



# Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

## Open Meeting Notice

### CHA Board of Commissioners Meetings

**Date:** Wednesday, June 18, 2025

**Time:** 5:30 p.m.

**Place:** Columbia Housing Authority, 201 Switzler St.

\*A reception will be held at 5pm to honor Robin Wenneker's service as a CHA Board of Commissioner\*

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of Minutes
- V. Commissioner Comment
- VI. Public Comment (Limited to 5 minutes per speaker)

### SPECIAL ITEMS

- VII. Family Self Sufficiency (FSS) Program Graduate
- VIII. Vice Chair Officer Vacancy

### RESOLUTIONS

- IX. **Resolution 2987:** Authorizing an Operating Loan from Columbia Community Housing Trust to the Bryant Walkway Development to Assist with Insurance Escrow payments.
- X. **Resolution 2988:** Rescinding Resolutions 2983 and 2984 authorizing Incumbency Certificates for the Housing Authority of the City of Columbia and CHA Affordable Housing Development, LLC.
- XI. **Resolution 2989:** Authorizing the Incumbency Certificate of the Housing Authority of the City of Columbia for the Park Avenue Apartments project and Associated Partnership Certified Resolution of the Housing Authority of the City of Columbia, Missouri Authorizing it to Enter into Transactions to Develop the Park Avenue Apartments Project.
- XII. **Resolution 2990:** Authorizing the Incumbency Certificate of CHA Affordable Housing Development, LLC for the Park Avenue Apartments project and Associated Partnership and Associated Limited Liability Company Resolution.

### REPORTS

**XIII. Department Reports:** Finance, Affordable Housing Development, Facilities and Modernization, Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, Resident Services, Safety, Human Resources.

**XIV.** Current Events

**PUBLIC AND COMMISSIONER COMMENT**

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

**XVI.** Adjournment

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

**Media Contact:** Randy Cole, CEO

Phone: (573) 443-2556

E-mail: [rcole@columbiaha.com](mailto:rcole@columbiaha.com)

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



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## **HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING May 21, 2025, BOARD MEETING MINUTES**

### **I. Call to Order:**

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session on May 21, 2025, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 5:41 p.m.

Mr. Cole introduced David Steffes and Julia Jackson. Mr. Steffes has joined CHA as Chief Financial Officer. Ms. Jackson is Housing Development Coordinator and will be assisting Ms. Hamilton in recording minutes of the meetings.

### **II. Roll Call:**

Present: Bob Hutton, Chair  
Robin Wenneker, Vice-Chair-via Zoom  
Rigel Oliveri, Commissioner  
Steve Calloway, Commissioner-Via Zoom

CHA Staff: Randy Cole, CEO  
David Steffes, Chief Financial Officer  
Laura Lewis, Director of Affordable Housing Operations  
Justin Anthony, Director of Facilities and Modernization  
Jeff Forck, Director of Safety  
Darcie Hamilton, Director of Affordable Housing Development  
Julia Jackson, Housing Development Coordinator

### **III. Adoption of Agenda:**

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

### **IV. Approval of the Minutes**

#### **Approval of April 16, 2025 Open Meeting Minutes:**

Mr. Hutton called for a motion to approve the minutes from the open meeting that occurred on April 16, 2025. A motion was made by Mr. Hutton. A second motion was made by Ms. Oliveri. All other Commissioners voted “aye” and Mr. Hutton declared the motion approved.

### **Approval of May 8, 2025 Open Meeting Minutes:**

Mr. Hutton called for a motion to approve the minutes from the open meeting that occurred on May 8, 2025. 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. Commissioner Comment**  
None.

**VI. Public Comment**  
None.

### **RESOLUTIONS**

**VII. Resolution 2985: Authorizing the Chief Executive Officer to Execute Operating Loans from the CHA Affordable Housing Development, LLC to Bear Creek, Stuart Parker and Bryant Walkway II for Unreimbursed FY 2024 Safety Costs.**

Mr. Cole discussed the need for an operating loan to pay for safety expenses. Mr. Hutton called for a motion to approve Resolution 2985. A motion was made by Ms. Oliveri. A second motion was made by Mr. Calloway. Upon Roll Call the following vote was recorded.

Yes: Hutton, Oliveri, Wenneker, Calloway

**VIII. Resolution 2986: Authorizing an Amendment to Housekeeping Provisions within the Columbia Housing Authority’s Tenant Lease.**

Mr. Cole reviews the proposed changes to the tenant lease agreement to optimize housekeeping compliance.

Mr. Hutton called for a Motion to approve Resolution 2986. A motion was made by Ms. Oliveri. A second motion was made by Mr. Hutton. Upon roll call the following vote was recorded.

Yes: Hutton, Oliveri, Wenneker, Calloway

### **REPORTS**

**IX. Special Report: Draft CHA Operational Plan on Interactions with ICE and Immigration Enforcement**

Mr. Cole presented a draft operational plan for employees with direction of action if ICE is encountered. Mr. Hutton asked if residents should also receive training. Mr. Calloway suggested adding direction for employees to contact their supervisor if needed. Ms. Oliveri suggested adding a protocol to handle remaining household members if one person is removed. The CHA Board of Commissioners agreed Mr. Cole’s approach to incorporate Commissioner Oliveri’s comments and to then distribute the plan to employees for the June 11 all staff meeting.

**X. Department Reports: Finance, Affordable Housing Development, Facilities and Modernization, Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, Resident Services, Safety, Human Resources**

**Finance**

Mr. Cole reviewed the finance report noting significant costs associated with insurance across properties and the wait for funding to be released. Mr. Steffes reviewed his progress in his first few weeks to meet with staff and implement a plan.

**Facilities and Modernization**

Mr. Anthony reviewed the Facilities and Modernization report sharing that solar was nearly complete at Kinney Point and may produce excess electricity that can be sold back to the city.

**Affordable Housing Development**

Ms. Hamilton reviewed the report sharing updates on the ongoing development projects, including progress with closing on the Park Avenue project.

**Public Housing & Affordable Housing Operations**

Ms. Lewis reviewed the Public Housing & Affordable Housing report noting that the occupancy rate was at 98%.

**Safety**

Mr. Forck reviewed the Safety Report sharing that the month did not have events out of the ordinary.

**Section 8 Housing Choice Voucher Program**

Mr. Cole reviewed the report by Ms. Jackson about the Section 8 Housing Choice Voucher Program, and noted the need to continue to decrease HAP expenditures through the end of the year..

**Resident Services**

Mr. Cole reviewed the Resident Services Report highlighting events and performance metrics across each resident services program.

**Human Resources**

Mr. Cole reviewed the Human Resources Report and discussed the part-time sick leave policy and related legislative action. Mr. Cole also noted that additional aggregate payroll, vacation, sick leave and overtime data was included in the report and would be going forward to provide data to the CEO and Commissioners on expenditures.

**XI. Current Events**

Mr. Cole reviewed the current events for May and June. Ms. Wenneker will be recognized at the June Board meeting for her term of service.

**PUBLIC AND COMMISSIONER COMMENT****XII. Public Comment**

None.

**XIII. 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 7:06 pm.

\_\_\_\_\_  
Bob Hutton, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Randy Cole, Chief Executive Officer

\_\_\_\_\_  
Date

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**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 May 16, 2025, I posted public notice of the May 21, 2025, 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](http://www.ColumbiaHA.com).

\_\_\_\_\_  
Randy Cole, Chief Executive Officer

\_\_\_\_\_  
Date



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## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING May 20, 2025, CLOSED MEETING MINUTES

### I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in closed session on May 20, 2025, in person and via Zoom. Mr. Hutton, Chair, called the meeting to order at 3:00 p.m.

The following Commissioners and Staff were present for the closed session:

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

CHA Staff:       Randy Cole, CEO

### II. Roll Call:

Mr. Hutton asked for a motion and a roll call to go into CLOSED SESSION PURSUANT TO SECTION 610.021 (3) RSMo. - Pertaining to the hiring, firing, disciplining, or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

Ms. Wenneker made a motion to go into closed session. A seconded by Mr. Calloway. Upon roll call vote, the motion was passed by unanimous vote as follows:

Yes:     Hutton, Wenneker, Oliveri, Calloway

No:     None

#### Discussion:

The CHA Board of Commissioners conducted a performance review of the CHA CEO, discussed prior year accomplishments, 2025 goals, and related matters.

Mr. Hutton called for a motion to go out of closed meeting. Ms. Wenneker made a motion to go out of closed session. A second was made by Mr. Calloway. Upon a roll call vote, the motion was passed by unanimous vote as follows:

Yes:     Hutton, Wenneker, Oliveri, Calloway

No:     None

**III.     Adjournment**

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Second by Mr. Calloway. Mr. Hutton called the meeting adjourned at 4:15 p.m.

\_\_\_\_\_  
Bob Hutton, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Randy Cole, Chief Executive Officer

\_\_\_\_\_  
Date

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**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 May 19, 2025, I posted public notice of the May 20, 2025, Closed 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](http://www.ColumbiaHA.com).

\_\_\_\_\_  
Randy Cole, Chief Executive Officer

\_\_\_\_\_  
Date





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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 18, 2025

Re: **Resolution 2987**: Authorizing the Chief Executive Officer to Execute Operating Loans from the Columbia Community Housing Trust to Bryant Walkway.

### Executive Summary

Consideration of this resolution includes authorizes a previously issued operating loan of \$36,000 from the Columbia Community Housing Trust to the Bryant Walkway Housing Development Group, LP.

### Discussion

The Bryant Walkway development experienced a significant increase in insurance costs in both FY 2024 and FY 2025 and the Missouri Housing Development Commission (MHDC) is requiring an increase in insurance escrow account deposits of \$18,000 per month through the end of 2025. The short-term \$36,000 operating loan will ensure a continuity of operations through August 2025. CHA staff is also rebidding insurance for Bryant Walkway and anticipates new price quotes by July 1, 2025. CHA staff is also working with MHDC to examine potential options of spreading increased insurance escrow payments over a more extended timeframe. CHA staff also continue to regularly monitor expenses and occupancy of the Bryant Walkway project.

### Recommended Commission Action

Approve the Resolution authorizing a loan from the Columbia Community Housing Trust to the Bryant Walkway Housing Development Group, LP.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

### RESOLUTION 2987

#### **Authorizing the Chief Executive Officer to Execute Operating Loans from the Columbia Community Housing Trust to Bryant Walkway.**

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

WHEREAS, The Bryant Walkway Housing GP, LLC maintains an ownership interest in Bryant Walkway Housing Development Group, LP; and

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

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

WHEREAS, the Bryant Walkway project has experienced an increase in annual insurance costs from approximately \$58,000 in FY 2024 to \$120,000 in FY 2025; and

WHEREAS, the Missouri Housing Development Commission has increased monthly escrow payment requirements by \$18,000 per month through the end of calendar year 2025; and

WHEREAS, the Columbia Housing Authority Chief Executive Officer authorized a short-term loan of \$36,000 from the Columbia Community Housing Trust to Bryant Walkway, and

WHEREAS, The Columbia Community Housing Trust operating account maintains sufficient funds (\$42,699.97 balance as of June 12, 2025) after \$36,000 in funds were issued to the Bryant Walkway Housing Development Group, LP; and

WHEREAS, The CHA Board of Commissioners authorizes an operating loan to Bryant Walkway Housing Development Group, LP from the Columbia Community Housing Trust for \$36,000, at zero percent interest, to be repaid upon distribution therefore to such LLC pursuant to Section 11.03(b) of 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 hereby adopts Resolution 2987 authorizing the Chief Executive Officer to issue an operating loan from the Columbia Community Housing Trust to the Bryant Walkway Housing Development Group, LP and to execute such documents and take such other actions as are appropriate to issue such loan.

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Bob Hutton, Chair

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Randy Cole, Secretary  
Adopted June 18, 2025



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 18, 2025

Re: **Resolution 2988**: Rescinding Resolutions 2983 and 2984 Approved at May 8, 2025 CHA Board of Commissioners Meeting Authorizing Incumbency Certificates for the Housing Authority of the City of Columbia and CHA Affordable Housing Development, LLC.

### Executive Summary

Consideration of this resolution includes rescinding board action taken on Park Avenue Apartments Incumbency Certificates at the May 8, 2025, CHA Board of Commissioners meeting.

### Discussion

The proposed resolution rescinds resolutions 2983 and 2984, which previously authorized Incumbency Certificates necessary for closing on the Park Avenue Apartment project. Substantial amendments to each incumbency certificate were necessary due to changes in the investor low-income housing tax credit fund, construction debt, capital fund amount and permanent debt, and changes in CHA Board of Commissioner Members and Officers occurring between May 8 and the anticipated closing date, therefore staff is recommending the board rescind the previously approved Incumbency Certificates and approve new updated Incumbency Certificates.

### Recommended Commission Action

Approve the Resolution rescinding Resolutions 2983 and 2984.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

### RESOLUTION 2988

#### **A Resolution to Rescind Resolutions 2983 and 2984 authorizing Incumbency Certificates for the Housing Authority of the City of Columbia and CHA Affordable Housing Development, LLC.**

WHEREAS, Resolution 2983 and 2984 were formally approved by the CHA Board of Commissioners on May 8, 2025, and

WHEREAS, Resolution 2983 Authorized the Incumbency Certificate of the Housing Authority of the City of Columbia for the Park Avenue Apartments project and Associated Partnership Certified Resolution of the Housing Authority of the City of Columbia, Missouri Authorizing it to Enter into Transactions to Develop the Park Avenue Apartments Project, and

WHEREAS, Resolution 2984 Authorized the Incumbency Certificate of CHA Affordable Housing Development, LLC for the Park Avenue Apartments project and Associated Partnership and Associated Limited Liability Company Resolution, and

WHEREAS, substantial amendments to each incumbency certificate were necessary due to changes in the investor low-income housing tax credit fund, construction debt, capital fund amount and permanent debt, and changes in CHA Board of Commissioner Members and Officers, and

WHEREAS, new Incumbency Certificates will be executed in replacement of 2983 and 2984 to formalize the authorization of closing on the Park Avenue Apartments.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby rescinds Resolution No. 2983 and 2984 previously adopted on May 8, 2025, regarding the Park Avenue Apartments, and that all actions taken in furtherance thereof are hereby discontinued, effective immediately.

