



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, January 15, 2025
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 December 11, 2024, Open Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

RESOLUTIONS

- VI. **Resolution 2973:** Authorizing the Chief Executive Officer to Execute Operating Loans from the CHA Affordable Housing Development, LLC to Bryant Walkway I and Bryant Walkway II.

REPORTS

- VII. FY 2025 Meeting Calendar
- VIII. **Director Reports:** Affordable Housing Development, Facilities and Modernization, Resident Services, Affordable Housing Operations, Affordable Housing Programs, Human Resources, Safety and Finance.
- IX. Current Events

PUBLIC AND COMMISSIONER COMMENT

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

If you wish to participate in the meeting and require specific 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
Phone: (573) 443-2556
E-mail: www.columbia.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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Mr. Hutton called for a motion to approve the minutes from the open meeting that occurred on November 6, 2024. A motion was made by Mr. Calloway. A second motion was made by Ms. Oliveri. All other Commissioners voted “aye” and Mr. Hutton declared the motion approved.

V. Recognition of the Family Self Sufficiency (FSS) Graduate

Mr. Reifsteck gave an overview of Ms. Whitaker’s accomplishments since beginning the FSS program in 2021. He also shared that she was able to graduate with \$17,000 saved and had recently purchased a home. A Certificate of Completion was presented to Ms. Whitaker.

VI. Public Comment

None.

RESOLUTIONS

VII. Resolution 2969: Authorizing an agreement with the City of Columbia to cover the cost of purchase and installation of solar panels at the Kinney Point Community facility.

Mr. Cole reviewed the memo. Mr. Hutton confirmed that bidding was anticipated to be completed in the Spring and notes that the agreement expires in July. Mr. Cole said that staff will keep an eye on that date and discuss it with city staff as needed. Discussion was had about the possible federal credits that the project could be eligible for.

Mr. Hutton called for a Motion to approve Resolution 2969. A motion was made by Mr. Calloway. A second motion was made by Ms. Oliveri. Upon Roll Call the following vote was recorded.
Yes: Hutton, Sinclair, Oliveri, Calloway

VIII. Resolution 2970: Authorizing the Chief Executive Officer to Execute the Appropriate Documents and Agreements for the acceptance of funds from the Missouri Department of Conservation Forestry Cost Sharing Program.

Mr. Cole reviewed the memo. Mr. Hutton asked if the project had already started. Mr. Anthony shared that there had been trees planted but not yet within this program. Mr. Hutton asked if all of the trees being removed are ash trees. Mr. Anthony shared that he thinks there are 3 non-ash trees.

Mr. Hutton called for a motion to approve Resolution 2970. A motion was made by Ms. Oliveri. A second motion was made by Mr. Calloway. Upon a roll call the following vote was recorded. Yes: Hutton, Sinclair, Oliveri, Calloway

IX. Resolution 2971: Authorizing the Chief Executive Officer to Execute Appropriate Documents and Agreements for the purchase of new laundry equipment for Oak and Paquin Tower.

Mr. Cole reviewed the memo explaining that the resolution authorizes the purchase of new laundry equipment in Oak and Paquin Towers to be paid out of reserve funds. Mr. Anthony discussed the new equipment, card readers and the fees associated with credit card processing. Ms. Sinclair asked what would happen to the old equipment. Mr. Anthony shared that it will be recycled.

Mr. Hutton called for a motion to approve Resolution 2971. A motion was made by Mr. Calloway. A second motion was made by Ms. Sinclair. Upon roll call the following vote was recorded. Yes: Hutton, Sinclair, Oliveri, Calloway

X. Resolution 2972: Authorizing the Chief Executive Officer to Execute the Appropriate Documents and Agreements with Steve’s Pest Management Services for the Columbia Housing Authority.

Mr. Cole reviewed the memo noting that while Steves Pest Control services are more costly in the first year, staff anticipate lower costs in following years compared to Wingate Pest Control because Steve’s Pest Controls protocols will be more effective. Mr. Anthony shared that he spoke with other Housing Authority’s who were very satisfied with the service the Steve’s Pest Control provides and shared that the cost has been included in the budget.

Mr. Hutton called for a motion to approve Resolution 2972. A motion was made by Ms. Oliveri. A second motion was made by Mr. Calloway. Upon a roll call the following vote was recorded. Yes: Hutton, Sinclair, Oliveri, Calloway.

REPORTS

XI. Corporate Transparency Act and Beneficial Ownership Information (BOI) Reporting Update

Mr. Cole reviewed the report and shared that staff reviewed 22 CHA entities that may qualify and identified eight. The identified eight were the limited partnerships associated with the properties that would be subject to the Corporate Transparency Act. Mr. Cole noted that there was currently a stay and reporting was not required, but CHA’s attorney and audit firm were monitoring the decisions and would be ready to report if required.

XII. Patriot Place and Paquin Tower Updates

Mr. Cole reviewed the Patriot Place portion of the report sharing that the report included an update on the work that had been done in response and prior to the complaint received at the previous board meeting. Mr. Forck shared information regarding trespasses and arrests made on the property confirming that there has been progress made at Patriot Place. Mr. Calloway asked if the resident of Patriot Place present at the last board meeting had been updated. Ms. Lewis confirmed that she has spoken to him several times including as recently as the day prior.

Mr. Cole goes on to review the updates relating to Paquin Tower. Mr. Cole shared that staff have been communicating with City of Columbia Parks and Recreation and they wish to vacate the art space at Paquin Tower which then allows CHA staff to utilize the space as the temporary location for the Annie Fischer Food pantry during the renovations at Park Avenue. Burrell Behavior Health also plans to have a staff member at Paquin Tower to offer mental health services to Paquin Residents.

XIII. Department Reports: Affordable Housing Development, Facilities and Modernization, Resident Services, Affordable Housing Operations, Affordable Housing Programs, Human Resources, Safety, and Finance

Affordable Housing Development

Ms. Hamilton reviewed the report sharing updates regarding the administrative tasks required for Kinney Point, Park Avenue, Providence Walkway and Blind Boone Apartments. Ms. Hamilton also

shared that MHDC funding announcements would be made on December 18th and at that meeting staff would be notified if the Blind Boone Apartments project had been funded.

Facilities and Modernization

Mr. Anthony reviews the Facilities and Modernization report, including updates relating to construction activities. Mr. Anthony shared that there may be some delays at Kinney Point due to necessary redesign of rebar for footings at the site.

Resident Services

Ms. Hammons reviewed the resident services report.

Affordable Housing Operations

Ms. Lewis reviewed the report and shared that there were only 11 vacancies across the properties with an overall occupancy rate of 98%.

Affordable Housing Programs

Mr. Hutton welcomed Ms. Jackson as the new Director of Affordable Housing Programs. Ms. Jackson reviewed the areas of focus for the Affordable Housing team as well as the ongoing work that they are completing highlighting the SEMAP report. Mr. Cole added that there would be several team members moving offices to better align program staff.

Human Resources

Mr. Cole reviewed the report as well as position updates.

Safety

Mr. Forck reviewed the report and reported that October was the 2nd lowest of the year.

Finance

Mr. Cole reviewed the report providing it in a way to show what is “real cash in”. Ms. Oliveri commented on the report being provided in a helpful way.

XIV. Current Events

Mr. Cole reviewed the current events.

PUBLIC AND COMMISSIONER COMMENT

XV. Public Comment

None.

XVI. Commissioner Comment

Mr. Calloway asked about helpful officials and organizations to support Housing Authorities and funding. Mr. Cole shared that in the past organizations such as PHADA had requested letters and made connections with representatives in government.

Ms. Sinclair inquired about the inspection service provider McCright and expressed concern about how thorough they were with their inspections. Mr. Cole shared that if residents feel that inspections are not sufficient, they should contact their case manager or Director of Affordable

Housing Ms. Jackson. Ms. Lewis added that staff could reach out to McCright and ask what their training and quality control programs are.

XVII. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Seconded by Mr. Hutton. Mr. Hutton called the meeting adjourned at 6:58 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 December 6, 2024, I posted public notice of the December 11, 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



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2973

Authorizing the Chief Executive Officer to Execute Operating Loans from the CHA Affordable Housing Development, LLC to Bryant Walkway I and Bryant Walkway II.

WHEREAS, The Columbia Housing Authority (CHA) is the sole member of CHA Affordable Housing Development, LLC; and

WHEREAS, The CHA Board of Commissioners also serves as the Board of Directors for the CHA's 501(c)3 nonprofit organization, Columbia Community Housing Trust (CCHT); and

WHEREAS, The CCHT is the sole member of Bryant Walkway Housing GP, LLC and Bryant Walkway II Housing GP, LLC; and

WHEREAS, The Amended and Restated Partnership Agreements for Bryant Walkway I and Bryant Walkway II require GP entities to cover any necessary operation reserves through the end of the Guaranty period; and

WHEREAS, The Guaranty period for Bryant Walkway I and Bryant Walkway II extends through 2025; and

WHEREAS, The CHA Affordable Housing Development, LLC maintains sufficient funds (\$403,620.29 balance as of January 2, 2025) to issue operating loans for Bryant Walkway I and Bryant Walkway II; and

WHEREAS, The CHA Board of Commissioners authorizes an operating loan to Bryant Walkway I from CHA Affordable Housing Development, LLC for \$30,000 according to the terms stated in the Limited and Restated Partnership Agreement; and

WHEREAS, The CHA Board of Commissioners authorizes an operating loan to Bryant Walkway II from CHA Affordable Housing Development, LLC for \$30,000 according to the terms specified in the Limited and Restated Partnership Agreement; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, being the sole member of CHA Affordable Housing Development, LLC, hereby adopts Resolution 2973 authorizing the Chief Executive Officer to issue operating loans from CHA Affordable Housing Development, LLC of \$30,000 to Bryant Walkway I and \$30,000 to Bryant Walkway II, and to execute such documents and take such other actions as are appropriate to issue such loans.

Bob Hutton, Chair

Randy Cole, Secretary
Adopted January 15, 2025

Draft FY 2025 CHA Board of Commissioners Meeting Calendar

Meeting Dates	Agenda Topic Highlights
January 9 th	<ul style="list-style-type: none"> • FY 2025 Meeting Calendar and Plans. • LIHTC Property Insurance Update. • Sale of N. 8th Lot.
February 19 th	<ul style="list-style-type: none"> • Section 8 Annual SEMAP Report and Submission Resolution. • CHA Line of Credit Renewal. • Updates to CHA Salary Range and Salary Plan to include CHALIS funded CHA employees.
March 19 th	<ul style="list-style-type: none"> • FY 2024 Yearend Report for all Departments. • Providence Walkway Firm Submission Update. Due 4/15 • Anticipated Closing Resolutions for Park Avenue. (RAD & LIHTC)
April 16 th	<ul style="list-style-type: none"> • Annual Certification of MHAPCI Compliance Requirements for Directors and Officers. • Human Resources: Personnel Procedures Updates. • Potential Recognition of Fair Housing Month. • FY 2026 CDBG and HOME application Resolutions.
May 21 st	<ul style="list-style-type: none"> • First Quarter Financials. • Safety Trespass Policy Report. • First Quarter LIHTC Property Performance.
June 18 th	<ul style="list-style-type: none"> • Agency-wide audit for FY 2024 and any Resolutions. • Resident Services: Interim Report to City and County. • FY 2025 Budget Amendment: Update HUD Operating Cost Adjustment Factor (OCAF), LIHTC Insurance, Additional VASH Voucher Award, overtime, and eliminations.
July 16 th	<ul style="list-style-type: none"> • Development: (RAD & LIHTC)-Potential Fulson Update.
August 20 th	<ul style="list-style-type: none"> • Resident Services Moving Ahead. • 2nd Quarter Financials. • Any Audit Resolutions.
September 17 th	<ul style="list-style-type: none"> • FY 2026 Strategic Planning Retreat.
October 15 th	<ul style="list-style-type: none"> • FY 2026 PHA Plan and review of 5 Year Strategic Plan • Updates to Administrative Plan.
November 19 th	<ul style="list-style-type: none"> • FY 2026 Budget, Agency-wide, LIHTC budgets, CHALIS Budget, CCHT Budget, and employee benefits. • 990 Submissions. Extension typically filed prior to May deadline.
December 17 th	<ul style="list-style-type: none"> • HCV Payment Standards for FY 2026.



