	60,986.55	102,247.87	23,423.40	16,953.80	-	59,082.00	8,892.00	-	287,137.50	-	-	-	1,125.00	-	-	932.48	612,254.96	(557,649.97)	54,604.99	
Furniture & Equipment	164.01	176.50	-	-	-	-	-	-	-	-	-	-	-	12.49	-	-	-	-	-	-	-	353.00	-	353.00	
HAP Payments	-	-	-	-	-	-	-	-	-	-	-	364,569.82	224,987.94	8,211,496.63	469,735.09	96,365.38	-	-	-	-	-	9,367,154.86	-	9,367,154.86	
Insurance & Taxes	11,772.99	2,081.15	298.26	14,308.32	110,256.70	47,078.73	312,860.17	61,244.68	30,954.15	-	77,253.18	-	-	9,611.01	-	-	961.68	12,777.70	-	-	2,133.99	693,592.71	-	693,592.71	
Interest	262,558.60	-	-	6,110.00	90,047.01	131,567.50	350,104.98	16,973.17	24,081.21	-	-	-	-	-	-	-	949.84	-	-	-	-	882,392.31	(618,883.87)	263,508.44	
Maintenance & Repair	4,031.02	7,945.93	900.00	34,568.77	113,718.51	119,482.75	317,663.32	52,565.65	47,078.75	-	146,019.65	-	-	8,341.86	-	-	-	20,981.10	-	-	7,134.04	880,431.35	(11,032.83)	869,398.52	
Marketing	-	1,668.37	1,990.00	-	-	-	-	-	-	-	-	-	-	4,050.00	-	-	-	-	-	-	-	7,708.37	-	7,708.37	
Other Expense	64,761.68	16,682.21	2,578.40	4,683.10	1,338.36	7,948.84	11,575.37	5,760.04	1,489.35	797.42	5,816.36	951.40	81.45	27,047.66	153.42	62.50	4,152.13	15,491.90	83.60	-	622.60	172,077.79	(61,215.09)	110,862.70	
Personnel	277,448.62	362,516.68	97,820.57	36,328.95	73,735.29	246,476.07	359,565.64	76,414.26	30,827.66	-	349,467.19	2,975.14	1,388.13	637,878.31	9,721.38	1,516.75	159,757.51	568,325.02	32,116.52	101,345.11	-	3,425,624.80	-	3,425,624.80	
Supplies	237.22	5,529.87	489.79	238.83	1,300.74	1,420.81	2,554.92	863.08	1,153.08	-	1,075.82	476.46	25.56	14,891.20	1,397.77	128.13	52.10	147,788.34	36.95	-	0.69	179,661.36	-	179,661.36	
Technology	11,084.95	44,668.05	4,201.69	2,915.37	5,460.96	14,833.26	22,277.69	3,139.40	1,615.84	-	17,463.89	-	-	39,744.85	-	-	4,303.44	11,685.56	3,395.13	-	-	186,790.08	-	186,790.08	
Tenant Services	-	-	-	-	13,259.58	10,057.85	27,715.03	8,743.50	4,965.75	-	216.00	-	-	982.80	-	-	-	-	-	-	-	-	65,940.51	-	65,940.51
Utilities	6,337.41	2,633.73	-	19,393.82	61,528.24	128,313.71	267,139.76	28,370.40	23,975.64	-	78,275.35	-	-	7,901.25	-	-	-	-	-	-	-	623,869.31	-	623,869.31	
Total Expenses	665,535.56	480,130.93	115,130.39	240,122.91	695,864.29	1,083,208.91	2,307,994.51	494,546.22	292,905.15	1,466.93	875,111.01	379,939.82	228,175.08	9,359,403.19	483,874.66	98,362.76	170,176.70	813,539.97	35,632.20	101,345.11	13,982.59	18,936,448.89	(1,248,781.76)	17,687,667.13	
Net Income	200,271.97	(127,757.49)	(49,062.62)	(76,638.61)	(219,339.21)	(198,337.80)	(677,215.77)	(204,455.37)	(116,005.62)	(1,465.70)	(168,964.78)	40,907.91	25,881.02	(171,620.87)	2,737.70	1,947.38	18,815.73	(19,544.41)	-	-	35,339.18	(1,704,507.36)	-	(1,704,507.36)	
Depreciation & Amortization	23,527.24	897.00	-	98,619.31	183,942.75	294,362.91	501,031.13	210,577.16	105,746.30	-	129,696.75	-	-	16,165.00	-	-	-	14,164.00	-	-	2,548.00	1,581,277.55	-	1,581,277.55	
Cash Net Income	223,799.21	(126,860.49)	(49,062.62)	21,980.70	(35,396.46)	96,025.11	(176,184.64)	6,121.79	(10,259.32)	(1,465.70)	(39,268.03)	40,907.91	25,881.02	(155,455.87)	2,737.70	1,947.38	18,815.73	(5,380.41)	-	-	37,887.18	(123,229.81)	-	(123,229.81)	