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Bob Hutton, Chair

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Randy Cole, Secretary

Adopted June 18, 2025



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 18, 2025

Re: **Resolution 2989**: Authorizing the Incumbency Certificate of the Housing Authority of the City of Columbia for the Park Avenue Apartments Project and Associated Partnership Certified Resolution of the Housing Authority of the City of Columbia, Missouri Authorizing it to Enter into Transactions to Develop the Park Avenue Apartments Project

## Executive Summary

Consideration of this resolution includes authorizing the Incumbency Certificate of the Housing Authority of the City of Columbia for the Park Avenue Apartments Project and Associated Partnership Certified Resolution of the Housing Authority of the City of Columbia, Missouri Authorizing it to Enter into Transactions to Develop the Park Avenue Apartments Project. These authorizations are required to move forward with closing.

## Discussion

The proposed resolution includes an incumbency certificate and Associated Partnership Certified Resolution of the Housing Authority of the City of Columbia. The incumbency certificate verifies the identities and positions of the CHA Board and staff and confirms their authority to act on behalf of each organization and execute the appropriate documents. The certified resolution of the Housing Authority of the City of Columbia, Missouri authorizes it to enter transactions to develop the Park Avenue Apartments and outlines the following entities as part of the transaction:

- Park Avenue Housing Development Group, LP, a Missouri limited partnership (the “Partnership”)
- Park Avenue Housing GP, LLC, a Missouri limited liability company (“Park Avenue Housing GP” or “General Partner”)
- CHA Affordable Housing Development, LLC, a Missouri limited liability company (the “Developer”)

The resolution affirms the Housing Authority serving as the sole member (the “Member”) of the Developer of the Project, and the execution of associated documents. It also authorizes the sale of the land from CHA to the partnership, associated financing. The resolution also authorizes the Columbia Housing Authority to obtain construction financing and long-term financing. Finally, the resolution authorizes CHA’s Board Chair and Chief Executive Officer to sign off on associated documents and meet the anticipated closing date of July 21, 2025. The closing will coincide with RAD Conversion currently in final review by HUD and any additional related due diligence items as required by additional funders.

## Recommended Commission Action

Approve the Certified Resolution of the Housing Authority of the City of Columbia, Missouri authorizing it to complete the incumbency certificate on behalf of CHA and to enter into transactions to develop the Park Avenue Apartments project.

**CERTIFICATE FOR**  
**HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI**

**JULY \_\_\_\_, 2025**

I, the undersigned, RANDALL COLE, do hereby certify as follows:

1. I am the CHIEF EXECUTIVE OFFICER of the HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI, a Missouri municipal corporation (“Housing Authority”).

2. Attached hereto as Exhibit A is a true, correct, and complete copy of the action by written consent adopted by the Board of Commissioners of the Housing Authority, dated as of June 18, 2025 (“Consent”). The Consent has not been amended or revoked and is now in full force and effect.

3. The Housing Authority is duly organized and validly existing as a municipal corporation.

4. Attached hereto as Exhibit B is a true and complete copy of the ordinance establishing the Housing Authority, which has not been amended to date.

5. Attached hereto as Exhibit C is a true and correct copy of the By-laws of the Housing Authority in effect as of the date hereof.

6. Each person named in Exhibit D is a duly appointed person authorized to sign on behalf of the Housing Authority, and the signature set forth opposite his or her name on Exhibit D is his or her genuine signature. Said person is authorized to act on behalf of the Housing Authority.

7. The following individuals comprise the Board of Commissioners of the Housing Authority: Robin Wenneker; Bob Hutton; Rigel Oliveri; and Steve Calloway.

8. This certificate is delivered to RSEP Holding, LLC, a Delaware limited liability company, Red Stone Equity Manager LLC, a Delaware limited liability company, Affordable Housing Fund III-D LLC, a Missouri limited liability company, Applegate & Thorne-Thomsen, P.C., Housing Authority of the City of Columbia, Missouri, Missouri Housing Development Commission, Legacy Bank & Trust Company, Polsinelli, P.C., Rosenblum Goldenhersh, P.C., and First American Title Insurance Company (collectively, the “Reliance Parties”). The Reliance Parties and their respective members, managers, partners, officers, directors, successors, and assigns are entitled to rely on this certificate.

**IN WITNESS WHEREOF**, the undersigned has executed this Certificate for the Partnership as of the date set forth above.

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RANDALL COLE



**EXHIBIT A**

Resolutions

[SEE ATTACHED]

**CERTIFIED RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF  
COLUMBIA, MISSOURI AUTHORIZING IT TO ENTER INTO TRANSACTIONS TO  
DEVELOP THE PARK AVENUE APARTMENTS PROJECT**

On June 18, 2025, at a meeting of the Board of Commissioners (the “Board”) of the Housing Authority of the City of Columbia, Missouri, a Missouri municipal corporation (the “Housing Authority”) at which a quorum was in attendance, acting pursuant to its Bylaws and Chapter 99 of the Revised Statutes of Missouri (the “Act”), the following resolutions were adopted:

**WHEREAS**, the Board has heretofore submitted a development proposal and application for federal and state low-income housing tax credits (“Tax Credits”) to the Missouri Housing Development Commission (“MHDC”), to build Park Avenue Apartments (hereinafter referred to as the “Project”) which has been approved by MHDC;

**WHEREAS**, the Project will be owned by Park Avenue Housing Development Group, LP, a Missouri limited partnership (the “Partnership”);

**WHEREAS**, the general partner of the Partnership is Park Avenue Housing GP, LLC, a Missouri limited liability company (“Park Avenue Housing GP” or “General Partner”);

**WHEREAS**, the Project will be developed by CHA Affordable Housing Development, LLC (the “Developer”) or its affiliate;

**WHEREAS**, the Housing Authority desires to participate in the development of the Project by serving as the sole member (the “Member”) of the Developer of the Project;

**WHEREAS**, the Housing Authority desires to sell certain real estate to the Partnership on which the Partnership will develop the Project;

**WHEREAS**, the Housing Authority, pursuant to the Act, has the power to prepare, develop, carry out, acquire, lease and operate the housing project; to obtain financing, provide for the demolition, construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof;

**WHEREAS**, the Housing Authority will be required to execute certain contracts, records, instruments, agreements, notices, and other documents necessary or appropriate to evidence, effectuate, and consummate certain transactions undertaken for the purpose of developing the Project including the acquiring, developing, constructing, and financing of the Project; and

**WHEREAS**, the Housing Authority will be required to provide certain guarantees to the limited partners related to the tax credit transactions, including the guarantees for construction completion, tax credit delivery, operating deficits, and other documents related to required guarantees.

**NOW THEREFORE BE IT RESOLVED**, that the Board of the Housing Authority authorizes the Housing Authority to serve as the sole member of the Developer.

**BE IT FURTHER RESOLVED**, that the Housing Authority shall sell property on which the Project will be developed, in Columbia, Missouri, for \$1,000,000, and in connection therewith, provide seller-financing to the Partnership for the entire purchase price; and

**BE IT FURTHER RESOLVED**, that the Housing Authority shall provide additional debt financing for the Project in the amount of \$500,000; and

**BE IT FURTHER RESOLVED**, that the Housing Authority shall use \$5,000,000 in American Rescue Plan Act funding from Boone County, Missouri to make a \$5,000,000 loan to the Partnership, which such loan shall be used to finance the development of the Project.

**BE IT FURTHER RESOLVED**, that the Housing Authority is authorized and directed to execute any and all commercially reasonable guarantees or environmental indemnification agreements required by Legacy Bank & Trust Company in connection with the construction financing for the Project.

**BE IT FURTHER RESOLVED**, that either the Chief Executive Officer or the Chair of the Board, are hereby authorized, on behalf of the Housing Authority and on behalf of the Developer, to enter into, execute and deliver all documents, instruments, agreements, including but not limited to that certain Guaranty Agreement in favor of RSEP Holding, LLC, Red Stone Equity Manager LLC, and Affordable Housing Fund III-D LLC, effective as of July 1, 2025, and that certain Development Agreement effective as of July 1, 2025, and any and all notices necessary or appropriate to evidence, effectuate and consummate certain transactions undertaken for the purpose of acquiring, constructing, developing, securing the financing and maintaining of the Project.

**BE IT FURTHER RESOLVED** that the following officers are duly appointed and currently act as authorized signatories of the Housing Authority in the following capacity:

Randall Cole  
Bob Hutton

Chief Executive Officer of the Housing Authority  
Chair of the Board of the Housing Authority

**BE IT FURTHER RESOLVED**, that either Randall Cole as the Chief Executive Officer (“Chief Executive Officer”) or Bob Hutton as the Chair of the Board (“Chair”), are hereby authorized to sign for the Housing Authority and to take such other actions as either of them deems necessary and/or desirable in connection with all matters relating, directly or indirectly, to the development of the Project and to carry out these Resolutions.

**FINALLY RESOLVED**, that these Resolutions have not been amended, repealed, or modified.

**IN WITNESS WHEREOF**, we have hereunto set our hands and the seal of the Housing Authority of the City of Columbia, Missouri as of June 18, 2025.

**HOUSING AUTHORITY OF THE  
CITY OF COLUMBIA, MISSOURI,**  
a Missouri municipal corporation

By: \_\_\_\_\_  
Bob Hutton, Chair

By: \_\_\_\_\_  
Randall Cole, Secretary

**EXHIBIT B**

Ordinance

[SEE ATTACHED]

**EXHIBIT C**

By-laws

[SEE ATTACHED]

**EXHIBIT D**

<u>Incumbent</u>	<u>Office</u>	<u>Signature</u>
BOB HUTTON	Chair of the Board of Commissioners of the Housing Authority	_____
_____	Vice-Chair of the Board of Commissioners of the Housing Authority	_____
RANDALL COLE	Chief Executive Officer of the Housing Authority	_____

4927-1164-5752, v. 4  
4927-1164-5752, v. 4  
4927-1164-5752, v. 4



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 18, 2025

Re: **Resolution 2990:** Authorizing the Incumbency Certificate of CHA Affordable Housing Development, LLC for the Park Avenue Apartments Project and Associated Partnership and Associated Limited Liability Company Resolution

### Executive Summary

Approval of Resolution 2904 Authorizes the Incumbency Certificate of CHA Affordable Housing Development, LLC for the Park Avenue Apartments Project and Associated Partnership and Associated Limited Liability Company Resolution. Approval of this resolution is a part of meeting requirements associated with closing on the Park Avenue Apartments project.

### Discussion

The proposed resolution includes an incumbency certificate certifying the CHA Board and Staff that will execute documents on behalf of CHA Affordable Housing Development, LLC for which the Columbia Housing Authority of the City of Columbia is the sole member.

The Associated Partnership and Associated Limited Liability Company Resolution authorize Randy Cole, Chief Executive Officer and Bob Hutton, Board Chair, both of the Columbia Housing Authority to enter into a development agreement with the Park Avenue Housing Development Group, LP to develop and execute any related documents of the Park Avenue Apartments.

### Recommended Commission Action

Approve the limited liability company resolution of CHA Affordable Housing Development, LLC.



**CERTIFICATE FOR**  
**CHA AFFORDABLE HOUSING DEVELOPMENT, LLC**

**JULY \_\_\_\_, 2025**

I, the undersigned, RANDALL COLE, do hereby certify as follows:

1. I am the CHIEF EXECUTIVE OFFICER of the HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI (“Housing Authority”), the sole member of CHA AFFORDABLE HOUSING DEVELOPMENT, LLC, a Missouri limited liability company (“Developer”).

2. Attached hereto as Exhibit A is a true, correct, and complete copy of the action by written consent adopted by the Member of the Developer, dated as of July 1, 2025 (“Consent”). The Consent has not been amended or revoked and is now in full force and effect.

3. The Developer is duly organized, validly existing and in good standing under the laws of the State of Missouri. Attached hereto as Exhibit B is a Certificate of Good Standing for the Developer issued by the Missouri Secretary of State.

4. Attached hereto as Exhibit C is a true and complete copy of the Articles of Organization of the Developer, which has not been amended to date.

5. Attached hereto as Exhibit D is a true and correct copy of the Operating Agreement of the Developer, which has not been amended to date.

6. The persons named in Exhibit E are the duly appointed officers of the Housing Authority, holding the office in Exhibit E set forth opposite his or her name, and the signature set forth opposite his or her name on Exhibit E is his or her genuine signature. Said officer is authorized to act on behalf of the Housing Authority, for itself and on behalf of the Developer.

7. This certificate is delivered to RSEP Holding, LLC, a Delaware limited liability company, Red Stone Equity Manager LLC, a Delaware limited liability company, Affordable Housing Fund III-D LLC, a Missouri limited liability company, Applegate & Thorne-Thomsen, P.C., Housing Authority of the City of Columbia, Missouri, Missouri Housing Development Commission, Legacy Bank & Trust Company, Polsinelli, P.C., Rosenblum Goldenhersh, P.C., and First American Title Insurance Company (collectively, the “Reliance Parties”). The Reliance Parties and their respective members, managers, partners, officers, directors, successors, and assigns are entitled to rely on this certificate.