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Department Source: Affordable Housing Development

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 15, 2025

Re: Affordable Housing Development and Compliance Report

Executive Summary

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

Discussion

Affordable Housing Development

Kinney Point:

- Fifth construction draw meeting occurred on January 2nd.

Park Avenue:

- Awaiting final approval of Financing Plan that was submitted to Washington D.C on 10/25. Upon approval of the Financing Plan, HUD will issue a RAD Conversion Commitment (RCC).
- A RAD Conversion Update Meeting is scheduled with Francisco Bravo, HUD Transaction Manager for January 17th.

Providence Walkway:

- Crockett Engineering has continued work on the replat and survey for Providence Walkway and Blind Boone Apartments Developments.
- Development Team will start regular meetings with Rosemann Architects for further planning of the Development.
- Firm Submission due April 15th.

Blind Boone Apartments:

- Blind Boone Apartments was funded by MHDC at the December 18th Meeting as a 9% LIHTC project.
- Conditional Reservation Documents Due January 24th.
- Firm Submission currently scheduled for May 31st.

All CHA LIHTC Properties:

- Development staff, Finance staff, CEO and Assured Partners worked closely to renew insurance for all LIHTC properties throughout December and into early January.
- Insurance cost increased \$250,000 across the properties. Insurance increases were considered in Kinney Point, Park Avenue, Providence Walkway and Blind Boone underwriting.

Recommended Commission Action

Review and consider the report.



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Department Source: Modernization

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 15, 2025

Re: Modernization Monthly Report

Executive Summary

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

Discussion

Property	Emergency W/O	NON Emergency W/O	Total W/O	Total Labor Hours
AMP 1	0	35	35	127.2
Bear Creek	2	42	44	54.51
Bryant WW	0	23	23	84.75
Bryant WWII	0	15	15	29.09
Oak Towers	2	81	83	100.5
Paquin Tower	1	99	100	314.45
Patriot Place	0	3	3	3.75
Stuart Parker	0	32	32	60.43
Total all Properties	5	330	335	774.68

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

Maintenance

- Total work orders and labor hours have been consistent.

Modernization

- New carpet has been installed in 4 offices at the Administration building.
- Tree trimming and removal has started throughout CHA properties.

Development Construction

- *Kinney Point*
 - Site utilities are 95% complete.
 - Concrete curb and paving is complete.
 - Foundation slabs are complete on Buildings 9,10 and 11.
 - Framing has started on buildings 9 and 10.
- *Park Avenue*
 - Relocation planning is underway.
 - The moving invitation to bid has been released.

- *Providence Walkway*
 - Staff are working with Crocket Engineering and Rosemann Architects for the platting and design as well as awaiting the final building footprints.

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: January 15th, 2025

Re: Monthly Resident Services Report

Executive Summary

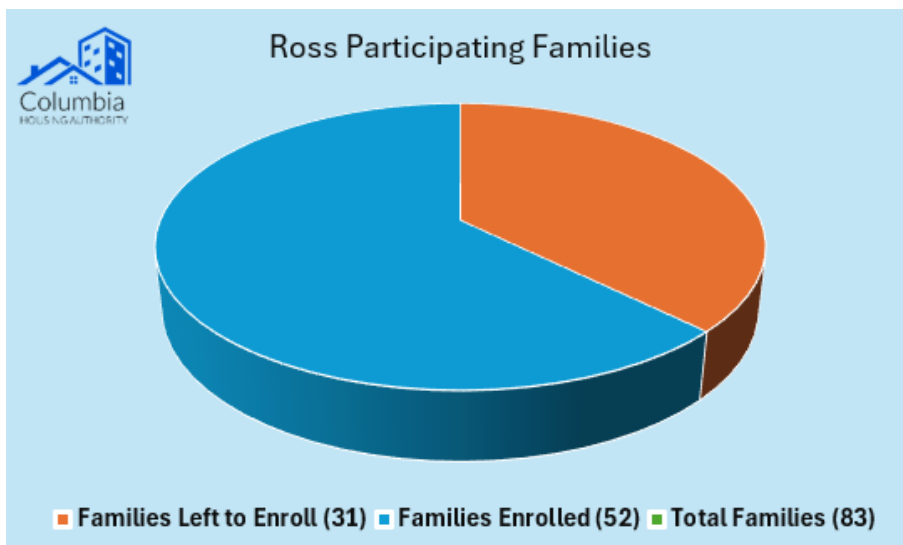
This report summarizes the Resident Services Department’s activities for November 2024.

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 November, the ROSS Coordinator connected families with Thanksgiving meal supplies. The coordinator also linked families to essential resources, such as hats, gloves, and coats to help them prepare for the colder months ahead. To further support residents, the coordinator began creating moving supply baskets to assist Amp I families with their upcoming relocation.





Housing Authority of the City of Columbia, Missouri

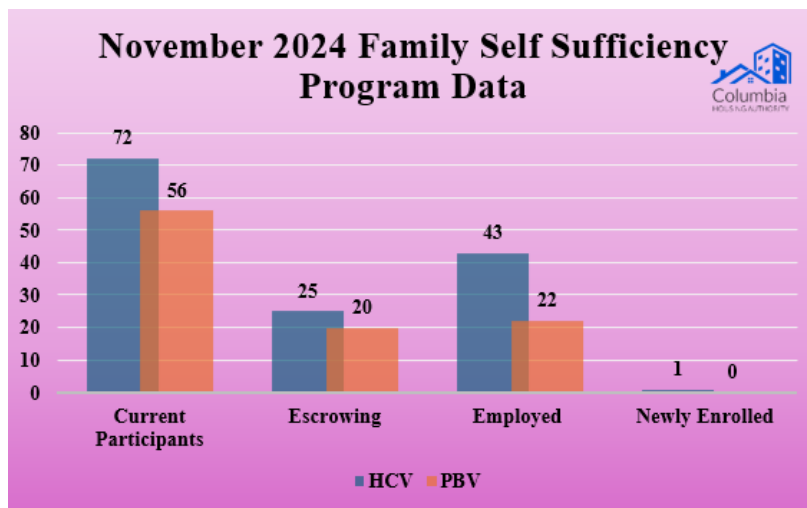
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Family Self Sufficiency Program (FSS) – Serving Active FSS Participants from all CHA Housing Programs

In November, the program had one new enrollment and two graduations. One graduate took home over \$6,000, and the other took home more than \$26,000. Additionally, the coordinators supported the Annie Fisher food pantry by assisting with operations and preparing for its upcoming relocation, including organizing and cleaning the space.

Additionally, CHA received its funding award to both maintain existing staff and increase by 1 FTE in December. The full grant agreement is anticipated to be received by end of January 2025. The additional position is currently open.



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

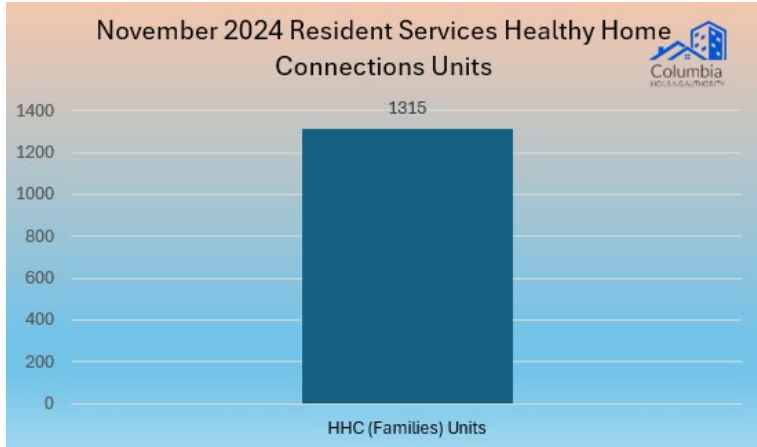
In the month of November, with the help of funding from the Horizon Housing Foundation, HHC created and distributed 75 Thanksgiving meal baskets to families. In addition to the baskets, the team was also able to purchase basic needs supplies for families including hygiene products and cleaning supplies.



Housing Authority of the City of Columbia, Missouri

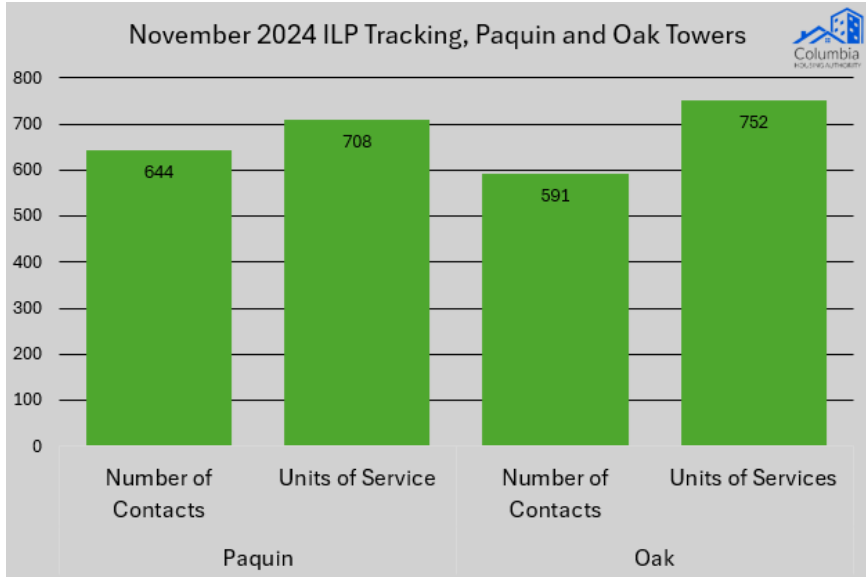
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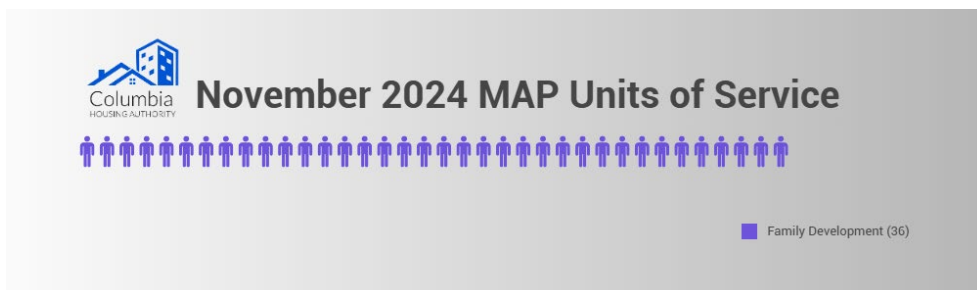
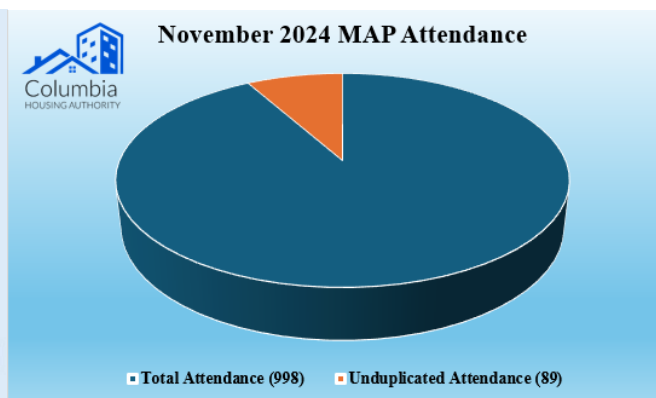
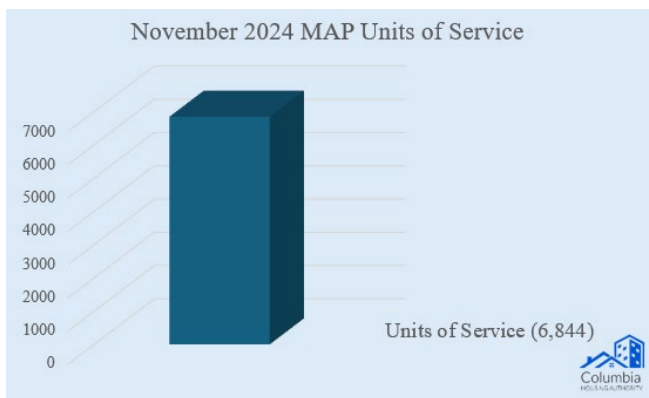
Independent Living Program (ILP) – Serving 55 & Over and Persons with Disabilities, All sites

In November, the Independent Living Coordinators hosted Thanksgiving meals at Paquin and Oak Towers. They also coordinated efforts to decorate the lobbies of both buildings in preparation for the upcoming holiday season. With December being a busy time for housing recertifications, the coordinators focused on helping residents gather income and asset documentation. Additionally, the City of Columbia renewed the contract for the Independent Living Program grant for 2025.



Moving Ahead Program (MAP) - Afterschool and Summer Program

In November, the Moving Ahead team organized a Feast of Gratefulness to celebrate the Thanksgiving holiday. The team also attended the Missouri School Age Community Coalition (MOSAC) Conference held at the Lake of the Ozarks. A highlight of the conference was a workshop led by Michaela Flores, who facilitated a session on the Expressive Art Experience. The workshop explored the Expressive Therapies Continuum (ETC)—a dynamic approach that supports behavioral, emotional, and social regulation through creative and therapeutic art processes.





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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: January 15, 2025

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 November 2024.

Discussion

In November, five (5) families moved in or transferred units, and nine (9) families moved out or transferred units. Of the nine (9) families that moved out or transferred units, four (4) families moved to the private sector, two (2) families purchased a home, one (1) household was terminated, one (1) household moved to a care facility, and one (1) tenant passed away. Out of 622 LIHTC/PBV units there were eleven (11) vacant as of November 30, 2024, which is an overall occupancy rate of 98.20%. This is a slight decrease from 98.90% occupancy on October 31, 2024. Of the eleven (11) vacant LIHTC/PBV units, none were vacant over 60 days. As of 11/30/2024 Amp. 1 had forty-one (41) vacant units, which is an occupancy rate of 65.8%. Eleven (11) intents to vacate were submitted by participants. Nine (9) terminations were issued for reasons other than non-payment.

Recommended Commission Action

Review and consider the monthly report.

Property Management Report for November 2024

Property	Total units	Occupancy for November 30, 2023	Occupancy for November 30, 2024	Occupancy as of 1/7/2024	#Vacant units under 0-60 days as of 11/30/24	#Vacant units over 61 days as of 11/30/24	Move-in November 2024	Move-outs November 2024	Rent unpaid for November 2024	Rents delinquent 31-60	Rents delinquent 61-90	Rents delinquent 90+	Retro Rents (repymnts)
Amp 1 - PH	120	78.30%	65.80%	65.80%	3	38	0	0	\$2,677.59	\$612.00	\$174.00	\$ 31.00	\$ 3,950.69
Bear Creek	76	96.10%	98.70%	98.70%	1	0	2	1	\$14,492.99	\$2,756.79	\$27.78	\$ -	\$ 2,618.93
Oak Tower	147	95.20%	98%	96.60%	3	0	1	2	\$2,816.42	\$456.26	\$0.00	\$ -	\$ 3,481.19
Paquin Tower	200	96.00%	99%	96.50%	2	0	2	2	\$3,170.91	\$568.00	\$28.00	\$ -	\$ 6,643.05
Stuart Parker	84	89.30%	97.60%	98.80%	2	0	0	1	\$4,452.47	\$690.00	\$565.00	\$ 3,215.00	\$ 11,269.17
BWW	54	92.60%	96.30%	94.40%	2	0	0	2	\$3,783.91	\$1,958.95	\$811.00	\$ 2,433.00	\$ 3,004.16
BWWII	36	100%	97.20%	97.20%	1	0	0	1	\$253.52	\$0.00	\$0.00	\$ -	\$ 1,634.33
Patriot Place	25	100%	100%	100%	0	0	0	0	\$1,835.00	\$697.00	\$577.00	\$ -	\$ -



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Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 15, 2025

Re: Housing Choice Vouchers & Special Programs

Executive Summary

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

Discussion

Housing Choice Voucher (HCV) Program

This memo provides a report of the Housing Choice Voucher (HCV) and Special Program activities. The attached HCV Program Report includes the number of vouchers leased. CHA is not issuing HCV vouchers due to full utilization, however CHA added 1 new HCV lease up for the month. There was 1 attrition for a gain of 0 new participants for the month of November. As of November 30, 2024, CHA had 36 voucher holders searching for homes from previously issued vouchers.

HCV EOP Reasons:

Terminated/ Non-Compliance – 1

Terminated/Vacated unit without notifying CHA – 1

Voucher Expired/Failure to lease up – 1

Zero HAP - 1

Veteran Affairs Supportive Housing (VASH) Program

The VA has shown an increase in providing chronically homeless Veterans within the community the opportunity to receive program subsidy. The VA continues to work towards utilizing the remaining VASH vouchers in providing housing for the community's homeless veterans. As of November 30, 2024, there are 116 households receiving VASH program assistance - 91 HCV + 25 PBV (Patriot Place). CHA currently has 12 HCV VASH voucher holders searching for homes.

CHA was also awarded 28 additional vouchers in December of 2024 to add to its full voucher portfolio. CHA staff will be working with the VA to obtain referrals to utilize the additional vouchers.

HUD VASH EOP Reasons:

Terminated/ Non-Compliance – 2

Mainstream Vouchers

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA maintains 49 Mainstream Vouchers. As of November 30, 2024, CHA has 41 vouchers leased with 1 voucher holder and 6 searching for a home.



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

Mainstream EOP Reasons: N/A

Continuum of Care (CoC) Program

CHA continues to provide Continuum of Care Program vouchers to the most vulnerable chronically homeless individuals within our community. Each year CHA experiences an increase in homeless individuals and families needing safe, decent, and sanitary housing. As of November 30, 2024, CHA had 54 households receiving COC program assistance. As with all CHA voucher programs, a lack of affordable housing remains the most significant barrier.

The applicants must be added to the waitlist through the BCCEH via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. As the applicants are homeless, there are often additional barriers such as locating individuals for processing. There is currently 1 voucher holder searching for a home. CHA has not requested additional referrals due to funding and the current number of leased families.

Continuum of Care (CoC) EOP Reasons:

Zero HAP-1

Terminated/Non-payment-1

Emergency Housing Vouchers (EHV) Program

CHA currently has 46 Emergency Housing Vouchers leased and 0 other with vouchers looking for housing. Just as required with the CoC program, the applicants must be added to the waitlist through the Boone County Coalition to End Homelessness (BCCEH) via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. CHA is no longer accepting referrals for Emergency Housing Vouchers, due to the ending of the program.

Emergency Housing Vouchers (EHV) Program EOP Reasons:

N/A

Tenant-Based Rental Assistance (TBRA) Program

CHA currently has 6 participants leased on this program. Much like CoC and EHV, TBRA applicants must be referred to CHA from local agencies and receive supportive services to be eligible for assistance.

Move Out Reasons:

N/A

Recommended Commission Action

Review and consider the report

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

November 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	\$ 697	\$ 735,114	\$ 186,463	1,054	1,212	9,528	698	356	1,460	10	94	87%	134%	87%	115%	9	0.9%	12	1.1%	
Oct-24	\$ 1,459,491	\$ 486,497	\$ 225.26	\$ 706	\$ 749,316	\$ 262,819	1,061	1,212	10,589	503	558	2,018	2	86	88%	154%	87%	119%	1	0.1%	11	1.0%	
Nov-24	\$ 710,175	\$ 355,088	\$ 223.29	\$ 706	\$ 766,535	\$ 411,448	1,085	1,212	11,674	(80)	1,165	3,183	1	49	90%	216%	88%	128%	1	0.1%	10	0.9%	

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

November 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%
Oct-24	\$ 521,447	\$ 173,816	\$ 243.16	\$ 341	\$ 203,866	\$ 30,050	587	597	5,731	597	(10)	(239)	10	-	98.3%	117.3%	96.0%	106.3%	2	0.3%	6	1.1%
Nov-24	\$ 317,582	\$ 158,791	\$ 294.37	\$ 342	\$ 204,345	\$ 45,554	590	597	6,321	597	(7)	(246)	9	-	98.8%	128.7%	96.3%	108.3%	4	0.7%	6	1.0%

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

November 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	
Oct-24	\$ 16,196	\$ 8,098	\$ 216.60	\$ 1,186	\$ 7,117	\$ (981)	6	7	(1)	0	
Nov-24	\$ 9,080	\$ 9,080	\$ 172.50	\$ 1,184	\$ 7,104	\$ (1,976)	6	8	(2)	22	
					\$ 1,976		3				

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.



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Department Source: Human Resources

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 15, 2025

Re: Human Resources Monthly Report

Executive Summary

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

Discussion

Current Open Positions:

- Chief Financial Officer
- Director of Development
- FSS Specialist

January Staff Anniversary's:

- Jan 2: Michael Head – 1yr
- Jan 9: Justin Anthony – 2yrs
- Jan 17: Melissa Laudenslager – 8yrs
- Jan 25: Ashley Mullens – 2yrs

HR Activities:

- Process Employee Total Compensation Reports to give to each employee.
- Work on ensuring all benefits are billed correctly for start of new year.

I.T. Activities:

- Upgrading internet at Oak & Paquin Towers, to be completed in next 60 days.
- Submitting final computer replacements for 2024.
- Working with Caledon on CHA website, a cloud-based update to ensure better service and reliability.

Recommended Commission Action

Review and consider the report.



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Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 15, 2025

Re: Safety Report

Executive Summary

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

Discussion

Yearly Totals for CHA Safety Report:

	January 2024	February 2024	March 2024	April 2024	May 2024	June 2024	July 2024	August 2024	September 2024	October 2024	November 2024	December 2023
Bear Creek	4	8	7	4	4	6	3	4	2	1	21	7
Bryant Walk	3	4	4	4	4	4	4	7	4	6	3	0
Downtown	13	6	5	6	7	2	4	8	4	10	5	9
Oak Towers	10	8	10	9	5	7	8	6	13	7	7	6
Patriot Place	1	4	4	1	6	1	2	1	0	1	1	2
Paquin Towers	21	18	15	15	10	11	18	16	15	8	8	24
Stuart Parker	1	2	0	3	1	2	11	3	4	3	1	1
misc												
Total	53	50	45	48	37	33	50	41	42	36	46	48

CHA Safety most notable reports:

- Felony arrest on property: 2
 - 27 Bryant Walkway, CPD served a Search Warrant for sexual assault, resident arrested
 - 1300 Bear Creek, resident victim of felony assault
- Lease Violations: 4
- Trespass Warnings: 6 Arrest 1
- Check Welfare: 3
- Lock outs: 2

Joint Communications log:

	January 2024	February 2024	March 2024	April 2024	May 2024	June 2024	July 2024	August 2024	September 2024	October 2024	November 2024	December 2023
Columbia Police Response	106	133	82	94	118	131	227	115	135	162	135	118
Columbia Police Reports	12	13	13	12	14	12	15	15	11	17	8	17
Fire/Ems	85	96	106	110	63	84	84	106	94	131	102	92
Total	203	242	201	216	195	227	326	236	240	293	245	227

Safety Department New Resident Move in:

- 4

Safety Department other activities:

- Annie Fisher Food Pantry hours: 24 hours
 - Jeff Forck: 6 hours
 - Tara Thomason: 6 hours
 - Kevin Keith: 6 hours

- Moving Ahead Program pick up from School hours:
 - Kevin Keith: 20 hours

Recommended Commission Action

Review and consider the report.



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Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 15, 2025

Re: Year to date financials through November 30, 2025

Executive Summary

This report includes financial statements for the CHA entities through November 30, 2024.