**IN WITNESS WHEREOF**, the undersigned has executed this Certificate for the Partnership as of the date set forth above.

---

RANDALL COLE

**EXHIBIT A**

Resolutions

[SEE ATTACHED]

**CHA AFFORDABLE HOUSING DEVELOPMENT, LLC**  
a Missouri limited liability company  
**LIMITED LIABILITY COMPANY RESOLUTION**

July 1, 2025

**HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI** (“Member”), being the sole member of **CHA AFFORDABLE HOUSING DEVELOPMENT, LLC**, a Missouri limited liability company (“Developer”), in its capacity as sole member the Developer, hereby adopts the following resolutions:

RESOLVED, that the Developer be and it hereby is authorized and directed to enter into a Development Agreement, as developer, with the **PARK AVENUE HOUSING DEVELOPMENT GROUP, LP**, a Missouri limited partnership (“Partnership”) for the development of a 79-unit multifamily housing development commonly to be known as Park Avenue Apartments in the City of Columbia, Missouri (the “Affordable Housing Development”), to provide for necessary real estate development services in connection with the development of the Affordable Housing Development; and

RESOLVED FURTHER, that the Developer be and is authorized and directed to execute that certain Development Agreement effective as of July 1, 2025, and any and all guarantees and indemnifications necessary to facilitate the development of the Affordable Housing Development; and

RESOLVED FURTHER, that either one of **Bob Hutton** or **Randall Cole**, the Board Chair and the Chief Executive Officer, respectively, of the Housing Authority, is authorized and directed to execute for and on behalf of the Housing Authority for and on behalf of the Developer all agreements and documents and to take all action necessary to facilitate the development of the Affordable Housing Development; and

RESOLVED FURTHER, that these Resolutions are intended to be and may be relied upon by any person or entity involved in any one or more of the actions comprising the transaction.

*[the remainder of the page has been intentionally left blank – signature page to follow]*

The undersigned has executed this Limited Liability Company Resolution as of the date first mentioned herein.

**MEMBER:**

**HOUSING AUTHORITY OF THE CITY OF  
COLUMBIA, MISSOURI**

By: \_\_\_\_\_  
Randall Cole, Chief Executive Officer

**EXHIBIT B**

Certificate of Good Standing

[SEE ATTACHED]

**EXHIBIT C**

Articles of Organization

[SEE ATTACHED]

**EXHIBIT D**

Operating Agreement

[SEE ATTACHED]



**EXHIBIT E**

<u>Incumbent</u>	<u>Office</u>	<u>Signature</u>
BOB HUTTON	Chair of the Board of Commissioners of the Housing Authority	_____
_____	Vice-Chair of the Board of Commissioners of the Housing Authority	_____
RANDALL COLE	Chief Executive Officer of the Housing Authority	_____

4914-3742-9304, v. 3



# 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](http://www.ColumbiaHA.com)

Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 18, 2025

Re: Year to date financials through April 30, 2025

## Executive Summary

This report includes financial statements for the CHA entities for the first four months of FY 2025 January 1, 2025 through April 30, 2025.

## Discussion

### Financial Report Summary

*Year-to-Date (YTD) through April 30, 2025*

#### Key Financial Highlights:

- **Total Revenues:** \$6,555,916
- **Total Expenditures:** \$7,201,287
- **Net Loss (Including Depreciation and Amortization):** (\$645,371)
- **Net Income (Before Depreciation, Amortization):** \$48,054

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:

#### Public Housing Fund

- Total net gain/loss was (\$114,152). This amount will begin to improve in the second quarter, as HUD released FY 2025 capital fund awards on May 13, 2025. CHA will draw down \$361,604 in the second quarter, which will improve the net gain/loss. Occupancy is also running significantly lower due to planned RAD conversion and renovation efforts.

#### Affordable Housing Development

- Total net gain/loss was (\$37,765). CHA will receive additional revenue totaling approximately \$200,000 upon closing at Park Avenue, and additional funds will be received as upon lease up and stabilization at the Kinney Point project, totaling approximately \$238,000.

#### Central Office Cost Center

- Total net gain/loss was (\$24,369). An additional \$36,604 in revenue will be received in 2<sup>nd</sup> quarter for admin fees associated with the capital fund draw down, which will improve net gain/loss. The COCC account balance is sufficient at \$426,934.75 as of 6/9/25. Staff will continue to monitor COCC administrative cost allocations.



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## LIHTC Properties

LIHTC properties are performing sufficiently in terms of revenues and expenses. Stuart Parker, Patriot Place and Bryant Walkway II are performing well; however, some expenses have impacted BWW and Oak Towers. Bear Creek received an \$86,384.40 insurance reimbursement check in April for the fire unit repairs needed. Related expenditures have not taken place yet. CHA staff continue to monitor expenses on all LIHTC properties monthly. Insurance costs continue to be the most significant challenge. A summary of LIHTC property performance is as follows:

Property	Revenue Variance Under Budget	Expense Variance Over Budget	Operating Revenue Over Operating Expense-Variance
Stuart Parker	Vacancy loss: (18,805) Operating Expenses: (18,041)	Total Revenue: 2,826 Total Utilities: 3,555	\$20,867
Bear Creek	*	Other: \$1,162	\$119,211
Oak	*	Legal: \$1,303 Electricity: \$2,888 Maint. Labor: 8,982 Maint. Materials & Other: \$2,979 <b>Insurance: \$23,368</b>	(\$19,167)
MMV (Patriot)	*	Office Expense: \$951 Gas: \$881 Maint. Materials & Other: \$1,345 <b>Insurance: \$5,703</b>	(\$4,071)
BWW	Vacancy loss: (6,606)	Legal Expense: \$662 Water: \$675 Maint. Oper. Contracts: \$4,920 <b>Insurance: \$13,013</b>	(\$30,507)
BWWII	*	Water: \$1,985 Sewer: \$2,136 <b>Insurance: \$5,099</b>	(\$5,993)

## Housing Choice Voucher (HCV)

- The HCV fund improved its net gain/loss by 10.3% to (\$98,301) in April. This is a result of HUD calculating Housing Assistance Payments (HAP) based on previous months' costs, while CHA has been experiencing increases as it moves forward. HAP specific expenditures exceeded HAP revenues by (\$69,094) April 30; however, in June we received \$40,140 in HAP revenue as a result of the 4<sup>th</sup> quarter 2024 HUD reconciliation.
- HCV has earned \$447,241 in Administrative Fees and there were \$479,8715 in Total Operating Expenses. A true up of 2024 fees is anticipated to be received in 2<sup>nd</sup> quarter of 2025, which will narrow or eliminate this gap, however staff will continue to monitor. In June we received \$24,025 in Admin fee funding as a result of the 4<sup>th</sup> quarter 2024 HUD Admin Fee reconciliation, however this was recognized in 2024 as revenue.
- CHA has no current plans to open its waitlist until 2027 due to high voucher utilization rates, increasing costs, and decreasing attrition rates.



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## **CHALIS**

- Resident Services has maintained continued success in maintaining or increasing revenues while managing expenses.
- CHALIS operating revenues over expenses gap grew to (\$20,641) through April, however, grant reimbursements are in the process to narrow this gap. Additionally, we will also be allocating some of the indirect costs in the CHALIS General fund to the various grants.

## **Administration**

- Total YTD Revenue - \$649,159, and budget is \$684,880.
- Total YTD Expenses - \$584,275 and budget is \$644,448.

<b>Recommended Commission Action</b>
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Review and consider the report.



## Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

# MONTHLY FINANCIAL STATEMENTS

*(unaudited)*

## April 30, 2025

Fiscal Year End  
December 2025  
Month 4 of 12

as submitted by:

David Steffes, Chief Financial Officer  
Housing Authority of the City of Columbia, MO

Columbia Housing Authority Entity Wide Revenue and Expense Summary																			
	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communtty Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total	
Tenant Rental																			
Revenue	\$ 124,308	\$ 586,341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,999	\$ 3,690	\$ -	\$ -	\$ -	\$ -	\$ 724,338	\$ -	\$ 724,338	
Rental Subsidies		633,636	-	-	-	-	-	-	-	-	-	-	-	-	-	633,636	(633,636)	-	
Vacancy Loss	(45,388)	(59,068)	-	-	-	-	-	-	-	-	-	-	-	-	-	(104,456)		(104,456)	
Net Rental	78,920	1,160,909	-	-	-	-	-	-	-	9,999	3,690	-	-	-	-	1,253,518	(633,636)	619,882	
Revenue																			
Tenant Revenue - Other	649	8,518	-	-	-	-	-	-	-	-	-	-	-	-	-	9,167		9,167	
Total Tenant Revenue	79,569	1,169,427	-	-	-	-	-	-	-	9,999	3,690	-	-	-	-	1,262,685	(633,636)	629,049	
HUD PHA																			
Operating Grants	108,386	-	2,958,371	1,443	82,297	96,176	68,959	-	50,922	-	-	-	-	-	-	3,366,553	-	3,366,553	
HUD Voucher																			
Admin Fees		-	337,580	-	5,723	7,041	-	-	-	-	-	-	-	-	-	350,344	-	350,344	
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	76,536	76,536	(76,536)	-	
Asset																			
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-		3,600	(3,600)	-	
															3,600				
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40,868	40,868	(40,868)	-	
Total Fee Revenue	108,386	-	3,295,951	1,443	88,020	103,217	68,959	-	50,922	-	-	-	-	-	121,004	3,837,901	(121,004)	3,716,897	
Other																			
Government Grants	-	-	-	-	-	-	-	15,920	-	196,049	-	-	-	-	-	211,970	-	211,970	
Interest Income	15,802	42,222	4,835	288	1,123	922	290	116	-	347	3,656	-	7,968	4,239	2,756	84,564	-	84,564	
Investment																			
Income	-	-	-	-	-	-	-	-	-	-	-	-	-	195,031	-	195,031	(195,031)	-	
Fraud Recovery	-	-	1,208	-	-	-	-	-	-	-	-	-	-	-	-	1,208	-	1,208	
Other Revenue	10,582	46,523	-	-	-	-	-	-	-	6,234	2,520	-	-	149,750	1,000	216,609	(108,401)	108,208	
Gain/Loss on Sale of Capital Assets		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Revenue	\$ 214,339	\$ 1,258,171	\$ 3,301,993	\$ 1,731	\$ 89,143	\$ 104,139	\$ 69,249	\$ 16,037	\$ 50,922	\$ 212,629	\$ 9,866	\$ -	\$ 7,968	\$ 349,020	\$ 124,760	\$ 5,809,967	\$ (1,058,071)	\$ 4,751,896	
Administrative																			
Salaries	14,882	66,462	141,315	-	405	524	-	150	-	13,539	-	-	26,702	74,465	84,180	422,624	-	422,624	
Auditing Fees	1,301	22,550	12,536	-	-	-	-	-	-	1,061	235	-	-	1,141	2,477	41,300	-	41,300	
Management Fee	13,992	70,490	60,900	-	-	1,644	-	-	-	375	214	-	-	-	-	147,615	(147,615)	-	

Columbia Housing Authority Entity Wide Revenue and Expense Summary																		
	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communtiy Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
LIHTC Asset																		
Mgmt	1,778	18,161	38,063	-	-	1,028	-	-	-	-	-	-	-	-	-	59,028	(40,868)	18,161
Advertising and																		
Marketing	-	-	-	-	-	-	-	-	-	188	-	-	-	153	-	341	-	341
Employee	6,724	20,926	37,149	-	116	59	-	17	-	(952)	-	-	5,954	19,242	20,131	109,364	-	109,364
Office Expenses	5,912	17,627	12,556	-	10	139	-	28	494	4,937	1	29	875	3,760	19,157	65,523	-	65,523
Legal Expense	568	2,504	-	-	-	-	-	-	-	-	-	-	-	-	7,438	10,509	-	10,509
Training & Travel	-	-	2,977	-	-	-	-	-	-	3,859	-	-	150	676	1,686	9,349	-	9,349
Other	4,235	7,537	29,171	36	651	682	-	99	47	2,769	33	180	1,895	55,133	3,190	105,658	-	105,658
<b>Total Operating - Admin.</b>	<b>49,392</b>	<b>226,257</b>	<b>334,666</b>	<b>36</b>	<b>1,181</b>	<b>4,075</b>	<b>-</b>	<b>294</b>	<b>541</b>	<b>25,775</b>	<b>482</b>	<b>209</b>	<b>35,577</b>	<b>154,569</b>	<b>138,258</b>	<b>971,313</b>	<b>(188,483)</b>	<b>782,830</b>
<b>Asset Management Fee</b>	<b>3,600</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,600</b>	<b>(3,600)</b>	<b>-</b>
Salaries	530	25,907	-	-	-	-	-	-	34,943	130,365	-	-	-	-	-	191,745	-	191,745
Employee Benefit	105	9,008	-	-	-	-	-	-	11,168	32,005	-	-	-	-	-	52,286	-	52,286
Tenant Services -	216	8,448	357	-	-	-	-	-	-	22,529	-	-	-	-	-	31,550	-	31,550
<b>Total Tenant Services</b>	<b>852</b>	<b>43,363</b>	<b>357</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>46,111</b>	<b>184,899</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>275,582</b>	<b>-</b>	<b>275,582</b>
Water	7,503	42,605	165	-	-	-	-	-	-	-	20	-	-	227	55	50,575	-	50,575
Electricity	11,069	81,385	1,686	-	-	-	-	-	-	-	42	-	-	1,132	562	95,875	-	95,875
Gas	7,144	10,239	687	-	-	-	-	-	-	-	232	-	-	963	229	19,493	-	19,493
Sewer	6,600	30,115	87	-	-	-	-	-	-	-	26	-	-	158	29	37,015	-	37,015
<b>Total Utilities</b>	<b>32,315</b>	<b>164,344</b>	<b>2,625</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>319</b>	<b>-</b>	<b>-</b>	<b>2,480</b>	<b>875</b>	<b>202,958</b>	<b>-</b>	<b>202,958</b>
Maintenance -																		
Labor	62,585	101,265	-	-	-	-	-	-	-	-	-	-	-	-	-	163,850	-	163,850
Maintenance -																		
Materials	11,754	53,133	-	-	-	-	-	-	-	-	161	1,011	-	-	675	66,734	-	66,734
Maintenance																		
Contracts	25,311	96,518	1,332	-	-	-	-	-	-	1,841	34	-	-	757	504	126,297	(16,950)	109,347
Employee																		
Benefits - Maint.	18,551	32,559	-	-	-	-	-	-	-	-	-	-	-	-	-	51,110		51,110
<b>Total Maintenance</b>	<b>118,202</b>	<b>283,475</b>	<b>1,332</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,841</b>	<b>195</b>	<b>1,011</b>	<b>-</b>	<b>757</b>	<b>1,179</b>	<b>407,991</b>	<b>(16,950)</b>	<b>391,041</b>
Protective																		
Services - Labor	9,957	2,737	-	-	-	-	-	-	-	-	-	42,498	-	-	-	55,192	-	55,192
Employee Benefit	2,836	800	-	-	-	-	-	-	-	-	-	12,170	-	-	-	15,805	-	15,805
<b>Total Protective Services</b>	<b>12,792</b>	<b>3,537</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>54,668</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>70,997</b>	<b>-</b>	<b>70,997</b>