Discussion

Financial Report Summary

Year-to-Date (YTD) through November 30, 2024

Key Financial Highlights:

- **Total Revenues:** \$18,402,865
- **Total Expenditures:** \$19,366,063
- **Net Loss (Including Depreciation and Amortization):** \$(963,198)
- **Net Income (Before Depreciation and Amortization):** \$968,623

The Capital Fund grant of \$356,484 was drawn in November 2024 reflecting additional AMP1 operating income and COCC management fee income. Most CHA entities and funds maintained positive Excess Operating Revenue over Operating Expenses YTD. Negative Excess Operating Revenue over Operating Expenses impacted the following funds and entities:

Affordable Housing Development (\$63,946)

- YTD expenses exceeded revenues by \$63,946. CHA received additional revenue from the Kinney Point project closing in this account in July 2024 and repaid inter-company loans back on 12/31/24. The account maintains a balance of \$403,620.29 as of 1/2/25. Additional revenues are anticipated in FY 2025, as development milestones are met with Kinney Point and Park Avenue.

Central Office Cost Center (\$122,267)

- Expenses exceeded revenues by \$122,267, which is an improvement from the October report that indicated \$140,719. The COCC account balance is sufficient at \$178,936.66 as of 1/10/25. Staff will continue to monitor COCC administrative cost allocations.

LIHTC Properties

- Each of the LIHTC properties maintained high occupancy levels through November 30th.
- Oak Towers and Mid-Missouri Veterans maintain excess operating revenue over operating expenses in alignment with their estimated budgets.
- Bryant Walkway I and Bryant Walkway II maintain an Excess of Operating Revenue over Operating Expenses; however, amounts are lower than their estimated budgets.



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- Bear Creek maintains a negative Excess Operating Revenue over Operating Expenses of (\$14,055) and will continue to be monitored.
- Stuart Parker maintains a negative Excess Operating Revenue over Operating Expenses of (\$89,542) and will continue to be monitored.
- CHA staff provided November financials showing financials on Kinney Point construction.

Housing Choice Voucher (HCV)

- HCV earned \$1,174,399 in Administrative Fees YTD, and incurred \$1,369,615 in Administrative and Operating Expenses, indicating administrative expense exceeded revenues by \$195,216. CHA staff is proactively addressing this gap by maintaining vacancies including the Housing Ambassador position and delaying refilling the intake position until 2nd quarter of 2025. CHA has no current plans to open its waitlist until mid to late 2025 due to current voucher utilization rates.

CHALIS

- Resident Services has maintained continued success in maintaining or increasing revenues while managing expenses.
- CHALIS currently maintains excess operating revenues over expenses of (\$2,083) through November 2024.

Administration

- Total YTD Revenue - \$1,610,562, and budget is \$1,405,099.
- Total YTD Expenses - \$1,528,179, and budget is \$1,506,548.

FY 2025 Insurance Costs Update

CHA completed obtaining FY 2025 quotes for insurance and rebid all insurance through its new Broker, Assured Partners. 2025 is another challenging year for insurance costs. CHA staff have plans in place to ensure viable operations in the near term, however additional cost savings and budget strategies will need to be examined. CHA staff affirmed similar challenges being felt by housing providers through conversations with members of the Missouri Workforce Housing Association, MHAPCI, HUD, Red Stone, Rubin Brown and other partners. CHA's total insurance costs for its LIHTC properties went from \$248,305.36 in FY 2023 to \$514,475.43 in FY 2024.

For FY 2025, CHA's total LIHTC insurance costs have increased to currently \$777,340.62. This is a significant increase and will require short-term measures and on-going monitoring. Each property's insurance is in a financing plan with 25% downpayment, followed by payments for the remainder of the year. Given the significant increases, staff have been working to identify plan savings, secure financing plans and access LIHTC operating reserve accounts to help alleviate insurance cost increases. CHA staff also worked with Red Stone and Rubin Brown to set up operating loans from CHA Affordable Housing Development to Bryant Walkway I and Bryant Walkway II.

Short-term actions to ensure insurance coverage and sufficient property operating are as follows:

- **Mid-Missouri Veterans:** Property maintains sufficient cash.
- **Oak Towers:** Property maintains sufficient cash.
- **Bear Creek:** Red Stone approved \$30,000 transfer from operating reserve.



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- **Stuart Parker & Paquin:** Red Stone approved \$20,000 transfer from operating reserves.
- **Bryant Walkway:** Property remains within the guaranty period. Red Stone approved an operating loan of \$30,000 from CHA Affordable Housing Development.
- **Bryant Walkway II:** Property remains within guaranty period. Red Stone approved an operating loan of \$30,000 from CHA Affordable Housing Development.

Insurance cost increases will impact CHA operations and require further measures. In the near term, staff are working to further monitor all property expenditures and examine the impact of property performance on other CHA Admin accounts. CHA staff have also received the necessary approvals for accessing reserves and setting up operating loans. Further updates and recommendations will be discussed at the next meeting.

Interfund Loan Repayment Update:

- **Progress in Repayment:**

CHA staff made significant progress in repaying interfund loans in 2024. As of March 2023, CHA accounts owed the Affordable Housing Development (AHD) account a total of \$760,971.42. By the end of 2024, this debt was reduced by 50% to \$383,247.23. The breakdown as of January 6, 2025, is as follows:

- **Amount Due from General Partners (GPs):**

- MMV GP: \$1,300.00
- Bryant WW GP: \$33,202.86
- Bryant WW II GP: \$9,862.04

- **Amount Due from COCC:**

- Operating Loans Payable: \$128,989.72

- **CHA Building Addition (Note Payable):**

- Noncurrent Note Payable: \$210,000.00

- **Total Amount Due to AHD: \$383,354.62**

- **Amounts Owed to COCC:**

Several CHA funding sources are on a reimbursement basis, and Safety costs are accounted for after waterfall distributions, therefore debts occur. CHA has made progress in reducing the amounts owed from other funds to the Central Office Cost Center (COCC) at yearend. As of January 6, 2025, the total amount owed to COCC stands at \$458,815.70, down from \$566,130.75 in March 2023. Working to narrow this gap assists in maintaining sufficient funds within CHA's general fund (COCC), and CHALIS had significant gains.

Recommended Commission Action

Review and consider the report.

**Columbia Housing Authority
Entity Wide Revenue and Expense Summary**

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	\$ 376,572	\$ 2,054,387	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,519	\$ 13,530	\$ -	\$ -	\$ -	\$ -	\$ 2,476,008	\$ -	\$ 2,476,008
Rental Subsidies		2,218,212	-	-	-	-	-	-	-	-	-	-	-	-	-	2,218,212	(2,218,212)	-
Vacancy Loss	(116,527)	(192,354)	-	-	-	-	-	-	-	-	-	-	-	-	-	(308,881)		(308,881)
Net Rental Revenue	260,045	4,080,245	-	-	-	-	-	-	-	31,519	13,530	-	-	-	-	4,385,339	(2,218,212)	2,167,127
Tenant Revenue - Other	7,192	26,815	-	-	-	-	-	-	-	-	-	-	-	-	-	34,007		34,007
Total Tenant Revenue	267,238	4,107,060	-	-	-	-	-	-	-	31,519	13,530	-	-	-	-	4,419,346	(2,218,212)	2,201,134
HUD PHA Operating Grants	772,997	-	10,098,769	35,609	275,536	469,237	565,824	-	170,243	-	-	-	-	-	-	12,388,215	-	12,388,215
HUD Voucher Admin Fees		-	1,174,399	-	26,063	44,820	18,025	-	-	-	-	-	-	-	-	1,263,307	-	1,263,307
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	310,068	310,068	(310,068)	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,200	13,200	(13,200)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	146,603	146,603	(146,603)		-
Total Fee Revenue	772,997	-	11,273,168	35,609	301,599	514,057	583,849	-	170,243	-	-	-	-	-	469,871	14,121,393	(469,871)	13,651,522
Other Government Grants	-	-	-	-	-	-	-	112,662	-	880,263	-	-	-	-	-	992,925	-	992,925
Interest Income	60,306	190,443	21,031	1,081	3,814	3,968	3,522	2,411	-	2,154	40,501	-	20,340	16,759	18,317	384,647	-	384,647
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	738,751	-	738,751	(738,751)	-
Fraud Recovery	877	-	4,879	-	-	-	-	-	-	-	-	-	-	-	-	5,756	-	5,756
Other Revenue	73,058	682,260	3,241	-	7,068	-	-	-	-	84,491	175,000	188,992	50,000	361,513	926	1,626,550	(394,423)	1,232,127
Gain/Loss on Sale of Capital Assets	669	-	-	-	-	-	-	-	-	-	-	-	-	(46,192)	(19,724)	(65,246)	-	(65,246)
Total Revenue	\$ 1,175,144	\$ 4,979,763	\$ 11,302,319	\$ 36,690	\$ 312,481	\$ 518,025	\$ 587,371	\$ 115,073	\$ 170,243	\$ 998,427	\$ 229,031	\$ 188,992	\$ 70,340	\$ 1,070,831	\$ 469,390	\$ 22,224,122	\$ (3,821,257)	\$ 18,402,865
Administrative Salaries	62,428	264,636	542,555	-	1,119	3,077	10,057	1,604	-	65,259	-	-	80,267	251,201	344,417	1,626,619	-	1,626,619
Auditing Fees	13,725	75,733	44,170	-	-	-	-	-	-	3,704	772	8,400	-	4,563	7,637	158,704	-	158,704
Management Fee	51,136	247,205	216,780	-	-	6,504	-	-	-	1,375	1,129	-	-	-	-	524,129	(524,129)	-
LIHTC Asset Mgmt	7,050	66,315	135,488	-	-	4,065	-	-	-	-	-	-	-	-	-	212,918	(146,603)	66,315
Advertising and Marketing	-	-	4,050	-	-	-	-	-	-	385	-	-	1,990	-	1,668	8,094	-	8,094
Employee	23,805	76,030	153,745	-	329	345	1,145	180	-	10,585	-	-	25,855	63,194	72,579	427,793	-	427,793
Office Expenses	22,251	73,116	63,805	-	36	560	1,721	192	3,688	16,921	1	4,356	5,143	13,974	71,456	277,220	-	277,220
Legal Expense	-	7,335	15	-	-	-	-	-	-	-	-	-	-	-	23,768	31,118	-	31,118
Training & Travel	5,056	7,395	9,217	3,285	-	-	35	-	450	17,165	-	-	153	100	10,538	53,393	-	53,393
Other	9,532	24,346	93,559	134	2,277	2,782	4,090	437	103	11,795	146	753	7,377	4,455	14,544	176,331	-	176,331
Total Operating - Admin.	194,982	842,111	1,263,384	3,420	3,761	17,334	17,048	2,413	4,241	127,189	2,048	13,508	120,785	337,488	546,608	3,496,319	(670,731)	2,825,588

**Columbia Housing Authority
Entity Wide Revenue and Expense Summary**

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total	
Asset Management																			
Fee	13,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,200	(13,200)	-	
Salaries	924	85,699	-	-	-	-	-	-	114,463	486,365	-	-	-	-	-	687,450	-	687,450	
Employee Benefit	157	28,445	-	-	-	-	-	-	38,253	96,287	-	-	-	-	-	163,142	-	163,142	
Tenant Services -	579	83,062	1,688	15,233	-	-	-	1,320	-	211,100	-	-	-	-	-	312,982	-	312,982	
Total Tenant Services	1,660	197,205	1,688	15,233	-	-	-	1,320	152,716	793,752	-	-	-	-	-	1,163,574	-	1,163,574	
Water	28,758	171,849	1,135	-	-	-	-	-	-	-	-	-	-	860	378	202,981	-	202,981	
Electricity	29,724	306,646	6,692	-	-	-	-	-	-	-	-	-	-	4,277	2,231	349,569	-	349,569	
Gas	12,077	33,441	1,236	-	-	-	-	-	-	-	-	-	-	2,059	412	49,225	-	49,225	
Sewer	25,391	118,392	364	-	-	-	-	-	-	-	-	-	-	497	121	144,765	-	144,765	
Total Utilities	95,951	630,328	9,426	-	-	-	-	-	-	-	-	-	-	7,693	3,142	746,540	-	746,540	
Maintenance - Labor	203,777	345,452	-	-	-	-	-	-	-	-	-	-	-	-	-	549,229	-	549,229	
Maintenance - Materials	81,516	251,821	-	-	-	-	-	-	-	1,829	-	1,539	-	306	1,303	338,314	-	338,314	
Maintenance - Contracts	102,092	388,186	9,674	-	-	-	-	-	-	22,123	8,109	-	1,095	4,478	8,154	543,911	(107,209)	436,701	
Employee Benefits - Maint.	51,684	112,123	-	-	-	-	-	-	-	-	-	-	-	-	-	163,807	-	163,807	
Total Maintenance	439,069	1,097,582	9,674	-	-	-	-	-	-	23,952	8,109	1,539	1,095	4,784	9,457	1,595,260	(107,209)	1,488,051	
Protective Services - Labor	32,497	9,971	-	-	-	-	-	-	-	-	-	142,175	-	-	-	184,643	-	184,643	
Employee Benefit	9,613	2,949	-	-	-	-	-	-	-	-	-	42,056	-	-	-	54,619	-	54,619	
Total Protective Services	42,110	12,920	-	-	-	-	-	-	-	-	-	184,231	-	-	-	239,262	-	239,262	
Property Insurance	66,141	502,217	4,570	-	-	-	-	-	-	3,540	964	-	-	13,213	1,523	592,169	-	592,169	
Liability Insurance	7,702	-	7,177	-	-	-	-	-	-	4,617	292	-	-	(174)	-	19,613	-	19,613	
Workmen's Compensation	4,893	11,642	9,013	-	17	46	151	24	1,888	8,596	-	2,299	1,332	3,997	5,453	49,351	-	49,351	
All Other Insurance	4,771	16,926	-	-	-	-	-	-	-	4,470	-	1,173	365	962	1,035	29,701	-	29,701	
Total Insurance Premiums	83,507	530,785	20,760	-	17	46	151	24	1,888	21,223	1,255	3,473	1,696	17,998	8,012	690,834	-	690,834	
Other General Expenses	554	22,668	9,041	-	-	1,393	-	-	-	1,569	500	2,307	2,210	74,516	5,175	119,933	(73,153)	46,780	
Compensated Absences	27,520	73,104	55,643	-	-	-	-	-	11,398	29,673	-	11,115	8,501	15,257	18,168	250,379	-	250,379	
Payments in Lieu of Taxes	15,819	135,621	-	-	-	-	-	-	-	3,152	1,353	-	-	-	-	155,945	-	155,945	
Bad debt - Tenant Rents	(91)	18,905	-	-	-	-	-	-	-	-	-	-	-	-	-	18,814	-	18,814	
Total Other Expenses	43,803	250,297	64,684	-	-	1,393	-	-	11,398	34,394	1,853	13,422	10,711	89,772	23,343	545,071	(73,153)	471,918	
Interest of Mortgage Payable	-	303,471	-	-	-	-	-	-	-	-	-	1,164	-	296,708	-	601,343	-	601,343	

**Columbia Housing Authority
Entity Wide Revenue and Expense Summary**

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Interest on Notes Payable	-	449,227	-	-	-	-	-	-	-	-	-	-	-	20,492	-	469,719	-	469,719
Amortization of Loan Costs	-	76,826	-	-	-	-	-	-	-	-	-	-	-	-	-	76,826	-	76,826
Total	-	829,524	-	-	-	-	-	-	-	-	-	1,164	-	317,200	-	1,147,888	(738,751)	409,137
Total Operating Expenses	\$ 914,282	\$ 4,390,752	\$ 1,369,615	\$ 18,652	\$ 3,778	\$ 18,773	\$ 17,199	\$ 3,756	\$ 170,243	\$ 1,000,510	\$ 13,265	\$ 217,338	\$ 134,286	\$ 774,935	\$ 590,561	\$ 9,637,947	\$ (1,603,045)	\$ 8,034,902
Excess of Operating	\$ 260,862	\$ 589,011	\$ 9,932,704	\$ 18,038	\$ 308,703	\$ 499,252	\$ 570,172	\$ 111,317	\$ -	\$ (2,083)	\$ 215,766	\$ (28,345)	\$ (63,946)	\$ 295,896	\$ (121,170)	\$ 12,586,175	\$ (2,218,212)	\$ 10,367,963
Extraordinary Maintenance	1,393	175,576	-	-	-	-	-	-	-	-	-	-	-	-	-	176,970	-	176,970
Housing Assistance Payments	-	-	10,124,950	-	277,631	439,736	565,824	109,267	-	-	-	-	-	-	-	11,517,409	(2,218,212)	9,299,196
Depreciation Expense	159,119	1,627,295	19,757	-	-	-	-	-	-	17,312	3,116	-	-	27,299	1,097	1,854,995	-	1,854,995
Total Expenses	\$ 1,074,794	\$ 6,193,624	\$ 11,514,322	\$ 18,652	\$ 281,409	\$ 458,509	\$ 583,023	\$ 113,023	\$ 170,243	\$ 1,017,822	\$ 16,381	\$ 217,338	\$ 134,286	\$ 802,234	\$ 591,658	\$ 23,187,320	\$ (3,821,257)	\$ 19,366,063
Net Gain (Loss)	\$ 100,350	\$ (1,213,861)	\$ (212,003)	\$ 18,038	\$ 31,071	\$ 59,516	\$ 4,348	\$ 2,050	\$ -	\$ (19,395)	\$ 212,650	\$ (28,345)	\$ (63,946)	\$ 268,597	\$ (122,267)	\$ (963,198)	\$ -	\$ (963,198)

Housing Choice Voucher Program
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
HUD PHA Operating Grants - HAP	\$ 945,336	\$ 963,414	\$ (18,078)	\$ 10,098,769	\$ 10,597,559	(498,790)	-5%
HUD Admin Fees Earned	129,391	116,723	12,668	1,174,399	1,283,949	(109,550)	-9%
Total Fee Revenue	1,074,727	1,080,137	(5,410)	11,273,168	11,881,508	(608,340)	-5%
Investment Income - Unrestricted	1,411	1,667	(256)	21,031	18,333	2,697	15%
Fraud Recovery - HAP	210	100	110	2,440	1,100	1,340	0%
Fraud Recovery - Admin	210	100	110	2,440	1,100	1,340	0%
Other Revenue	-	-	-	3,241	-	3,241	
Total Revenue	\$ 1,076,557	\$ 1,082,004	\$ (5,446)	\$ 11,302,319	\$ 11,902,041	\$ (599,722)	-5%
Administrative Salaries	32,912	53,119	(20,207)	542,555	584,304	(41,749)	-7%
Auditing Fees	613	3,035	(2,422)	44,170	33,384	10,786	32%
Management Fee	20,220	21,524	(1,304)	216,780	236,764	(19,984)	-8%
Book-keeping Fee	12,638	13,453	(815)	135,488	147,978	(12,490)	-8%
Advertising and Marketing	-	42	(42)	4,050	458	3,592	784%
Employee Benefit contributions - Administrative	10,890	12,182	(1,291)	153,745	133,999	19,746	15%
Office Expenses	4,223	7,651	(3,428)	63,805	84,164	(20,359)	-24%
Training & Travel	228	667	(439)	9,217	7,333	1,883	26%
Other Administrative Expenses	6,224	8,469	(2,244)	93,559	93,155	404	0%
Total Operating - Administrative	87,963	120,140	(32,177)	1,263,384	1,321,539	(58,155)	-4%
Total Tenant Services	681	-	681	1,688	-	1,688	
Total Utilities	800	854	(54)	9,426	9,392	34	0%
Bldg. Maintenance	1,332	1,301	30	9,674	14,316	(4,642)	-32%
Insurance Premiums	1,718	1,763	(45)	20,760	19,390	1,369	7%
96200 Other General Expenses	675	539	137	9,041	5,924	3,117	53%
Compensated Absences	10,470	-	10,470	55,643	-	55,643	
Other General Expenses	11,146	539	10,607	64,684	5,924	58,760	992%
Total Operating Expenses	\$ 103,639	\$ 124,597	\$ (20,958)	\$ 1,369,615	\$ 1,370,562	\$ (947)	0%
Excess of Operating Revenue over Operating Expenses	\$ 972,919	\$ 957,407	\$ 15,512	\$ 9,932,704	\$ 10,531,480	\$ (598,775)	-6%
Homeownership	2,741	3,906	(1,165)	37,241	42,961	(5,720)	-13%
Portable Housing Assistance Payments	22,205	14,300	7,905	267,513	157,300	110,213	70%
S8 FSS Payments	21,124	12,167	8,957	197,847	133,833	64,013	48%
VASH Housing Assistance Payments	73,360	55,629	17,731	681,654	611,918	69,735	11%
All Other Vouchers Housing Assistance Payments	855,277	877,413	(22,136)	8,940,696	9,651,547	(710,851)	-7%

Housing Choice Voucher Program

Unaudited Revenue Expense Budget Comparison

Total Housing Assistance Payments	974,707	963,414	11,292	10,124,950	10,597,559	(472,608)	-4%
Depreciation Expense	1,796	1,796	-	19,757	19,757	-	
Total Expenses	\$ 1,080,141	\$ 1,089,807	\$ (9,666)	\$ 11,514,322	\$ 11,987,877	\$ (473,555)	-4%
Net Gain (Loss)	\$ (3,584)	\$ (7,803)	\$ 4,219	\$ (212,003)	\$ (85,836)	\$ (126,167)	147%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 35,965	\$ 34,613	\$ 1,353	\$ 376,572	\$ 380,741	\$ (4,169)	-1%
Vacancy Loss	(12,164)	(3,631)	(8,533)	(116,527)	(39,944)	(76,583)	192%
Net Tenant Rental Revenue	23,801	30,982	(7,181)	260,045	340,797	(80,752)	-24%
Tenant Revenue - Other	1,356	583	773	7,192	6,417	776	12%
Total Tenant Revenue	25,157	31,565	(6,408)	267,238	347,214	(79,976)	-23%
HUD PHA Operating Grants	37,595	42,336	(4,742)	452,161	465,701	(13,540)	-3%
Capital Fund Grants	320,836	29,634	291,202	320,836	325,974	(5,138)	-2%
Total Grant Revenue	358,430	71,970	286,460	772,997	791,675	(18,678)	-2%
Investment Income - Unrestricted	4,732	4,515	217	60,306	49,669	10,637	21%
Fraud Recovery	-	-	-	877	-	877	0%
Other Revenue	6,154	4,579	1,575	73,058	50,374	22,684	45%
Gain or Loss on Sale of Capital Assets	-	-	-	669	-	669	
Total Revenue	\$ 394,474	\$ 112,630	\$ 281,844	\$ 1,175,144	\$ 1,238,931	\$ (63,787)	-5%
Administrative Salaries	5,479	5,696	(217)	62,428	62,653	(225)	0%
Auditing Fees	1,486	1,250	236	13,725	13,750	(25)	0%
Management Fee	4,298	8,806	(4,509)	51,136	96,869	(45,733)	-47%
Book-keeping Fee	593	810	(218)	7,050	8,910	(1,860)	-21%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	2,156	2,009	147	23,805	22,098	1,707	8%
Office Expenses	1,584	1,907	(323)	22,251	20,976	1,275	6%
Legal Expense	-	125	(125)	-	1,375	(1,375)	-100%
Training & Travel	-	625	(625)	5,056	6,875	(1,819)	-26%
Other	471	508	(37)	9,532	5,586	3,946	71%
Total Operating - Administrative	16,066	21,736	(5,670)	194,982	239,092	(44,110)	-18%
Asset Management Fee	1,200	1,200	-	13,200	13,200	-	0%
Tenant Services - Salaries	-	240	(240)	924	2,643	(1,719)	-65%
Cares Act - COVID-19 Expenses	-	-	-	-	-	-	
Employee Benefit Contributions - Tenant Services	24	18	5	157	203	(46)	-23%
Tenant Services - Other	363	350	13	579	3,850	(3,271)	-85%
Total Tenant Services	387	609	(222)	1,660	6,695	(5,036)	-75%
	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