Columbia Housing Authority Entity Wide Revenue and Expense Summary																			
	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communtiy Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total	
Property Insurance Liability	21,554	162,792	1,246	-	-	-	-	-	-	-	263	-	-	415	415	186,686	-	186,686	
Workmen's Compensation All Other Insurance	2,398	-	1,957	-	-	-	-	-	-	1,309	80	-	-	3,915	-	9,659	-	9,659	
	1,511	3,548	2,433	-	6	8	-	2	609	2,388	-	724	434	1,252	1,405	14,321	-	14,321	
	1,640	3,218	-	-	-	-	-	-	-	1,522	-	-	124	248	781	7,534	-	7,534	
<b>Total Insurance Premiums</b>	<b>27,103</b>	<b>169,558</b>	<b>5,637</b>	<b>-</b>	<b>6</b>	<b>8</b>	<b>-</b>	<b>2</b>	<b>609</b>	<b>5,219</b>	<b>342</b>	<b>724</b>	<b>558</b>	<b>5,830</b>	<b>2,602</b>	<b>218,200</b>	<b>-</b>	<b>218,200</b>	
Other General Expenses Compensated Absences Payments in Lieu of Taxes Bad debt - Tenant Rents	137	2,700	3,338	-	-	763	-	-	-	-	-	407	-	20,372	366	28,082	(20,372)	7,710	
	6,625	24,562	10,451	-	-	-	-	-	3,661	6,232	-	2,670	359	3,632	3,523	61,715	-	61,715	
	4,660	38,725	-	-	-	-	-	-	-	1,000	369	-	-	-	-	44,754	-	44,754	
	(300)	(200)	-	-	-	-	-	-	-	-	-	-	-	-	-	(500)	-	(500)	
<b>Total Other Expenses</b>	<b>11,123</b>	<b>65,787</b>	<b>13,789</b>	<b>-</b>	<b>-</b>	<b>763</b>	<b>-</b>	<b>-</b>	<b>3,661</b>	<b>7,232</b>	<b>369</b>	<b>3,076</b>	<b>359</b>	<b>24,003</b>	<b>3,889</b>	<b>134,051</b>	<b>(20,372)</b>	<b>113,680</b>	
Interest of Mortgage Payable Interest on Notes Payable Amortization of Loan Costs	-	76,318	-	-	-	-	-	-	-	-	-	324	-	74,500	-	151,142	-	151,142	
	-	122,517	-	-	-	-	-	-	-	-	-	-	-	5,560	-	128,076	-	128,076	
	-	20,953	-	-	-	-	-	-	-	-	-	-	-	-	-	20,953	-	20,953	
<b>Total</b>	<b>-</b>	<b>219,787</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>324</b>	<b>-</b>	<b>80,060</b>	<b>-</b>	<b>300,171</b>	<b>(195,031)</b>	<b>105,140</b>	
<b>Total Operating Expenses</b>	<b>\$ 255,379</b>	<b>\$ 1,176,109</b>	<b>\$ 358,405</b>	<b>\$ 36</b>	<b>\$ 1,187</b>	<b>\$ 4,846</b>	<b>\$ -</b>	<b>\$ 296</b>	<b>\$ 50,922</b>	<b>\$ 224,966</b>	<b>\$ 1,708</b>	<b>\$ 60,012</b>	<b>\$ 36,493</b>	<b>\$ 267,700</b>	<b>\$ 146,803</b>	<b>\$ 2,584,863</b>	<b>\$ (424,436)</b>	<b>\$ 2,160,428</b>	
<b>Excess of Operating</b>	<b>\$ (41,040)</b>	<b>\$ 82,063</b>	<b>\$ 2,943,588</b>	<b>\$ 1,694</b>	<b>\$ 87,955</b>	<b>\$ 99,293</b>	<b>\$ 69,249</b>	<b>\$ 15,740</b>	<b>\$ -</b>	<b>\$ (12,337)</b>	<b>\$ 8,158</b>	<b>\$ (60,012)</b>	<b>\$ (28,525)</b>	<b>\$ 81,320</b>	<b>\$ (22,043)</b>	<b>\$ 3,225,104</b>	<b>\$ (633,636)</b>	<b>\$ 2,591,468</b>	
Extraordinary Maintenance Housing Assistance Payments Depreciation Expense	-	12,534	-	-	-	-	-	-	-	-	-	-	-	-	-	12,534	-	12,534	
	-	-	3,047,660	-	82,808	124,011	68,363	15,624	-	-	-	-	-	-	-	3,338,466	(633,636)	2,704,831	
	41,265	440,818	5,507	-	-	-	-	-	-	4,722	844	-	-	5,658	297	499,110	-	499,110	
<b>Total Expenses</b>	<b>\$ 296,644</b>	<b>\$ 1,629,461</b>	<b>\$ 3,411,572</b>	<b>\$ 36</b>	<b>\$ 83,996</b>	<b>\$ 128,857</b>	<b>\$ 68,363</b>	<b>\$ 15,920</b>	<b>\$ 50,922</b>	<b>\$ 229,688</b>	<b>\$ 2,552</b>	<b>\$ 60,012</b>	<b>\$ 36,493</b>	<b>\$ 273,358</b>	<b>\$ 147,100</b>	<b>\$ 6,434,974</b>	<b>\$ (1,058,071)</b>	<b>\$ 5,376,903</b>	
<b>Net Gain (Loss)</b>	<b>\$ (82,304)</b>	<b>\$ (371,289)</b>	<b>\$ (109,579)</b>	<b>\$ 1,694</b>	<b>\$ 5,147</b>	<b>\$ (24,718)</b>	<b>\$ 886</b>	<b>\$ 116</b>	<b>\$ -</b>	<b>\$ (17,059)</b>	<b>\$ 7,314</b>	<b>\$ (60,012)</b>	<b>\$ (28,525)</b>	<b>\$ 75,662</b>	<b>\$ (22,340)</b>	<b>\$ (625,007)</b>	<b>\$ -</b>	<b>\$ (625,007)</b>	



**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	\$ 1,011,784	\$ 924,128	\$ 87,656	\$ 2,958,371	\$ 2,772,384	185,987	7%
HUD Admin Fees Earned	109,661	123,498	(13,837)	337,580	370,495	(32,915)	-9%
<b>Total Fee Revenue</b>	<b>1,121,445</b>	<b>1,047,626</b>	<b>73,819</b>	<b>3,295,951</b>	<b>3,142,879</b>	<b>153,072</b>	5%
Investment Income - Unrestricted	1,584	2,200	(616)	4,835	6,599	(1,764)	-27%
Fraud Recovery - HAP	185	231	(46)	604	693	(89)	0%
Fraud Recovery - Admin	185	231	(46)	604	693	(89)	0%
Other Revenue	(614)	273	(887)	-	818	(818)	-100%
<b>Total Revenue</b>	<b>\$ 1,122,784</b>	<b>\$ 1,050,560</b>	<b>\$ 72,224</b>	<b>\$ 3,301,993</b>	<b>\$ 3,151,681</b>	<b>\$ 150,312</b>	5%
Administrative Salaries	45,558	60,810	(15,252)	141,315	182,429	(41,114)	-23%
Auditing Fees	4,179	4,063	116	12,536	12,189	347	3%
Management Fee	20,448	21,605	(1,157)	60,900	64,815	(3,915)	-6%
Book-keeping Fee	12,780	12,264	516	38,063	36,791	1,271	3%
Advertising and Marketing	-	83	(83)	-	250	(250)	-100%
Employee Benefit contributions - Administrative	10,835	17,705	(6,870)	37,149	53,114	(15,965)	-30%
Office Expenses	3,928	7,446	(3,518)	12,556	22,338	(9,782)	-44%
Training & Travel	1,779	333	1,446	2,977	1,000	1,977	198%
Other Administrative Expenses	9,926	9,167	760	29,171	27,500	1,671	6%
<b>Total Operating - Administrative</b>	<b>109,432</b>	<b>133,475</b>	<b>(24,043)</b>	<b>334,666</b>	<b>400,426</b>	<b>(65,760)</b>	-16%
Total Tenant Services	107	111	(5)	357	334	23	
<b>Total Utilities</b>	<b>896</b>	<b>929</b>	<b>(34)</b>	<b>2,625</b>	<b>2,787</b>	<b>(162)</b>	-6%
<b>Bldg. Maintenance</b>	<b>444</b>	<b>1,028</b>	<b>(584)</b>	<b>1,332</b>	<b>3,083</b>	<b>(1,751)</b>	-57%
<b>Insurance Premiums</b>	<b>2,005</b>	<b>1,172</b>	<b>833</b>	<b>5,637</b>	<b>3,515</b>	<b>2,122</b>	60%
Other General Expenses	907	796	112	3,338	2,387	951	40%
Compensated Absences	2,176	-	2,176	10,451	-	10,451	
<b>Other General Expenses</b>	<b>3,083</b>	<b>796</b>	<b>2,288</b>	<b>13,789</b>	<b>2,387</b>	<b>11,401</b>	478%
<b>Total Operating Expenses</b>	<b>\$ 115,967</b>	<b>\$ 137,511</b>	<b>\$ (21,544)</b>	<b>\$ 358,405</b>	<b>\$ 412,532</b>	<b>\$ (54,127)</b>	-13%
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 1,006,817</b>	<b>\$ 913,050</b>	<b>\$ 93,767</b>	<b>\$ 2,943,588</b>	<b>\$ 2,739,149</b>	<b>\$ 204,439</b>	7%
Homeownership	3,854	3,945	(91)	12,628	11,834	794	7%
Portable Housing Assistance Payments	29,063	23,710	5,354	96,063	71,129	24,934	35%
S8 FSS Payments	18,860	15,488	3,372	54,847	46,463	8,384	18%
VASH Housing Assistance Payments	73,903	59,053	14,850	218,524	177,160	41,365	23%
All Other Vouchers Housing Assistance Payments	909,100	808,208	100,892	2,665,597	2,424,623	240,975	10%
<b>Total Housing Assistance Payments</b>	<b>1,034,781</b>	<b>910,403</b>	<b>124,378</b>	<b>3,047,660</b>	<b>2,731,208</b>	<b>316,452</b>	12%
Depreciation Expense	1,841	1,841	-	5,507	5,507	-	
<b>Total Expenses</b>	<b>\$ 1,152,589</b>	<b>\$ 1,049,754</b>	<b>\$ 102,834</b>	<b>\$ 3,411,572</b>	<b>\$ 3,149,247</b>	<b>\$ 262,325</b>	8%
<b>Net Gain (Loss)</b>	<b>\$ (29,805)</b>	<b>\$ 806</b>	<b>\$ (30,611)</b>	<b>\$ (109,579)</b>	<b>\$ 2,434</b>	<b>\$ (112,013)</b>	-4602%

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 41,777	\$ 30,529	\$ 11,248	\$ 124,308	\$ 91,586	\$ 32,722	36%
Vacancy Loss	(17,776)	(10,871)	(6,905)	(45,388)	(32,613)	(12,775)	39%
Net Tenant Rental Revenue	24,001	19,658	4,343	78,920	58,973	19,947	34%
Tenant Revenue - Other	209	500	(291)	649	1,500	(851)	-57%
<b>Total Tenant Revenue</b>	<b>24,210</b>	<b>20,158</b>	<b>4,052</b>	<b>79,569</b>	<b>60,473</b>	<b>19,096</b>	32%
HUD PHA Operating Grants	36,129	37,167	(1,038)	108,386	111,500	(3,114)	-3%
Capital Fund Grants	-	30,227	(30,227)	-	90,680	(90,680)	-100%
<b>Total Grant Revenue</b>	<b>36,129</b>	<b>67,393</b>	<b>(31,265)</b>	<b>108,386</b>	<b>202,180</b>	<b>(93,794)</b>	-46%
Investment Income - Unrestricted	5,090	5,417	(327)	15,802	16,250	(448)	-3%
Fraud Recovery	-	83	(83)	-	250	(250)	0%
Other Revenue	755	5,125	(4,370)	10,582	15,375	(4,793)	-31%
Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>\$ 66,183</b>	<b>\$ 98,176</b>	<b>\$ (31,993)</b>	<b>\$ 214,339</b>	<b>\$ 294,528</b>	<b>\$ (80,189)</b>	-27%
Administrative Salaries	4,533	6,427	(1,894)	14,882	19,282	(4,400)	-23%
Auditing Fees	434	1,313	(879)	1,301	3,938	(2,637)	-67%
Management Fee	4,664	8,250	(3,586)	13,992	24,750	(10,758)	-43%
Book-keeping Fee	593	597	(5)	1,778	1,792	(15)	-1%
Advertising and Marketing	-	-	-	-	-	-	-
Employee Benefit contributions - Administrative	2,049	2,429	(380)	6,724	7,287	(563)	-8%
Office Expenses	2,765	1,150	1,615	5,912	3,450	2,462	71%
Legal Expense	284	83	201	568	250	318	127%
Training & Travel	-	354	(354)	-	1,063	(1,063)	-100%
Other	1,687	417	1,270	4,235	1,250	2,985	239%
<b>Total Operating - Administrative</b>	<b>17,009</b>	<b>21,020</b>	<b>(4,011)</b>	<b>49,392</b>	<b>63,061</b>	<b>(13,668)</b>	-22%
Asset Management Fee	1,200	1,200	-	3,600	3,600	-	0%
Tenant Services - Salaries	186	478	(291)	530	1,433	(903)	-63%
Employee Benefit Contributions - Tenant Services	44	164	(120)	105	493	(388)	-79%
Tenant Services - Other	-	350	(350)	216	1,050	(834)	-79%
<b>Total Tenant Services</b>	<b>230</b>	<b>992</b>	<b>(762)</b>	<b>852</b>	<b>2,976</b>	<b>(2,125)</b>	-71%

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Water	\$	2,234	\$	2,328	\$	(94)	\$	7,503	\$	6,983	\$	520	7%
Electricity		3,449		2,172		1,277		11,069		6,516		4,552	70%
Gas		3,193		1,070		2,123		7,144		3,209		3,935	123%
Sewer		2,095		2,115		(20)		6,600		6,346		254	4%
<b>Total Utilities</b>		<b>10,971</b>		<b>7,685</b>		<b>3,286</b>		<b>32,315</b>		<b>23,055</b>		<b>9,261</b>	40%
Maintenance - Labor		20,066		20,170		(105)		62,585		60,510		2,075	3%
Maintenance - Materials & Other		4,472		5,083		(612)		11,754		15,250		(3,496)	-23%
Maintenance and Operations Contracts		5,636		9,375		(3,739)		25,311		28,125		(2,814)	-10%
Employee Benefit Contributions - Maintenance		6,354		5,256		1,098		18,551		15,767		2,784	18%
<b>Total Maintenance</b>		<b>36,527</b>		<b>39,884</b>		<b>(3,357)</b>		<b>118,202</b>		<b>119,652</b>		<b>(1,450)</b>	-1%
<b>Total Protective Services</b>		<b>4,290</b>		<b>4,526</b>		<b>(236)</b>		<b>12,792</b>		<b>13,579</b>		<b>(787)</b>	-6%
<b>Total Insurance Premiums</b>		<b>11,116</b>		<b>10,001</b>		<b>1,114</b>		<b>27,103</b>		<b>30,004</b>		<b>(2,901)</b>	-10%
Other General Expenses		90		42		49		137		125		12	9%
Compensated Absences		1,456		-		1,456		6,625		-		6,625	
Payments in Lieu of Taxes		1,303		2,284		(981)		4,660		6,853		(2,193)	-32%
Bad debt - Tenant Rents		(300)		417		(717)		(300)		1,250		(1,550)	-124%
<b>Total Other General Expenses</b>		<b>2,549</b>		<b>2,743</b>		<b>(194)</b>		<b>11,123</b>		<b>8,228</b>		<b>2,895</b>	35%
Interest on Notes Payable		-		-		-		-		-		-	
<b>Total Operating Expenses</b>	\$	<b>83,892</b>	\$	<b>88,052</b>	\$	<b>(4,159)</b>	\$	<b>255,379</b>	\$	<b>264,155</b>	\$	<b>(8,776)</b>	-3%
<b>Excess of Operating Revenue over Operating Expens:</b>	\$	<b>(17,709)</b>	\$	<b>10,124</b>	\$	<b>(27,833)</b>	\$	<b>(41,040)</b>	\$	<b>30,373</b>	\$	<b>(71,413)</b>	-235%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		13,855		14,411		(556)		41,265		43,232		(1,968)	-5%
<b>Total Expenses</b>	\$	<b>97,747</b>	\$	<b>102,462</b>	\$	<b>(4,715)</b>	\$	<b>296,644</b>	\$	<b>307,387</b>	\$	<b>(10,744)</b>	-3%
<b>Net Gain (Loss)</b>	\$	<b>(31,564)</b>	\$	<b>(4,286)</b>	\$	<b>(27,277)</b>	\$	<b>(82,304)</b>	\$	<b>(12,859)</b>	\$	<b>(69,445)</b>	540%

**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	\$	87,588	\$	84,336	\$	3,252	\$	259,461	\$	253,007	\$	6,454	3%
Rental Subsidies		92,350		90,908		1,443		280,353		272,723		7,631	3%
Vacancy Loss		(10,494)		(4,310)		(6,184)		(28,104)		(12,929)		(15,175)	117%
Net Rental Revenue		169,444		170,933		(1,489)		511,710		512,800		(1,090)	0%
Tenant Revenue - Other		1,147		1,178		(31)		4,265		3,535		730	21%
<b>Total Tenant Revenue</b>		<b>170,591</b>		<b>172,112</b>		<b>(1,520)</b>		<b>515,975</b>		<b>516,335</b>		<b>(360)</b>	0%
Investment Income - Unrestricted		8,129		10,629		(2,501)		24,045		31,888		(7,843)	-25%
Other Revenue		8,898		8,240		658		30,440		24,719		5,721	23%
<b>Total Revenue</b>	<b>\$</b>	<b>187,618</b>	<b>\$</b>	<b>190,981</b>	<b>\$</b>	<b>(3,363)</b>	<b>\$</b>	<b>570,460</b>	<b>\$</b>	<b>572,942</b>	<b>\$</b>	<b>(2,482)</b>	0%
Administrative Salaries		9,291		10,311		(1,020)		28,281		30,934		(2,653)	-9%
Auditing Fees		1,183		3,751		(2,568)		3,550		11,254		(7,704)	-68%
Property Management Fee		10,766		10,430		336		32,547		31,291		1,256	4%
Asset Management Fees		1,169		1,190		(21)		3,507		3,571		(64)	-2%
Advertising and Marketing		-		8		(8)		-		25		(25)	-100%
Employee Benefit contributions - Administrative		1,900		3,248		(1,348)		8,384		9,743		(1,360)	-14%
Office Expenses		2,144		2,123		21		6,793		6,370		423	7%
Legal Expense		-		429		(429)		729		1,288		(559)	-43%
Training & Travel		-		500		(500)		-		1,500		(1,500)	-100%
Other		569		666		(97)		1,336		1,997		(661)	-33%
<b>Total Operating - Administrative</b>		<b>27,023</b>		<b>32,658</b>		<b>(5,635)</b>		<b>85,127</b>		<b>97,974</b>		<b>(12,847)</b>	-13%
<b>Total Tenant Services</b>		<b>8,277</b>		<b>8,568</b>		<b>(291)</b>		<b>22,108</b>		<b>25,704</b>		<b>(3,596)</b>	-14%
Water		6,911		6,602		309		20,844		19,806		1,038	5%
Electricity		11,424		13,474		(2,049)		42,230		40,422		1,809	4%
Gas		1,252		1,464		(212)		4,087		4,392		(305)	-7%
Sewer		4,722		4,477		246		14,251		13,430		821	6%
<b>Total Utilities</b>	<b>\$</b>	<b>24,309</b>	<b>\$</b>	<b>26,016</b>	<b>\$</b>	<b>(1,707)</b>	<b>\$</b>	<b>81,412</b>	<b>\$</b>	<b>78,049</b>	<b>\$</b>	<b>3,362</b>	4%

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	17,973	\$	15,388	\$	2,585	\$	52,728	\$	46,163	\$	6,566	14%
Maintenance - Materials & Other		7,310		11,126		(3,816)		23,555		33,377		(9,822)	-29%
Maintenance and Operations Contracts		10,644		15,530		(4,886)		37,930		46,590		(8,660)	-19%
Employee Benefit Contributions - Maintenance		6,061		5,514		548		17,405		16,541		864	5%
<b>Total Maintenance</b>		<b>41,988</b>		<b>47,557</b>		<b>(5,569)</b>		<b>131,618</b>		<b>142,670</b>		<b>(11,052)</b>	-8%
<b>Total Insurance Premiums</b>		<b>32,357</b>		<b>27,086</b>		<b>5,272</b>		<b>69,752</b>		<b>81,257</b>		<b>(11,504)</b>	-14%
Other General Expenses		433		758		(325)		1,299		2,275		(976)	-43%
Compensated Absences		1,418		-		1,418		10,805		-		10,805	
Taxes		5,000		5,000		-		15,000		15,000		-	0%
Bad debt - Tenant Rents		-		833		(833)		-		2,500		(2,500)	-100%
<b>Total Other General Expenses</b>		<b>6,852</b>		<b>6,592</b>		<b>260</b>		<b>27,104</b>		<b>19,775</b>		<b>7,329</b>	37%
Interest of Mortgage (or Bonds) Payable		15,906		15,906		-		47,719		47,719		-	0%
Interest on Notes Payable (Seller Financing)		20,967		20,966		0		62,900		62,899		0	0%
Amortization of Loan Costs		2,275		2,274		0		6,824		6,823		1	0%
<b>Total Interest Expense and Amortization Cost</b>		<b>39,147</b>		<b>39,147</b>		<b>0</b>		<b>117,442</b>		<b>117,441</b>		<b>1</b>	0%
<b>Total Operating Expenses</b>	\$	<b>179,953</b>	\$	<b>187,623</b>	\$	<b>(7,670)</b>	\$	<b>534,563</b>	\$	<b>562,870</b>	\$	<b>(28,307)</b>	-5%
<b>Excess of Operating Revenue over Operating Expenses</b>	\$	<b>7,665</b>	\$	<b>3,357</b>	\$	<b>4,307</b>	\$	<b>35,897</b>	\$	<b>10,072</b>	\$	<b>25,825</b>	256%
Extraordinary Maintenance		-		-		-		3,820		-		3,820	
Depreciation Expense		53,285		53,610		(325)		159,854		160,831		(977)	-1%
<b>Total Expenses</b>	\$	<b>233,238</b>	\$	<b>241,234</b>	\$	<b>(7,996)</b>	\$	<b>698,237</b>	\$	<b>723,701</b>	\$	<b>(25,464)</b>	-4%
<b>Net Gain (Loss)</b>	\$	<b>(45,620)</b>	\$	<b>(50,253)</b>	\$	<b>4,633</b>	\$	<b>(127,778)</b>	\$	<b>(150,760)</b>	\$	<b>22,982</b>	-15%

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	20,974	\$	20,400	\$	574	\$	65,593	\$	61,200	\$	4,393	7%
Rental Subsidies		31,268		31,894		(626)		91,133		95,682		(4,549)	-5%
Vacancy Loss		(1,375)		(2,625)		1,250		(2,585)		(7,875)		5,290	-67%
Net Rental Revenue		<b>50,867</b>		<b>49,669</b>		<b>1,198</b>		<b>154,141</b>		<b>149,007</b>		<b>5,134</b>	<b>3%</b>
Tenant Revenue - Other		-		338		(338)		419		1,013		(593)	-59%
<b>Total Tenant Revenue</b>		<b>50,867</b>		<b>50,007</b>		<b>860</b>		<b>154,561</b>		<b>150,020</b>		<b>4,541</b>	<b>3%</b>
Investment Income - Unrestricted		1,940		1,842		98		5,415		5,525		(110)	-2%
Other Revenue		2,225		2,828		(603)		6,616		8,485		(1,869)	-22%
<b>Total Revenue</b>	<b>\$</b>	<b>55,032</b>	<b>\$</b>	<b>54,677</b>	<b>\$</b>	<b>355</b>	<b>\$</b>	<b>166,592</b>	<b>\$</b>	<b>164,030</b>	<b>\$</b>	<b>2,563</b>	<b>2%</b>
Administrative Salaries		1,183		2,773		(1,590)		4,555		8,318		(3,764)	-45%
Auditing Fees		1,183		1,004		179		3,550		3,012		538	18%
Property Management Fee		2,655		2,557		97		8,056		7,672		383	5%
Asset Management Fees		1,067		1,084		(17)		3,201		3,251		(50)	-2%
Advertising and Marketing		-		-		-		-		-		-	
Employee Benefit contributions - Administrative		568		880		(312)		2,155		2,641		(486)	-18%
Office Expenses		572		896		(323)		2,342		2,688		(346)	-13%
Legal Expense		-		42		(42)		-		125		(125)	-100%
Training & Travel		-		-		-		-		-		-	
Other		1,532		292		1,240		2,102		875		1,227	140%
<b>Total Operating - Administrative</b>		<b>8,760</b>		<b>9,527</b>		<b>(767)</b>		<b>25,960</b>		<b>28,581</b>		<b>(2,621)</b>	<b>-9%</b>
<b>Total Tenant Services</b>		<b>351</b>		<b>268</b>		<b>83</b>		<b>1,073</b>		<b>804</b>		<b>269</b>	<b>33%</b>
Water		1,727		2,792		(1,065)		5,648		8,376		(2,728)	-33%
Electricity		505		1,037		(532)		2,140		3,111		(970)	-31%
Gas		645		558		86		1,959		1,674		284	17%
Sewer		1,309		2,128		(819)		4,266		6,383		(2,118)	-33%
<b>Total Utilities</b>	<b>\$</b>	<b>4,185</b>	<b>\$</b>	<b>6,515</b>	<b>\$</b>	<b>(2,329)</b>	<b>\$</b>	<b>14,012</b>	<b>\$</b>	<b>19,544</b>	<b>\$</b>	<b>(5,532)</b>	<b>-28%</b>