Water	\$ 2,435	\$ 2,453	\$ (17)	\$ 28,758	\$ 26,978	\$ 1,780	7%
Electricity	3,209	1,677	1,533	29,724	18,443	11,281	61%
Gas	1,412	1,023	390	12,077	11,250	827	7%
Sewer	2,134	2,432	(298)	25,391	26,747	(1,356)	-5%
Total Utilities	9,191	7,584	1,607	95,951	83,419	12,532	15%
Maintenance - Labor	15,738	20,196	(4,458)	203,777	222,151	(18,374)	-8%
Maintenance - Materials & Other	13,180	6,284	6,896	81,516	69,119	12,397	18%
Maintenance and Operations Contracts	10,241	10,061	180	102,092	110,674	(8,582)	-8%
Employee Benefit Contributions - Maintenance	3,873	4,332	(459)	51,684	47,653	4,031	8%
Total Maintenance	43,032	40,872	2,159	439,069	449,597	(10,528)	-2%
Total Protective Services	3,948	4,142	(194)	42,110	45,564	(3,454)	-8%
Total Insurance Premiums	7,519	7,798	(279)	83,507	85,776	(2,269)	-3%
Other General Expenses	1	-	1	554	-	554	
Compensated Absences	697	-	697	27,520	-	27,520	
Payments in Lieu of Taxes	1,461	2,340	(879)	15,819	25,740	(9,921)	-39%
Bad debt - Tenant Rents	-	474	(474)	(91)	5,210	(5,301)	-102%
Total Other General Expenses	2,158	2,814	(655)	43,803	30,950	12,853	42%
Interest on Notes Payable	-	1,818	(1,818)	-	19,995	(19,995)	-100%
Total Operating Expenses	\$ 83,501	\$ 88,572	\$ (5,071)	\$ 914,282	\$ 974,288	\$ (60,006)	-6%
Excess of Operating Revenue over Operating Expenses	\$ 310,973	\$ 24,058	\$ 286,915	\$ 260,862	\$ 264,642	\$ (3,780)	-1%
Extraordinary Maintenance	-	500	(500)	1,393	5,500	(4,107)	-75%
Depreciation Expense	14,465	13,875	590	159,119	152,625	6,494	4%
Total Expenses	\$ 97,966	\$ 102,947	\$ (4,980)	\$ 1,074,794	\$ 1,132,413	\$ (57,619)	-5%
Net Gain (Loss)	\$ 296,508	\$ 9,683	\$ 286,824	\$ 100,350	\$ 106,517	\$ (6,167)	-6%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 80,587	\$ 81,803	\$ (1,216)	\$ 904,983	\$ 899,833	\$ 5,150	1%
Rental Subsidies	90,427	89,125	1,302	976,171	980,375	(4,204)	0%
Vacancy Loss	(1,225)	(3,846)	2,621	(84,686)	(42,304)	(42,382)	100%
Net Rental Revenue	169,789	167,082	2,707	1,796,468	1,837,904	(41,436)	-2%
Tenant Revenue - Other	294	733	(439)	10,073	8,067	2,007	25%
Total Tenant Revenue	170,083	167,816	2,267	1,806,541	1,845,971	(39,429)	-2%
Investment Income - Unrestricted	8,775	8,917	(142)	111,811	98,083	13,727	14%
Other Revenue	9,588	7,706	1,882	86,781	84,768	2,013	2%
Total Revenue	\$ 188,446	\$ 184,438	\$ 4,007	\$ 2,005,132	\$ 2,028,822	\$ (23,689)	-1%
Administrative Salaries	9,238	9,708	(471)	108,476	106,792	1,684	2%
Auditing Fees	4,322	3,573	750	34,579	39,301	(4,722)	-12%
Property Management Fee	10,715	10,531	184	113,071	115,845	(2,773)	-2%
Asset Management Fees	1,167	1,156	11	12,833	12,713	120	1%
Advertising and Marketing	-	4	(4)	-	46	(46)	-100%
Employee Benefit contributions - Administrative	2,566	2,257	308	28,615	24,830	3,785	15%
Office Expenses	3,222	3,154	68	31,021	34,698	(3,677)	-11%
Legal Expense	264	125	139	4,609	1,375	3,234	235%
Training & Travel	69	304	(235)	3,429	3,349	80	2%
Other	832	625	207	7,039	6,875	164	2%
Total Operating - Administrative	32,395	31,438	957	343,672	345,823	(2,150)	-1%
Total Tenant Services	10,160	9,733	427	95,491	107,063	(11,572)	-11%
Water	6,128	6,087	41	83,641	66,954	16,686	25%
Electricity	11,695	12,721	(1,026)	162,613	139,932	22,681	16%
Gas	1,250	1,773	(523)	14,223	19,502	(5,279)	-27%
Sewer	4,156	4,146	10	55,983	45,601	10,382	23%
Total Utilities	\$ 23,228	\$ 24,726	\$ (1,498)	\$ 316,459	\$ 271,990	\$ 44,470	16%
	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 15,412	\$ 15,832	\$ (420)	\$ 152,749	\$ 174,147	\$ (21,398)	-12%
Maintenance - Materials & Other	7,039	10,125	(3,086)	139,764	111,375	28,389	25%
Maintenance and Operations Contracts	12,000	10,454	1,546	142,128	114,996	27,133	24%
Employee Benefit Contributions - Maintenance	5,303	4,655	648	57,171	51,203	5,968	12%

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

Total Maintenance	39,753	41,066	(1,312)	491,812	451,721	40,091	9%
Total Insurance Premiums	15,007	24,897	(9,890)	295,903	273,868	22,035	8%
Other General Expenses	109	-	109	8,121	-	8,121	
Compensated Absences	3,207	-	3,207	33,371	-	33,371	
Taxes	4,799	4,892	(93)	52,788	53,807	(1,019)	-2%
Bad debt - Tenant Rents	-	842	(842)	7,717	9,257	(1,540)	-17%
Total Other General Expenses	8,115	5,733	2,382	101,997	63,064	38,934	62%
Interest of Mortgage (or Bonds) Payable	16,141	16,141	(0)	193,688	177,547	16,140	9%
Interest on Notes Payable (Seller Financing)	20,967	20,967	0	230,632	230,632	0	0%
Amortization of Loan Costs	2,275	2,274	0	25,020	25,018	3	0%
Total Interest Expense and Amortization Cost	39,382	39,382	0	449,340	433,197	16,143	4%
Total Operating Expenses	\$ 168,041	\$ 176,975	\$ (8,934)	\$ 2,094,674	\$ 1,946,724	\$ 147,950	8%
Excess of Operating Revenue over Operating Expenses	\$ 20,405	\$ 7,463	\$ 12,941	\$ (89,542)	\$ 82,098	\$ (171,639)	-209%
Extraordinary Maintenance	5,000	-	5,000	81,619	-	81,619	
Depreciation Expense	53,396	53,610	(214)	587,352	589,715	(2,363)	0%
Total Expenses	\$ 226,437	\$ 230,585	\$ (4,148)	\$ 2,763,645	\$ 2,536,439	\$ 227,207	9%
Net Gain (Loss)	\$ (37,991)	\$ (46,147)	\$ 8,156	\$ (758,513)	\$ (507,617)	\$ (250,896)	49%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 23,087	\$ 18,972	\$ 4,115	\$ 232,754	\$ 208,696	\$ 24,059	12%
Rental Subsidies	29,155	31,269	(2,114)	328,842	343,955	(15,114)	-4%
Vacancy Loss	(627)	(1,507)	880	(29,694)	(16,580)	(13,114)	79%
Net Rental Revenue	51,615	48,734	2,881	531,902	536,071	(4,169)	-1%
Tenant Revenue - Other	-	1,042	(1,042)	2,167	11,458	(9,291)	-81%
Total Tenant Revenue	51,615	49,775	1,840	534,069	547,530	(13,460)	-2%
Investment Income - Unrestricted	1,733	1,667	66	20,627	18,333	2,294	13%
Other Revenue	2,846	2,220	626	34,106	24,420	9,686	40%
Total Revenue	\$ 56,194	\$ 53,662	\$ 2,532	\$ 588,802	\$ 590,283	\$ (1,481)	0%
Administrative Salaries	2,505	2,593	(87)	28,271	28,519	(248)	-1%
Auditing Fees	1,157	956	201	9,254	10,517	(1,263)	-12%
Property Management Fee	2,802	3,120	(318)	28,395	34,317	(5,923)	-17%
Asset Management Fees	1,061	1,052	9	11,759	11,573	186	2%
Advertising and Marketing	-	4	(4)	-	46	(46)	-100%
Employee Benefit contributions - Administrative	778	729	49	8,821	8,020	801	10%
Office Expenses	1,012	884	129	8,807	9,719	(912)	-9%
Legal Expense	-	42	(42)	-	458	(458)	-100%
Training & Travel	-	81	(81)	762	896	(134)	-15%
Other	435	146	290	3,778	1,604	2,174	136%
Total Operating - Administrative	9,750	9,606	143	99,847	105,670	(5,823)	-6%
Total Tenant Services	2,538	1,793	745	17,269	19,720	(2,451)	-12%
Water	2,236	2,047	190	32,143	22,512	9,631	43%
Electricity	960	737	223	11,793	8,108	3,685	45%
Gas	365	404	(39)	5,148	4,447	702	16%
Sewer	1,676	1,569	107	23,362	17,257	6,105	35%
Total Utilities	\$ 5,238	\$ 4,757	\$ 481	\$ 72,447	\$ 52,323	\$ 20,123	38%
	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 6,074	\$ 3,325	\$ 2,749	\$ 35,118	\$ 36,570	\$ (1,452)	-4%
Maintenance - Materials & Other	2,119	2,875	(756)	27,094	31,625	(4,531)	-14%
Maintenance and Operations Contracts	5,823	5,585	238	73,562	61,432	12,129	20%
Employee Benefit Contributions - Maintenance	1,405	1,148	258	12,913	12,623	291	2%

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

Total Maintenance	15,421	12,932	2,490	148,686	142,249	6,437	5%
Total Insurance Premiums	3,448	8,973	(5,525)	108,668	98,703	9,965	10%
Other General Expenses	44	-	44	595	-	595	
Compensated Absences	1,089	-	1,089	6,988	-	6,988	
Property Taxes	1,822	1,857	(35)	20,040	20,427	(387)	-2%
Bad debt - Tenant Rents	-	324	(324)	-	3,562	(3,562)	-100%
Total Other General Expenses	2,955	2,181	774	27,622	23,989	3,633	15%
Interest of Mortgage (or Bonds) Payable	3,267	3,418	(151)	36,169	37,600	(1,431)	-4%
Interest on Notes Payable (Seller Financing)	6,714	6,714	0	73,849	73,849	0	0%
Amortization of Loan Costs	1,664	1,664	-	18,301	18,301	-	0%
Total Interest Expense and Amortization Cost	11,644	11,795	(151)	128,319	129,750	(1,431)	-1%
Total Operating Expenses	\$ 50,993	\$ 52,037	\$ (1,044)	\$ 602,858	\$ 572,404	\$ 30,453	5%
Excess of Operating Revenue over Operating Expenses	\$ 5,200	\$ 1,625	\$ 3,575	\$ (14,055)	\$ 17,879	\$ (31,934)	-179%
Extraordinary Maintenance	-	-	-	30,515	-	30,515	
Depreciation Expense	18,775	18,774	1	206,519	206,519	0	0%
Total Expenses	\$ 69,768	\$ 70,811	\$ (1,043)	\$ 839,891	\$ 778,923	\$ 60,968	8%
Net Gain (Loss)	\$ (13,575)	\$ (17,149)	\$ 3,574	\$ (251,089)	\$ (188,640)	\$ (62,449)	33%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 48,667	\$ 49,818	\$ (1,151)	\$ 558,287	\$ 547,996	\$ 10,291	2%
Rental Subsidies	47,128	45,977	1,151	495,458	505,749	(10,291)	-2%
Vacancy Loss	(945)	(2,395)	1,450	(43,352)	(26,343)	(17,009)	65%
Net Rental Revenue	94,850	93,400	1,450	1,010,393	1,027,402	(17,009)	-2%
Tenant Revenue - Other	861	792	69	6,473	8,708	(2,235)	-26%
Total Tenant Revenue	95,711	94,192	1,519	1,016,866	1,036,110	(19,244)	-2%
Investment Income - Unrestricted	3,138	2,667	471	37,942	29,333	8,609	29%
Other Revenue	6,996	2,067	4,930	36,670	22,733	13,937	61%
Total Revenue	\$ 105,846	\$ 98,925	\$ 6,920	\$ 1,091,478	\$ 1,088,177	\$ 3,301	0%
Administrative Salaries	5,828	6,218	(390)	65,694	68,397	(2,703)	-4%
Auditing Fees	2,237	1,849	388	17,898	20,343	(2,444)	-12%
Property Management Fee	5,959	5,776	183	62,834	63,531	(696)	-1%
Asset Management Fees	1,078	1,069	9	12,041	11,762	279	2%
Advertising and Marketing	-	4	(4)	-	46	(46)	-100%
Employee Benefit contributions - Administrative	2,646	1,873	773	25,691	20,603	5,088	25%
Office Expenses	1,818	1,933	(115)	19,902	21,260	(1,358)	-6%
Legal Expense	264	125	139	2,126	1,375	751	55%
Training & Travel	70	158	(87)	2,003	1,733	269	16%
Other	432	292	140	8,317	3,208	5,109	159%
Total Operating - Administrative	20,333	19,296	1,036	216,508	212,258	4,250	2%
Total Tenant Services	6,033	6,845	(813)	65,992	75,300	(9,308)	-12%
Water	1,851	2,044	(193)	23,257	22,489	768	3%
Electricity	8,481	8,878	(397)	109,955	97,657	12,298	13%
Gas	-	996	(996)	7,416	10,959	(3,543)	-32%
Sewer	1,018	1,232	(214)	13,694	13,555	139	1%
Total Utilities	\$ 11,350	\$ 13,151	\$ (1,800)	\$ 154,321	\$ 144,659	\$ 9,662	7%
	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 6,539	\$ 9,455	\$ (2,916)	\$ 106,998	\$ 104,007	\$ 2,991	3%
Maintenance - Materials & Other	3,025	3,192	(166)	41,905	35,108	6,796	19%
Maintenance and Operations Contracts	9,791	10,564	(772)	88,880	116,201	(27,321)	-24%
Employee Benefit Contributions - Maintenance	1,699	2,120	(420)	20,909	23,317	(2,408)	-10%
Total Maintenance	21,055	25,330	(4,275)	258,691	278,634	(19,942)	-7%