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

	Current Month			Budget			Variance			Year to Date			Budget			Variance			Percent of Variance
Maintenance - Labor	\$	3,153		\$	3,231		\$	(78)		\$	7,169		\$	9,694		\$	(2,525)		-26%
Maintenance - Materials & Other		815			2,892			(2,077)			4,544			8,675			(4,131)		-48%
Maintenance and Operations Contracts		6,158			7,074			(916)			13,809			21,223			(7,414)		-35%
Employee Benefit Contributions - Maintenance		995			1,216			(220)			2,875			3,647			(772)		-21%
<b>Total Maintenance</b>		<b>11,121</b>			<b>14,413</b>			<b>(3,291)</b>			<b>28,397</b>			<b>43,239</b>			<b>(14,842)</b>		-34%
<b>Total Insurance Premiums</b>		<b>10,812</b>			<b>9,785</b>			<b>1,028</b>			<b>22,817</b>			<b>29,354</b>			<b>(6,537)</b>		-22%
Other General Expenses		58			50			8			151			150			1		1%
Compensated Absences		161			-			161			4,027			-			4,027		
Property Taxes		1,950			1,950			(0)			5,849			5,850			(0)		0%
Bad debt - Tenant Rents		-			83			(83)			-			250			(250)		-100%
<b>Total Other General Expenses</b>		<b>2,169</b>			<b>2,083</b>			<b>86</b>			<b>10,028</b>			<b>6,250</b>			<b>3,778</b>		60%
Interest of Mortgage (or Bonds) Payable		3,226			3,139			87			9,397			9,417			(20)		0%
Interest on Notes Payable (Seller Financing)		6,714			6,714			-			20,141			20,141			-		0%
Amortization of Loan Costs		1,664			1,664			-			4,991			4,991			-		0%
<b>Total Interest Expense and Amortization Cost</b>		<b>11,603</b>			<b>11,516</b>			<b>87</b>			<b>34,529</b>			<b>34,549</b>			<b>(20)</b>		0%
<b>Total Operating Expenses</b>	<b>\$</b>	<b>49,002</b>		<b>\$</b>	<b>54,107</b>		<b>\$</b>	<b>(5,105)</b>		<b>\$</b>	<b>136,815</b>		<b>\$</b>	<b>162,320</b>		<b>\$</b>	<b>(25,505)</b>		-16%
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$</b>	<b>6,030</b>		<b>\$</b>	<b>570</b>		<b>\$</b>	<b>5,460</b>		<b>\$</b>	<b>29,777</b>		<b>\$</b>	<b>1,709</b>		<b>\$</b>	<b>28,068</b>		1642%
Extraordinary Maintenance		-			-			-			-			-			-		
Depreciation Expense		18,807			18,774			33			56,415			56,323			92		0%
<b>Total Expenses</b>	<b>\$</b>	<b>67,809</b>		<b>\$</b>	<b>72,881</b>		<b>\$</b>	<b>(5,072)</b>		<b>\$</b>	<b>193,230</b>		<b>\$</b>	<b>218,643</b>		<b>\$</b>	<b>(25,414)</b>		-12%
<b>Net Gain (Loss)</b>	<b>\$</b>	<b>(12,777)</b>		<b>\$</b>	<b>(18,205)</b>		<b>\$</b>	<b>5,427</b>		<b>\$</b>	<b>(26,638)</b>		<b>\$</b>	<b>(54,614)</b>		<b>\$</b>	<b>27,976</b>		-51%

**Oak Towers Housing Deevlopment Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	52,453	\$	52,561	\$	(108)	\$	157,481	\$	157,684	\$	(203)	0%
Rental Subsidies		48,340		46,897		1,443		144,898		140,690		4,208	3%
Vacancy Loss		(4,613)		(4,764)		151		(15,363)		(14,291)		(1,072)	8%
Net Rental Revenue		<b>96,180</b>		<b>94,694</b>		<b>1,486</b>		<b>287,016</b>		<b>284,082</b>		<b>2,933</b>	<b>1%</b>
Tenant Revenue - Other		923		673		250		2,682		2,020		662	33%
<b>Total Tenant Revenue</b>		<b>97,104</b>		<b>95,367</b>		<b>1,736</b>		<b>289,698</b>		<b>286,102</b>		<b>3,595</b>	<b>1%</b>
Investment Income - Unrestricted		2,920		3,472		(553)		9,027		10,417		(1,390)	-13%
Other Revenue		2,523		2,928		(405)		8,420		8,784		(364)	-4%
<b>Total Revenue</b>	<b>\$</b>	<b>102,546</b>	<b>\$</b>	<b>101,768</b>	<b>\$</b>	<b>779</b>	<b>\$</b>	<b>307,145</b>	<b>\$</b>	<b>305,304</b>	<b>\$</b>	<b>1,842</b>	<b>1%</b>
Administrative Salaries		5,571		8,291		(2,721)		17,966		24,873		(6,907)	-28%
Auditing Fees		1,183		1,942		(758)		3,550		5,825		(2,275)	-39%
Property Management Fee		5,974		5,764		210		17,822		17,291		531	3%
Asset Management Fees		1,084		1,101		(18)		3,599		3,304		295	9%
Advertising and Marketing		-		8		(8)		-		25		(25)	-100%
Employee Benefit contributions - Administrative		2,080		2,315		(235)		6,399		6,945		(546)	-8%
Office Expenses		2,298		1,975		323		5,189		5,925		(736)	-12%
Legal Expense		-		167		(167)		1,207		500		706	141%
Training & Travel		-		250		(250)		-		750		(750)	-100%
Other		924		708		216		1,667		2,125		(458)	-22%
<b>Total Operating - Administrative</b>		<b>19,114</b>		<b>22,521</b>		<b>(3,407)</b>		<b>57,399</b>		<b>67,564</b>		<b>(10,165)</b>	<b>-15%</b>
<b>Total Tenant Services</b>		<b>6,582</b>		<b>7,481</b>		<b>(899)</b>		<b>19,798</b>		<b>22,444</b>		<b>(2,646)</b>	<b>-12%</b>
Water		1,764		1,803		(39)		5,330		5,409		(79)	-1%
Electricity		8,807		9,609		(802)		32,828		28,826		4,002	14%
Gas		824		644		181		1,442		1,931		(489)	-25%
Sewer		1,069		1,089		(19)		3,121		3,266		(145)	-4%
<b>Total Utilities</b>	<b>\$</b>	<b>12,464</b>	<b>\$</b>	<b>13,144</b>	<b>\$</b>	<b>(680)</b>	<b>\$</b>	<b>42,721</b>	<b>\$</b>	<b>39,431</b>	<b>\$</b>	<b>3,290</b>	<b>8%</b>



**Oak Towers Housing Deevlopment Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 8,805	\$ 7,030	\$ 1,775	\$ 28,231	\$ 21,091	\$ 7,140	34%
Maintenance - Materials & Other	5,573	4,017	1,556	15,179	12,051	3,128	26%
Maintenance and Operations Contracts	8,612	9,160	(548)	26,920	27,479	(559)	-2%
Employee Benefit Contributions - Maintenance	3,021	2,702	319	6,509	8,106	(1,597)	-20%
<b>Total Maintenance</b>	<b>26,011</b>	<b>22,909</b>	<b>3,102</b>	<b>76,839</b>	<b>68,728</b>	<b>8,111</b>	12%
Property Insurance	15,174	3,730	11,444	27,098	11,190	15,908	142%
Workmen's Compensation	375	-	375	1,014	-	1,014	
All Other Insurance	299	552	(253)	897	1,657	(760)	-46%
<b>Total Insurance Premiums</b>	<b>15,848</b>	<b>4,282</b>	<b>11,566</b>	<b>29,009</b>	<b>12,847</b>	<b>16,162</b>	126%
Other General Expenses	370	500	(131)	659	1,501	(843)	-56%
Compensated Absences	893	-	893	4,658	-	4,658	
Taxes	2,500	2,500	-	7,500	7,500	-	0%
Bad debt - Tenant Rents	-	83	(83)	-	250	(250)	-100%
<b>Total Other General Expenses</b>	<b>3,762</b>	<b>3,084</b>	<b>679</b>	<b>12,817</b>	<b>9,251</b>	<b>3,566</b>	39%
Interest of Mortgage (or Bonds) Payable	5,307	5,166	141	15,455	15,498	(43)	0%
Interest on Notes Payable (Seller Financing)	9,215	9,215	(0)	27,646	27,646	(0)	0%
Amortization of Loan Costs	1,568	1,568	(0)	4,704	4,704	(0)	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>16,090</b>	<b>15,949</b>	<b>141</b>	<b>47,805</b>	<b>47,848</b>	<b>(43)</b>	0%
<b>Total Operating Expenses</b>	<b>\$ 99,872</b>	<b>\$ 89,371</b>	<b>\$ 10,501</b>	<b>\$ 286,388</b>	<b>\$ 268,113</b>	<b>\$ 18,275</b>	7%
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 2,675</b>	<b>\$ 12,397</b>	<b>\$ (9,722)</b>	<b>\$ 20,757</b>	<b>\$ 37,190</b>	<b>\$ (16,433)</b>	-44%
Extraordinary Maintenance	2,005	-	2,005	3,375	-	3,375	
Depreciation Expense	31,261	40,528	(9,267)	93,782	121,584	(27,802)	-23%
<b>Total Expenses</b>	<b>\$ 133,138</b>	<b>\$ 129,899</b>	<b>\$ 3,238</b>	<b>\$ 383,546</b>	<b>\$ 389,697</b>	<b>\$ (6,152)</b>	-2%
<b>Net Gain (Loss)</b>	<b>\$ (30,591)</b>	<b>\$ (28,131)</b>	<b>\$ (2,460)</b>	<b>\$ (76,401)</b>	<b>\$ (84,394)</b>	<b>\$ 7,993</b>	-9%

**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	\$	10,981	\$	9,646	\$	1,335	\$	32,713	\$	28,939	\$	3,774	13%
Rental Subsidies		7,344		8,301		(958)		22,262		24,904		(2,642)	-11%
Vacancy Loss		(415)		(467)		51		(811)		(1,400)		589	-42%
Net Rental Revenue		<b>17,910</b>		<b>17,481</b>		<b>429</b>		<b>54,164</b>		<b>52,443</b>		<b>1,721</b>	<b>3%</b>
Tenant Revenue - Other		476		83		393		643		250		393	
<b>Total Tenant Revenue</b>		<b>18,386</b>		<b>17,564</b>		<b>822</b>		<b>54,807</b>		<b>52,693</b>		<b>2,114</b>	<b>4%</b>
Investment Income - Unrestricted		605		673		(68)		1,785		2,020		(235)	-12%
Other Revenue		196		302		(106)		997		905		92	10%
<b>Total Revenue</b>	<b>\$</b>	<b>19,187</b>	<b>\$</b>	<b>18,539</b>	<b>\$</b>	<b>648</b>	<b>\$</b>	<b>57,590</b>	<b>\$</b>	<b>55,618</b>	<b>\$</b>	<b>1,972</b>	<b>4%</b>
Administrative Salaries		424		938		(513)		1,562		2,813		(1,252)	-44%
Auditing Fees		1,183		330		853		3,550		991		2,559	258%
Property Management Fee		929		882		47		2,790		2,646		144	5%
Asset Management Fees		1,081		1,370		(289)		3,242		4,109		(867)	-21%
Employee Benefit contributions - Administrative		194		298		(104)		731		893		(162)	-18%
Office Expenses		505		271		234		1,522		813		709	87%
Legal Expense		-		63		(63)		284		188		97	51%
Training & Travel		-		33		(33)		-		100		(100)	-100%
Other		231		292		(60)		326		875		(549)	-63%
<b>Total Operating - Administrative</b>		<b>4,547</b>		<b>4,476</b>		<b>71</b>		<b>14,007</b>		<b>13,428</b>		<b>579</b>	<b>4%</b>
<b>Total Tenant Services</b>		<b>18</b>		<b>51</b>		<b>(33)</b>		<b>110</b>		<b>152</b>		<b>(43)</b>	<b>-28%</b>
Water		330		300		30		987		900		87	10%
Electricity		1,000		1,159		(158)		3,252		3,476		(224)	-6%
Gas		572		458		114		2,327		1,373		954	69%
Sewer		216		199		17		645		597		48	8%
<b>Total Utilities</b>	<b>\$</b>	<b>2,118</b>	<b>\$</b>	<b>2,116</b>	<b>\$</b>	<b>3</b>	<b>\$</b>	<b>7,212</b>	<b>\$</b>	<b>6,347</b>	<b>\$</b>	<b>865</b>	<b>14%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 1,050	\$ 1,077	\$ (27)	\$ 2,587	\$ 3,231	\$ (644)	-20%
Maintenance - Materials & Other	1,842	888	954	2,951	2,663	288	11%
Maintenance and Operations Contracts	545	1,907	(1,362)	3,276	5,720	(2,444)	-43%
Employee Benefit Contributions - Maintenance	334	405	(71)	978	1,216	(237)	-20%
<b>Total Maintenance</b>	<b>3,771</b>	<b>4,276</b>	<b>(505)</b>	<b>9,792</b>	<b>12,829</b>	<b>(3,037)</b>	<b>-24%</b>
<b>Total Protective Services</b>	<b>1,228</b>	<b>1,389</b>	<b>(161)</b>	<b>3,537</b>	<b>4,166</b>	<b>(629)</b>	<b>-15%</b>
<b>Total Insurance Premiums</b>	<b>4,482</b>	<b>1,568</b>	<b>2,914</b>	<b>8,542</b>	<b>4,705</b>	<b>3,837</b>	<b>82%</b>
Other General Expenses	73	92	(18)	148	275	(127)	-46%
Compensated Absences	90	-	90	1,454	-	1,454	
Taxes	625	625	-	1,875	1,875	-	0%
Bad debt - Tenant Rents	-	333	(333)	-	1,000	(1,000)	-100%
<b>Total Other General Expenses</b>	<b>788</b>	<b>1,050</b>	<b>(262)</b>	<b>3,477</b>	<b>3,150</b>	<b>327</b>	<b>10%</b>
Interest of Mortgage (or Bonds) Payable	662	675	(13)	1,929	2,025	(96)	-5%
Amortization of Loan Costs	681	681	0	2,042	2,042	0	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>1,343</b>	<b>1,356</b>	<b>(13)</b>	<b>3,971</b>	<b>4,067</b>	<b>(96)</b>	<b>-2%</b>
<b>Total Operating Expenses</b>	<b>\$ 18,295</b>	<b>\$ 16,282</b>	<b>\$ 2,013</b>	<b>\$ 50,647</b>	<b>\$ 48,845</b>	<b>\$ 1,803</b>	<b>4%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 892</b>	<b>\$ 2,258</b>	<b>\$ (1,365)</b>	<b>\$ 6,942</b>	<b>\$ 6,773</b>	<b>\$ 169</b>	<b>2%</b>
Extraordinary Maintenance	-	-	-	4,950	-	4,950	
Depreciation Expense	10,321	10,277	44	30,963	30,831	132	0%
<b>Total Expenses</b>	<b>\$ 28,616</b>	<b>\$ 26,559</b>	<b>\$ 2,057</b>	<b>\$ 86,561</b>	<b>\$ 79,676</b>	<b>\$ 6,885</b>	<b>9%</b>
<b>Net Gain (Loss)</b>	<b>\$ (9,429)</b>	<b>\$ (8,019)</b>	<b>\$ (1,409)</b>	<b>\$ (28,971)</b>	<b>\$ (24,058)</b>	<b>\$ (4,913)</b>	<b>20%</b>

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	14,888	\$	17,239	\$	(2,351)	\$	42,987	\$	51,716	\$	(8,728)	-17%
Rental Subsidies		19,459		17,165		2,294		60,054		51,494		8,559	17%
Vacancy Loss		(3,461)		(1,157)		(2,304)		(9,256)		(3,471)		(5,785)	167%
Net Rental Revenue		<b>30,886</b>		<b>33,246</b>		<b>(2,360)</b>		<b>93,785</b>		<b>99,739</b>		<b>(5,954)</b>	<b>-6%</b>
Tenant Revenue - Other		153		437		(284)		431		1,312		(881)	-67%
<b>Total Tenant Revenue</b>		<b>31,039</b>		<b>33,684</b>		<b>(2,645)</b>		<b>94,215</b>		<b>101,051</b>		<b>(6,835)</b>	<b>-7%</b>
Investment Income - Unrestricted		306		844		(537)		1,008		2,531		(1,523)	-60%
Other Revenue		-		375		(375)		49		1,126		(1,077)	-96%
<b>Total Revenue</b>	<b>\$</b>	<b>31,345</b>	<b>\$</b>	<b>34,903</b>	<b>\$</b>	<b>(3,558)</b>	<b>\$</b>	<b>95,272</b>	<b>\$</b>	<b>104,708</b>	<b>\$</b>	<b>(9,435)</b>	<b>-9%</b>
Administrative Salaries		2,688		3,569		(880)		9,672		10,706		(1,034)	-10%
Auditing Fees		1,183		713		470		3,550		2,140		1,410	66%
Property Management Fee		1,874		1,856		18		5,665		5,569		96	2%
Asset Management Fees		769		769		-		2,306		2,306		0	0%
Advertising and Marketing		-		6		(6)		-		19		(19)	-100%
Employee Benefit contributions - Administrative		738		795		(57)		2,124		2,384		(260)	-11%
Office Expenses		455		459		(4)		1,217		1,376		(160)	-12%
Legal Expense		284		21		263		284		64		220	341%
Training & Travel		-		58		(58)		-		175		(175)	-100%
Other		170		212		(42)		1,903		636		1,266	199%
<b>Total Operating - Administrative</b>		<b>8,161</b>		<b>8,458</b>		<b>(297)</b>		<b>26,720</b>		<b>25,375</b>		<b>1,345</b>	<b>5%</b>
<b>Total Tenant Services</b>		<b>46</b>		<b>202</b>		<b>(156)</b>		<b>137</b>		<b>607</b>		<b>(470)</b>	<b>-77%</b>
Water		1,388		1,278		110		4,339		3,833		506	13%
Electricity		200		552		(352)		934		1,657		(724)	-44%
Gas		83		260		(177)		252		781		(530)	-68%
Sewer		1,134		1,078		55		3,516		3,235		281	9%
<b>Total Utilities</b>	<b>\$</b>	<b>2,805</b>	<b>\$</b>	<b>3,169</b>	<b>\$</b>	<b>(364)</b>	<b>\$</b>	<b>9,041</b>	<b>\$</b>	<b>9,508</b>	<b>\$</b>	<b>(467)</b>	<b>-5%</b>

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	2,513	\$	3,095	\$	(581)	\$	7,888	\$	9,284	\$	(1,396)	-15%
Maintenance - Materials & Other		3,295		1,764		1,531		5,083		5,292		(209)	-4%
Maintenance and Operations Contracts		3,593		2,714		880		10,114		8,142		1,972	24%
Employee Benefit Contributions - Maintenance		1,151		1,262		(111)		3,591		3,787		(195)	-5%
<b>Total Maintenance</b>		<b>10,553</b>		<b>8,835</b>		<b>1,718</b>		<b>26,676</b>		<b>26,505</b>		<b>172</b>	<b>1%</b>
<b>Total Insurance Premiums</b>		<b>13,698</b>		<b>5,928</b>		<b>7,771</b>		<b>26,883</b>		<b>17,783</b>		<b>9,100</b>	<b>51%</b>
Other General Expenses		213		83		130		334		250		84	34%
Compensated Absences		809		-		809		2,598		-		2,598	
Property Taxes		1,667		1,667		-		5,000		5,000		-	0%
Bad debt - Tenant Rents		(200)		644		(844)		(200)		1,931		(2,131)	-110%
<b>Total Other General Expenses</b>		<b>2,489</b>		<b>2,394</b>		<b>95</b>		<b>7,732</b>		<b>7,181</b>		<b>550</b>	<b>8%</b>
Interest of Mortgage (or Bonds) Payable		605		617		(12)		1,818		1,851		(33)	-2%
Interest on Notes Payable		1,268		1,268		-		3,804		3,804		-	0%
Amortization of Loan Costs		526		526		0		1,579		1,579		0	0%
<b>Total Interest Expense and Amortization Cost</b>		<b>2,399</b>		<b>2,411</b>		<b>(12)</b>		<b>7,201</b>		<b>7,234</b>		<b>(33)</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$</b>	<b>40,152</b>	<b>\$</b>	<b>31,397</b>	<b>\$</b>	<b>8,755</b>	<b>\$</b>	<b>104,389</b>	<b>\$</b>	<b>94,192</b>	<b>\$</b>	<b>10,198</b>	<b>11%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$</b>	<b>(8,807)</b>	<b>\$</b>	<b>3,505</b>	<b>\$</b>	<b>(12,312)</b>	<b>\$</b>	<b>(9,117)</b>	<b>\$</b>	<b>10,516</b>	<b>\$</b>	<b>(19,633)</b>	<b>-187%</b>
Extraordinary Maintenance		-		-		-		389		-		389	
Depreciation Expense		21,756		24,812		(3,056)		65,267		74,436		(9,169)	-12%
<b>Total Expenses</b>	<b>\$</b>	<b>61,908</b>	<b>\$</b>	<b>56,209</b>	<b>\$</b>	<b>5,699</b>	<b>\$</b>	<b>170,045</b>	<b>\$</b>	<b>168,627</b>	<b>\$</b>	<b>1,418</b>	<b>1%</b>
<b>Net Gain (Loss)</b>	<b>\$</b>	<b>(30,563)</b>	<b>\$</b>	<b>(21,307)</b>	<b>\$</b>	<b>(9,256)</b>	<b>\$</b>	<b>(74,773)</b>	<b>\$</b>	<b>(63,920)</b>	<b>\$</b>	<b>(10,853)</b>	<b>17%</b>

**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	\$	9,281	\$	9,697	\$	(416)	\$	28,107	\$	29,092	\$	(984)	-3%
Rental Subsidies		11,733		10,602		1,131		34,935		31,806		3,128	10%
Vacancy Loss		(804)		(1,090)		286		(2,948)		(3,270)		322	-10%
Net Rental Revenue		<b>20,210</b>		<b>19,209</b>		<b>1,001</b>		<b>60,094</b>		<b>57,628</b>		<b>2,466</b>	<b>4%</b>
Tenant Revenue - Other		35		116		(81)		77		349		(272)	-78%
<b>Total Tenant Revenue</b>		<b>20,245</b>		<b>19,325</b>		<b>920</b>		<b>60,171</b>		<b>57,976</b>		<b>2,194</b>	<b>4%</b>
Investment Income - Unrestricted		326		664		(337)		939		1,991		(1,052)	-53%
Other Revenue		-		25		(25)		-		76		(76)	-100%
<b>Total Revenue</b>	<b>\$</b>	<b>20,572</b>	<b>\$</b>	<b>20,014</b>	<b>\$</b>	<b>557</b>	<b>\$</b>	<b>61,110</b>	<b>\$</b>	<b>60,043</b>	<b>\$</b>	<b>1,067</b>	<b>2%</b>
Administrative Salaries		1,312		1,628		(316)		4,427		4,884		(457)	-9%
Auditing Fees		1,183		476		708		3,550		1,427		2,123	0%
Property Management Fee		1,215		1,144		71		3,610		3,433		178	5%
Asset Management Fees		769		769		-		2,306		2,306		0	0%
Advertising and Marketing		-		-		-		-		-		-	
Employee Benefit contributions - Administrative		393		411		(19)		1,133		1,234		(101)	-8%
Office Expenses		270		301		(30)		565		902		(337)	-37%
Legal Expense		-		43		(43)		-		129		(129)	-100%
Training & Travel		-		42		(42)		-		125		(125)	-100%
Other		39		129		(90)		203		388		(184)	-48%
<b>Total Operating - Administrative</b>		<b>5,181</b>		<b>4,942</b>		<b>239</b>		<b>15,795</b>		<b>14,827</b>		<b>968</b>	<b>7%</b>
<b>Total Tenant Services</b>		<b>46</b>		<b>126</b>		<b>(79)</b>		<b>137</b>		<b>377</b>		<b>(240)</b>	<b>-64%</b>
Water		1,555		1,202		353		5,323		3,605		1,718	48%
Electricity		-		253		(253)		-		758		(758)	-100%
Gas		87		171		(84)		173		513		(341)	-66%
Sewer		1,278		849		429		4,317		2,546		1,771	70%
<b>Total Utilities</b>	<b>\$</b>	<b>2,920</b>	<b>\$</b>	<b>2,474</b>	<b>\$</b>	<b>445</b>	<b>\$</b>	<b>9,813</b>	<b>\$</b>	<b>7,423</b>	<b>\$</b>	<b>2,390</b>	<b>32%</b>

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	842	\$	1,032	\$	(190)	\$	2,661	\$	3,095	\$	(434)	-14%
Maintenance - Materials & Other		699		1,043		(344)		1,784		3,129		(1,345)	-43%
Maintenance and Operations Contracts		1,269		2,918		(1,649)		4,469		8,755		(4,286)	-49%
Employee Benefit Contributions - Maintenance		384		421		(36)		1,201		1,262		(62)	-5%
<b>Total Maintenance</b>		<b>3,194</b>		<b>5,413</b>		<b>(2,219)</b>		<b>10,114</b>		<b>16,240</b>		<b>(6,126)</b>	-38%
<b>Total Insurance Premiums</b>		<b>6,827</b>		<b>2,963</b>		<b>3,864</b>		<b>12,556</b>		<b>8,889</b>		<b>3,667</b>	41%
Other General Expenses		50		42		8		109		125		(16)	-12%
Compensated Absences		293		-		293		1,020		-		1,020	
Property Taxes		1,167		1,167		-		3,500		3,500		-	0%
Bad debt - Tenant Rents		-		183		(183)		-		550		(550)	-100%
<b>Total Other General Expenses</b>		<b>1,510</b>		<b>1,392</b>		<b>118</b>		<b>4,630</b>		<b>4,175</b>		<b>455</b>	11%
Interest on Notes Payable		2,676		2,676		0		8,027		8,027		0	0%
Amortization of Loan Costs		271		271		0		812		812		0	0%
<b>Total Interest Expense and Amortization Cost</b>		<b>2,946</b>		<b>2,946</b>		<b>0</b>		<b>8,839</b>		<b>8,839</b>		<b>0</b>	0%
<b>Total Operating Expenses</b>	\$	<b>22,624</b>	\$	<b>20,257</b>	\$	<b>2,367</b>	\$	<b>61,884</b>	\$	<b>60,771</b>	\$	<b>1,113</b>	2%
<b>Excess of Operating Revenue over Operating Expenses</b>	\$	<b>(2,053)</b>	\$	<b>(243)</b>	\$	<b>(1,810)</b>	\$	<b>(774)</b>	\$	<b>(728)</b>	\$	<b>(46)</b>	6%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		11,512		11,974		(462)		34,536		35,921		(1,385)	-4%
<b>Total Expenses</b>	\$	<b>34,136</b>	\$	<b>32,231</b>	\$	<b>1,906</b>	\$	<b>96,420</b>	\$	<b>96,692</b>	\$	<b>(272)</b>	0%
<b>Net Gain (Loss)</b>	\$	<b>(13,565)</b>	\$	<b>(12,216)</b>	\$	<b>(1,348)</b>	\$	<b>(35,310)</b>	\$	<b>(36,649)</b>	\$	<b>1,339</b>	-4%