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

Property Insurance	2,588	3,391	(803)	23,678	37,301	(13,623)	-37%
Workmen's Compensation	273	290	(17)	3,511	3,190	321	10%
All Other Insurance	236	214	22	4,968	2,358	2,610	111%
Total Insurance Premiums	3,097	3,895	(799)	32,156	42,849	(10,692)	-25%
Other General Expenses	201	-	201	6,378	-	6,378	
Compensated Absences	2,086	-	2,086	20,874	-	20,874	
Taxes	2,399	2,446	(46)	26,394	26,903	(509)	-2%
Bad debt - Tenant Rents	-	321	(321)	1,626	3,534	(1,908)	-54%
Total Other General Expenses	4,687	2,767	1,920	55,273	30,437	24,836	82%
Interest of Mortgage (or Bonds) Payable	5,370	5,365	5	59,386	59,018	368	1%
Interest on Notes Payable (Seller Financing)	9,215	9,215	(0)	101,367	101,368	(1)	0%
Amortization of Loan Costs	1,568	1,568	(0)	17,248	17,248	(0)	0%
Total Interest Expense and Amortization Cost	16,153	16,149	5	178,001	177,634	367	
Total Operating Expenses	\$ 82,708	\$ 87,434	\$ (4,726)	\$ 960,942	\$ 961,769	\$ (827)	0%
Excess of Operating Revenue over Operating Expenses	\$ 23,138	\$ 11,492	\$ 11,646	\$ 130,536	\$ 126,407	\$ 4,128	3%
Extraordinary Maintenance	3,279	-	3,279	33,134	-	33,134	
Depreciation Expense	31,139	40,528	(9,389)	342,529	445,808	(103,279)	-23%
Total Expenses	\$ 117,126	\$ 127,962	\$ (10,836)	\$ 1,336,605	\$ 1,407,577	\$ (70,972)	-5%
Net Gain (Loss)	\$ (11,280)	\$ (29,036)	\$ 17,756	\$ (245,127)	\$ (319,401)	\$ 74,273	-23%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 10,403	\$ 9,491	\$ 912	\$ 109,820	\$ 104,397	\$ 5,423	5%
Rental Subsidies	7,922	8,139	(217)	87,255	89,524	(2,268)	-3%
Vacancy Loss	(288)	(353)	65	(6,853)	(3,879)	(2,974)	77%
Net Rental Revenue	18,037	17,277	760	190,222	190,042	180	0%
Tenant Revenue - Other	-	108	(108)	1,139	1,192	(53)	
Total Tenant Revenue	18,037	17,385	652	191,361	191,233	128	0%
Investment Income - Unrestricted	615	583	32	7,195	6,417	779	12%
Other Revenue	209	275	(66)	2,460	3,025	(565)	-19%
Total Revenue	\$ 18,861	\$ 18,243	\$ 618	\$ 201,016	\$ 200,675	\$ 341	0%
Administrative Salaries	835	864	(29)	9,713	9,507	206	2%
Auditing Fees	380	315	66	3,044	3,460	(416)	-12%
Property Management Fee	912	883	29	9,533	9,713	(180)	-2%
Asset Management Fees	1,057	1,057	-	13,263	11,625	1,638	14%
Employee Benefit contributions - Administrative	259	243	16	3,026	2,673	353	13%
Office Expenses	787	405	382	4,573	4,458	115	3%
Legal Expense	-	42	(42)	520	458	61	13%
Training & Travel	-	27	(27)	311	295	16	5%
Other	61	154	(93)	1,806	1,696	110	6%
Total Operating - Administrative	4,292	3,994	299	45,787	43,930	1,857	4%
Total Tenant Services	-	8	(8)	-	92	(92)	-100%
Water	319	369	(50)	3,475	4,059	(584)	-14%
Electricity	1,042	1,037	4	13,887	11,412	2,476	22%
Gas	375	496	(121)	3,708	5,454	(1,747)	-32%
Sewer	208	213	(5)	2,249	2,340	(92)	-4%
Total Utilities	\$ 1,944	\$ 2,115	\$ (171)	\$ 23,319	\$ 23,265	\$ 54	0%
	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 843	\$ 1,108	\$ (265)	\$ 10,635	\$ 12,190	\$ (1,555)	-13%
Maintenance - Materials & Other	1,673	704	969	11,834	7,746	4,088	53%
Maintenance and Operations Contracts	811	2,404	(1,593)	21,560	26,440	(4,880)	-18%
Employee Benefit Contributions - Maintenance	369	383	(14)	4,220	4,208	13	0%
Total Maintenance	3,695	4,599	(903)	48,249	50,584	(2,335)	-5%

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

Total Protective Services	1,211	1,258	(47)	12,920	13,839	(919)	-7%
Total Insurance Premiums	1,032	1,310	(278)	11,127	14,411	(3,284)	-23%
Other General Expenses	61	-	61	1,142	-	1,142	
Compensated Absences	256	-	256	2,957	-	2,957	
Taxes	609	621	(12)	6,696	6,826	(129)	-2%
Bad debt - Tenant Rents	-	166	(166)	3,170	1,828	1,343	73%
Total Other General Expenses	926	787	139	13,965	8,653	5,312	61%
Interest of Mortgage (or Bonds) Payable	672	674	(2)	7,456	7,412	44	1%
Amortization of Loan Costs	681	681	0	7,487	7,487	0	0%
Total Interest Expense and Amortization Cost	1,352	1,355	(2)	14,943	14,900	44	0%
Total Operating Expenses	\$ 14,454	\$ 15,425	(971)	\$ 170,311	\$ 169,673	\$ 637	0%
Excess of Operating Revenue over Operating Expenses	\$ 4,408	\$ 2,818	\$ 1,590	\$ 30,705	\$ 31,001	\$ (296)	-1%
Extraordinary Maintenance	-	-	-	5,285	-	5,285	
Depreciation Expense	10,277	10,277	0	113,047	113,047	0	0%
Total Expenses	\$ 24,731	\$ 25,702	(971)	\$ 288,643	\$ 282,720	\$ 5,923	2%
Net Gain (Loss)	\$ (5,869)	\$ (7,459)	\$ 1,590	\$ (87,627)	\$ (82,046)	\$ (5,581)	7%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 10,763	\$ 15,885	\$ (5,122)	\$ 149,605	\$ 174,733	\$ (25,128)	-14%
Rental Subsidies	21,896	16,828	5,067	209,644	185,111	24,533	13%
Vacancy Loss	(49)	(981)	932	(18,495)	(10,796)	(7,700)	71%
Net Rental Revenue	32,610	31,732	878	340,754	349,048	(8,295)	-2%
Tenant Revenue - Other	98	292	(194)	5,117	3,208	1,908	59%
Total Tenant Revenue	32,708	32,023	684	345,870	352,257	(6,386)	-2%
Investment Income - Unrestricted	302	542	(240)	7,044	5,958	1,086	18%
Other Revenue	369	75	294	4,739	825	3,914	474%
Total Revenue	\$ 33,378	\$ 32,640	\$ 738	\$ 357,654	\$ 359,040	\$ (1,386)	0%
Administrative Salaries	3,261	3,370	(109)	36,263	37,075	(812)	-2%
Auditing Fees	822	679	143	6,575	7,473	(898)	-12%
Property Management Fee	2,031	1,880	150	20,697	20,685	13	0%
Asset Management Fees	746	792	(46)	8,210	8,710	(501)	-6%
Advertising and Marketing	-	4	(4)	-	46	(46)	-100%
Employee Benefit contributions - Administrative	582	473	109	6,317	5,201	1,116	21%
Office Expenses	367	552	(185)	4,883	6,069	(1,186)	-20%
Legal Expense	-	42	(42)	81	458	(378)	-82%
Training & Travel	-	58	(58)	680	637	43	7%
Other	187	92	95	2,092	1,008	1,084	107%
Total Operating - Administrative	7,995	7,942	53	85,797	87,362	(1,565)	-2%
Total Tenant Services	1,925	1,147	778	12,076	12,622	(546)	-4%
Water	1,310	1,135	175	14,552	12,485	2,067	17%
Electricity	240	356	(116)	5,958	3,919	2,039	52%
Gas	67	203	(135)	1,827	2,229	(403)	-18%
Sewer	1,078	1,015	63	11,885	11,160	724	6%
Total Utilities	\$ 2,695	\$ 2,709	\$ (13)	\$ 34,220	\$ 29,794	\$ 4,427	15%
	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,692	\$ 3,184	\$ (492)	\$ 29,860	\$ 35,024	\$ (5,164)	-15%
Maintenance - Materials & Other	2,956	1,463	1,493	20,453	16,088	4,365	27%
Maintenance and Operations Contracts	4,291	2,771	1,520	37,842	30,479	7,363	24%
Employee Benefit Contributions - Maintenance	1,130	1,040	90	12,661	11,441	1,220	11%

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

Total Maintenance	11,069	8,457	2,611	100,815	93,032	7,783	8%
Total Insurance Premiums	5,489	5,175	314	57,437	56,926	511	1%
Other General Expenses	11	-	11	1,045	-	1,045	
Compensated Absences	298	-	298	6,266	-	6,266	
Property Taxes	1,601	1,632	(31)	17,612	17,956	(343)	-2%
Bad debt - Tenant Rents	-	138	(138)	5,290	1,517	3,773	249%
Total Other General Expenses	1,911	1,770	141	30,214	19,473	10,741	55%
Interest of Mortgage (or Bonds) Payable	610	617	(7)	6,772	6,786	(14)	0%
Interest on Notes Payable	1,268	1,268	-	13,947	13,947	-	0%
Amortization of Loan Costs	526	526	0	5,791	5,791	0	0%
Total Interest Expense and Amortization Cost	2,404	2,411	(7)	26,510	26,524	(13)	0%
Total Operating Expenses	\$ 33,488	\$ 29,612	\$ 3,876	\$ 347,070	\$ 325,732	\$ 21,338	7%
Excess of Operating Revenue over Operating Expenses	\$ (110)	\$ 3,028	\$ (3,138)	\$ 10,584	\$ 33,308	\$ (22,724)	-68%
Extraordinary Maintenance	-	-	-	8,384	-	8,384	
Depreciation Expense	22,871	24,812	(1,941)	251,581	272,931	(21,350)	-8%
Total Expenses	\$ 56,359	\$ 54,424	\$ 1,935	\$ 607,035	\$ 598,663	\$ 8,372	1%
Net Gain (Loss)	\$ (22,981)	\$ (21,784)	\$ (1,197)	\$ (249,381)	\$ (239,623)	\$ (9,758)	4%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 7,994	\$ 9,619	\$ (1,625)	\$ 98,937	\$ 105,806	\$ (6,869)	-6%
Rental Subsidies	11,986	10,394	1,592	120,843	114,337	6,506	6%
Vacancy Loss	-	(600)	600	(9,274)	(6,605)	(2,669)	40%
Net Rental Revenue	19,980	19,413	567	210,506	213,538	(3,032)	-1%
Tenant Revenue - Other	325	100	225	1,845	1,100	745	
Total Tenant Revenue	20,305	19,513	792	212,352	214,638	(2,286)	-1%
Investment Income - Unrestricted	360	417	(57)	5,824	4,583	1,241	27%
Other Revenue	-	42	(42)	-	458	(458)	-100%
Total Revenue	\$ 20,664	\$ 19,971	\$ 694	\$ 218,176	\$ 219,680	\$ (1,504)	-1%
Administrative Salaries	1,464	1,518	(54)	16,219	16,697	(478)	-3%
Auditing Fees	548	453	95	4,383	4,982	(599)	0%
Property Management Fee	1,218	1,173	45	12,675	12,906	(231)	-2%
Asset Management Fees	746	746	-	8,210	8,210	-	0%
Advertising and Marketing	-	4	(4)	-	46	(46)	-100%
Employee Benefit contributions - Administrative	326	270	57	3,560	2,968	592	20%
Office Expenses	179	306	(126)	3,260	3,362	(103)	-3%
Legal Expense	-	42	(42)	-	458	(458)	-100%
Training & Travel	-	39	(39)	211	424	(214)	-50%
Other	79	92	(12)	1,185	1,008	177	18%
Total Operating - Administrative	4,561	4,642	(81)	49,702	51,062	(1,360)	-3%
Total Tenant Services	552	704	(152)	6,377	7,741	(1,364)	-18%
Water	1,316	1,000	316	14,782	11,002	3,780	34%
Electricity	60	189	(129)	2,441	2,076	364	18%
Gas	75	119	(44)	1,119	1,311	(191)	-15%
Sewer	1,112	836	275	11,219	9,201	2,019	22%
Total Utilities	\$ 2,563	\$ 2,145	\$ 418	\$ 29,561	\$ 23,590	\$ 5,972	25%
	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 911	\$ 1,061	\$ (150)	\$ 10,093	\$ 11,675	\$ (1,581)	-14%
Maintenance - Materials & Other	537	325	212	10,773	3,575	7,198	201%
Maintenance and Operations Contracts	1,472	2,123	(652)	24,215	23,358	856	4%
Employee Benefit Contributions - Maintenance	378	355	23	4,248	3,903	345	9%

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

Total Maintenance	3,298	3,865	(567)	49,329	42,511	6,817	16%
Total Insurance Premiums	2,340	2,588	(248)	25,493	28,472	(2,979)	-10%
Other General Expenses	4,697	-	4,697	5,386	-	5,386	
Compensated Absences	119	-	119	2,648	-	2,648	
Property Taxes	1,099	1,120	(21)	12,090	12,323	(233)	-2%
Bad debt - Tenant Rents	-	78	(78)	1,102	861	241	28%
Total Other General Expenses	5,915	1,199	4,716	21,225	13,184	8,042	61%
Interest on Notes Payable	2,676	2,676	0	29,433	29,432	0	0%
Amortization of Loan Costs	271	271	0	2,978	2,978	0	0%
Total Interest Expense and Amortization Cost	2,946	2,946	0	32,411	32,411	0	0%
Total Operating Expenses	\$ 22,175	\$ 18,088	\$ 4,087	\$ 214,099	\$ 198,970	\$ 15,129	8%
Excess of Operating Revenue over Operating Expenses	\$ (1,511)	\$ 1,883	\$ (3,393)	\$ 4,077	\$ 20,710	\$ (16,633)	-80%
Extraordinary Maintenance	-	-	-	16,640	-	16,640	
Depreciation Expense	11,479	11,974	(495)	126,267	131,711	(5,444)	-4%
Total Expenses	\$ 33,654	\$ 30,062	\$ 3,592	\$ 357,006	\$ 330,681	\$ 26,325	8%
Net Gain (Loss)	\$ (12,989)	\$ (10,091)	\$ (2,898)	\$ (138,830)	\$ (111,001)	\$ (27,829)	25%

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance	
Maintenance - Labor	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Maintenance - Materials & Other		-		-		-		-		-		-
Maintenance and Operations Contracts		-		-		-		-		-		-
Employee Benefit Contributions - Maintenance		-		-		-		-		-		-
Total Maintenance		-		-		-		-		-		-
Protective Services - Labor		-		-		-		-		-		-
95200 Protective Services - Other Contract Costs		-		-		-		-		-		-
Protective Services - Other		-		-		-		-		-		-
Employee Benefit Contributions - Protective Services		-		-		-		-		-		-
Total Protective Services		-		-		-		-		-		-
Property Insurance		-		-		-		-		-		-
Liability Insurance		-		-		-		-		-		-
Workmen's Compensation		-		-		-		-		-		-
All Other Insurance		-		-		-		-		-		-
Total Insurance Premiums		-		-		-		-		-		-
Other General Expenses		-		-		-		-		-		-
Compensated Absences		-		-		-		-		-		-
Property Taxes		-		-		-		-		-		-
Bad debt - Tenant Rents		-		-		-		-		-		-
Total Other General Expenses		-		-		-		-		-		-
Interest on Notes Payable		-		-		-		-		-		-
Amortization of Loan Costs		-		-		-		-		-		-
Total Interest Expense and Amortization Cost		-		-		-		-		-		-
Total Operating Expenses	\$	-	\$	-	\$	-	\$	798	\$	-	\$	798
Excess of Operating Revenue over Operating Expenses	\$	-	\$	-	\$	-	\$	516,708	\$	-	\$	516,708
Extraordinary Maintenance		-		-		-		-		-		-
Depreciation Expense		-		-		-		-		-		-
Total Expenses	\$	-	\$	-	\$	-	\$	798	\$	-	\$	798

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

Net Gain (Loss)	\$	-	\$	-	\$	-	\$	516,708	\$	-	\$	516,708
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**Columbia Housing Authority
Administration Revenue and Expense Summary**

	CHA Affordable Housing Development	CHA Business Activities	CHA Central Office Cost Center	Total Adminstration	Year to Date Budget	Budget Variance	Percent of Variance
Management Fee	\$ -	\$ -	\$ 310,068	\$ 310,068	\$ 333,633	\$ (23,564)	-7%
Asset Management Fee	-	-	13,200	13,200	13,200	-	0%
Book Keeping Fee	-	-	146,603	146,603	161,095	(14,493)	-9%
Fee Revenue	-	-	469,871	469,871	507,928	\$ (38,057)	-7%
Interest Income	6,127	16,759	18,317	41,203	15,247	25,956	170%
Investment Income	14,214	738,751	-	752,965	509,846	243,118	48%
Other Revenue	50,000	361,513	926	412,439	372,078	40,361	11%
Gain or Loss on Sale of Capital Assets	-	(46,192)	(19,724)	(65,916)	-	(65,916)	
Total Revenue	\$ 70,340	\$ 1,070,831	\$ 469,390	\$ 1,610,562	\$ 1,405,099	\$ 205,463	15%
Administrative Salaries	80,267	251,201	344,417	675,885	740,129	(64,244)	-9%
Auditing Fees	-	4,563	7,637	12,200	15,583	(3,383)	-22%
Advertising and Marketing	1,990	-	1,668	3,658	252	3,406	1351%
Employee Benefits - Admin.	25,855	63,194	72,579	161,628	154,644	6,985	5%
Office Expenses	5,143	13,974	71,456	90,573	97,772	(7,199)	-7%
Legal Expense	-	-	23,768	23,768	3,208	20,560	641%
Training & Travel	153	100	10,538	10,791	33,458	(22,667)	-68%
Other	7,377	4,455	14,544	26,376	22,917	3,459	15%
Total Operating - Administration	120,785	337,488	546,608	1,004,880	1,067,963	(63,083)	-6%
Water	-	860	378	1,238	1,146	92	8%
Electricity	-	4,277	2,231	6,508	5,408	1,099	20%
Gas	-	2,059	412	2,471	3,438	(966)	-28%
Sewer	-	497	121	618	642	(24)	-4%
Total Utilities	-	7,693	3,142	10,835	10,633	202	2%
Maintenance - Labor	-	-	-	-	-	-	
Maintenance - Materials	-	306	1,303	1,608	6,004	(4,396)	-73%
Maint Contracts, Miscellaneous	-	199	199	397	7,792	(7,394)	-95%
Maint Contracts-Trash Removal	-	1,061	-	1,061	1,146	(85)	-7%
Maint Contracts-Heating & Cooling	-	-	-	-	-	-	
Maint Contracts-Snow Removal	-	-	-	-	-	-	
Maint Contracts-Elevators	-	-	-	-	-	-	
Maint Contracts-Landscape & Grounds	1,095	51	4,848	5,995	7,333	(1,339)	-18%
Maint Contracts-Unit Turnaround	-	-	-	-	-	-	
Maint Contracts-Electrical	-	-	-	-	-	-	
Maint Contracts-Plumbing	-	60	-	60	-	60	
Maint Contracts-Extermination	-	-	-	-	-	-	
Maint Contracts-Janitorial	-	3,107	3,107	6,214	7,975	(1,761)	-22%
Maintenance Contracts	1,095	4,478	8,154	13,727	24,246	(10,519)	-43%
Employee Benefits - Maint.	-	-	-	-	-	-	
Total Maintenance	1,095	4,784	9,457	15,335	30,250	(14,915)	-49%
Total Insurance Premiums	1,696	17,998	8,012	27,705	15,374	12,331	80%
Total Other Expenses	10,711	89,772	23,343	123,826	71,421	52,405	73%
Interest of Bonds Payable	-	296,708	-	296,708	265,305	31,403	12%
Interest on Notes Payable	-	20,492	-	20,492	20,625	(133)	-1%
Total Interest/Amortization	-	317,200	-	317,200	285,930	31,270	11%
Total Operating Expenses	\$ 134,286	\$ 774,935	\$ 590,561	\$ 1,499,782	\$ 1,481,572	\$ 18,210	1%
Excess of Operating Revenue over Operating Expenses	\$ (63,946)	\$ 295,896	\$ (121,170)	\$ 110,780	\$ (76,473)	\$ 187,253	-245%
Depreciation Expense	-	27,299	1,097	28,396	24,976	3,421	14%
Total Expenses	\$ 134,286	\$ 802,234	\$ 591,658	\$ 1,528,179	\$ 1,506,548	\$ 21,631	1%
Net Gain (Loss)	\$ (63,946)	\$ 268,597	\$ (122,267)	\$ 82,383	\$ (101,449)	\$ 183,832	-181%

**Columbia Housing Authority
Administration Revenue and Expense Summary**

CHA Affordable Housing Development	CHA Business Activities	CHA Central Office Cost Center	Total Adminstration	Year to Date Budget	Budget Variance	Percent of Variance
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Housing Authority of the City of Columbia, Missouri

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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 15, 2025

Re: Current Events

Executive Summary

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

Discussion

12/11: State of the Community Breakfast (Civic Appreciation)

12/13: Staff Holiday Party.

12/18: MHDC Meeting and Blind Boone Funding Award.

12/19: Directors Luncheon.

1/3-1/10: Office moves for HCV, HR, FSS, Downtown Property Management, HHC and ROSS.

1/16: Fred Parry Radio Show Recording.

1/22: Housing and Community Development Commission (HCDC) Public Hearing

1/23: Project Homeless Connect.

1/29: Columbia Values Diversity Celebration

2/6: County Community Services Department Site Visit

2/12: Missouri Workforce Housing Association: Development and Underwriting Committee Meeting

2/19: CHA Board of Commissioners Meeting

Recommended Commission Action

Review and consider the report.