**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	\$ -	\$ -	\$ 76,536	\$ 76,536	\$ 100,456	\$ (23,919)	-24%
Asset Management Fee	-	-	3,600	3,600	3,600	-	0%
Book Keeping Fee	-	-	40,868	40,868	39,765	1,102	3%
<b>Fee Revenue</b>	<b>-</b>	<b>-</b>	<b>121,004</b>	<b>121,004</b>	<b>143,821</b>	<b>\$ (22,817)</b>	<b>-16%</b>
Interest Income	4,090	4,239	2,756	11,085	10,897	188	2%
Investment Income	3,878	195,031	-	198,909	199,100	(191)	0%
Other Revenue	-	149,750	1,000	150,750	159,842	(9,092)	-6%
Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>\$ 7,968</b>	<b>\$ 349,020</b>	<b>\$ 124,760</b>	<b>\$ 481,748</b>	<b>\$ 513,660</b>	<b>\$ (31,912)</b>	<b>-6%</b>
Administrative Salaries	26,702	74,465	84,180	185,348	233,575	(48,228)	-21%
Auditing Fees	-	1,141	2,477	3,617	4,463	(845)	-19%
Advertising and Marketing	-	153	-	153	625	(472)	-76%
Employee Benefits - Admin.	5,954	19,242	20,131	45,326	66,894	(21,569)	-32%
Office Expenses	875	3,760	19,157	23,791	30,094	(6,303)	-21%
Legal Expense	-	-	7,438	7,438	5,888	1,550	26%
Training & Travel	150	676	1,686	2,513	4,750	(2,237)	-47%
Other	1,895	55,133	3,190	60,219	7,102	53,117	748%
<b>Total Operating - Administration</b>	<b>35,577</b>	<b>154,569</b>	<b>138,258</b>	<b>328,404</b>	<b>353,391</b>	<b>(24,987)</b>	<b>-7%</b>
Water	-	227	55	282	328	(46)	-14%
Electricity	-	1,132	562	1,694	1,803	(109)	-6%
Gas	-	963	229	1,192	748	444	59%
Sewer	-	158	29	187	194	(7)	-4%
<b>Total Utilities</b>	<b>-</b>	<b>2,480</b>	<b>875</b>	<b>3,355</b>	<b>3,074</b>	<b>282</b>	<b>9%</b>
Maintenance - Labor	-	-	-	-	-	-	-
Maintenance - Materials	-	-	675	675	785	(111)	-14%
Maint Contracts, Miscellaneous	-	-	60	60	991	(931)	-94%
Maint Contracts-Trash Removal	-	313	-	313	323	(9)	-3%
Maint Contracts-Heating & Cooling	-	-	-	-	-	-	-
Maint Contracts-Snow Removal	-	-	-	-	-	-	-
Maint Contracts-Elevators	-	-	-	-	-	-	-
Maint Contracts-Landscape & Grounds	-	-	-	-	1,584	(1,584)	-100%
Maint Contracts-Unit Turnaround	-	-	-	-	-	-	-
Maint Contracts-Electrical	-	-	-	-	-	-	-
Maint Contracts-Plumbing	-	-	-	-	31	(31)	-
Maint Contracts-Extermination	-	-	-	-	-	-	-
Maint Contracts-Janitorial	-	444	444	888	1,996	(1,108)	-56%
Maintenance Contracts	-	757	504	1,261	4,925	(3,664)	-74%
Employee Benefits - Maint.	-	-	-	-	-	-	-
<b>Total Maintenance</b>	<b>-</b>	<b>757</b>	<b>1,179</b>	<b>1,936</b>	<b>5,710</b>	<b>(3,774)</b>	<b>-66%</b>
<b>Total Insurance Premiums</b>	<b>558</b>	<b>5,830</b>	<b>2,602</b>	<b>8,990</b>	<b>6,559</b>	<b>2,432</b>	<b>37%</b>
<b>Other General Expenses</b>	<b>-</b>	<b>20,372</b>	<b>366</b>	<b>20,737</b>	<b>22,245</b>	<b>(1,507)</b>	<b>-7%</b>
<b>Compensated Absences</b>	<b>359</b>	<b>3,632</b>	<b>3,523</b>	<b>7,514</b>	<b>-</b>	<b>7,514</b>	<b>-</b>
<b>Total Other Expenses</b>	<b>359</b>	<b>24,003</b>	<b>3,889</b>	<b>28,251</b>	<b>22,245</b>	<b>6,007</b>	<b>27%</b>
Interest of Bonds Payable	-	74,500	-	74,500	77,434	(2,934)	-4%
Interest on Notes Payable	-	5,560	-	5,560	5,602	(42)	-1%
<b>Total Interest/Amortization</b>	<b>-</b>	<b>80,060</b>	<b>-</b>	<b>80,060</b>	<b>83,036</b>	<b>(2,976)</b>	<b>-4%</b>
<b>Total Operating Expenses</b>	<b>\$ 36,493</b>	<b>\$ 267,700</b>	<b>\$ 146,803</b>	<b>\$ 450,997</b>	<b>\$ 474,014</b>	<b>\$ (23,017)</b>	<b>-5%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (28,525)</b>	<b>\$ 81,320</b>	<b>\$ (22,043)</b>	<b>\$ 30,752</b>	<b>\$ 39,646</b>	<b>\$ (8,894)</b>	<b>-22%</b>
Depreciation Expense	-	5,658	297	5,955	9,322	(3,367)	-36%
<b>Total Expenses</b>	<b>\$ 36,493</b>	<b>\$ 273,358</b>	<b>\$ 147,100</b>	<b>\$ 456,952</b>	<b>\$ 483,336</b>	<b>\$ (26,384)</b>	<b>-5%</b>
<b>Net Gain (Loss)</b>	<b>\$ (28,525)</b>	<b>\$ 75,662</b>	<b>\$ (22,340)</b>	<b>\$ 24,797</b>	<b>\$ 30,324</b>	<b>\$ (5,528)</b>	<b>-18%</b>





# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203  
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Department Source: Affordable Housing Development

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 18, 2025

Re: Affordable Housing Development

## Executive Summary

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

## Discussion

### **Affordable Housing Development**

#### **Kinney Point:**

- 9<sup>th</sup> Construction draw meeting occurred on June 5<sup>th</sup>.
- Buildings 7-11 are expected to be completed and ready for lease up in July.
- The Development Team continues working with Assured Partners to obtain quotes for permanent coverage for the completed units.

#### **Park Avenue:**

- The cost of the project increased due to the updated construction pricing and the fund that had previously been identified by the investor Red Stone closing. These changes required an additional \$200,000 in Capital Funds to be added to the project and closing documents to be revised.
- An extension of the RCC to July 9<sup>th</sup> was granted by HUD to accommodate the necessary updates to closing documents. An additional extension will likely be requested to meet the scheduled HUD signing of closing documents on July 17<sup>th</sup>.
- The Development team worked with the City of Columbia to update closing documents. Documents are scheduled for first reading at the June 16<sup>th</sup> Council Meeting and a second reading on July 7<sup>th</sup>.
- Updated draft documents were provided to HUD on June 11<sup>th</sup>.
- The development team is preparing to close following HUD signing on July 17<sup>th</sup>.
- Residents on the south side of Park Avenue have received moving materials including boxes, tape and markers. A 30-day notice of relocation has been sent to residents in preparation for a July closing.

#### **Providence Walkway:**

- Crockett Engineering has the civil plans including the preliminary survey complete and scheduled for review with the City of Columbia for June 16<sup>th</sup>.
- Construction RFQ is planned to be released the week of June 16<sup>th</sup> and will be open for 30 days to meet ARPA requirements.
- Firm submission is currently scheduled for July 15<sup>th</sup>, but will likely be delayed by two weeks due to construction bidding.
- The development team continues to work on Firm Submission and RAD Resource documents with a projected closing in the first quarter of 2026.



# 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](http://www.ColumbiaHA.com)

## Blind Boone Apartments:

- Crockett Engineering has the civil plans including the preliminary survey complete and scheduled for review with the City of Columbia for July 3rd.
- Construction RFQ is planned to be released the week of July 7<sup>th</sup> and will be open for 30 days to meet ARPA requirements.
- Firm Submission currently scheduled for June 30<sup>th</sup> however, staff will need to request a waiver for extension due to the Architectural, Civil and Construction Bid timelines.
- The development team continues to work on Firm Submission and RAD Resource documents with a projected closing in the first or second quarter of 2026.

## 207 Lynn

- 207 Lynn was sold on June 6<sup>th</sup> to a first-time home buyer with an income below 50% AMI.



### 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: June 18, 2025

Re: Facilities and Modernization Monthly Report

## Executive Summary

This report provides a summary of work orders for April 2025.

## Discussion



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

### Maintenance

- Work orders have stayed consistent throughout April.

### Modernization

- Drywall has been completed at 27 Bryant Walkway, the unit undergoing repairs for fire damage.
- Kinney Point Community Center solar panel installation has been completed.
- Staff continue to receive bids for 1116/1118 Elleta for rehabilitation from fire damage.
- Painting has begun at Patriot Place and is being completed by Ai Painting Plus.

## Development Construction

- *Kinney Point*
  - Buildings 7-11 are 98% complete.
  - Siding is being installed on building 2.
  - Framing is ongoing at buildings 3 and 4.
- *Park Avenue*
  - Staff continue to rehab units throughout the existing public housing inventory for use during relocation.
- *Providence Walkway/Boone Apartments*
  - Plans are 95% finalized.
  - Providence Walkway is being prepared to go out for construction bids with Blind Boone apartments following two weeks later.



Kinney Point Community Center Solar Panel Install and Kinney Point Construction Progress as of May 23<sup>rd</sup>.

### 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: June 18, 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 April 2025.

## Discussion

In April, nine (9) families moved in or transferred units, and eleven (11) families moved out or transferred units. Of the eleven (11) families that moved out or transferred units, three (3) households were transfers, three (3) tenants passed away, one (1) tenant was terminated, three (3) households moved to the private sector and one (1) tenant was moved to a care facility. Out of 622 LIHTC/PBV units there were thirteen (13) vacant as of April 30, 2025, which is an overall occupancy rate of 98%. Of the thirteen (13) vacant LIHTC/PBV units, one (1) was vacant over 60 days. As of April 30, 2025, Amp. 1 had forty-five (45) vacant units, which is an occupancy rate of 63.8%. Twelve (12) intents to vacate were submitted by participants. Thirteen (13) non-payment terminations were issued, and four (4) terminations were issued for reasons other than non-payment.

## Recommended Commission Action

Review and consider the monthly report.

## Property Management Report for April 2025

Property	Total units	Occupancy for April 30, 2024	Occupancy for April 30, 2025	Occupancy as of 6/10/2025	#Vacant units ≤ 60 days as of 4/30/25	#Vacant units > 61 days as of 4/30/25	Move-in April 2025	Move-outs April 2025	Rent unpaid for April 2025	Rents delinquent 31-60	Rents delinquent 61-90	Rents delinquent 90+	Retro Rents (repayment agreements)
Amp 1 - PH	120	72%	63%	63%	4	41	0	0	\$5,481.79	\$2,515.59	\$4,258.06	\$ 4,551.66	(6) \$4466.88
Bear Creek	76	89%	96%	96%	3	0	0	1	\$9,139.68	\$3,317.50	\$3,696.29	\$ 2,006.53	(10) \$8223.79
Oak Tower	147	97%	99%	99%	2	0	4	3	\$4,671.89	\$2,830.41	\$1,384.10	\$ 740.81	(17) \$6246.94
Paquin Tower	200	94%	98%	98%	5	0	5	3	\$6,121.40	\$1,009.11	\$7,046.76	\$ 1,973.53	(22) \$8245.48
Stuart Parker	84	95%	98%	94%	2	0	0	3	\$1,953.09	\$124.60	\$0.00	\$ 9,053.84	(7) \$8807.04
BWW	54	93%	98%	96%	0	1	0	1	\$5,194.67	\$1,537.87	\$1,731.15	\$ 7,564.79	(6) \$2630.16
BWWII	36	94%	100%	97%	0	0	0	0	\$851.58	\$654.00	\$463.25	\$ 1,412.05	(4) \$1232.85
Patriot Place	25	96%	100%	96%	0	0	0	0	\$1,659.95	\$2,040.00	\$733.00	\$1,427.65	(1) \$1023.00



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Department Source: Director of Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 18, 2025

Re: Affordable Housing Operations Compliance Reporting

## Executive Summary

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

## Discussion

### **Affordable Housing Operations- Description of Report and On Going Compliance**

MHDC Vacancy/VAWA - Monthly occupancy percentage, total number of move in and move out and any VAWA transfer request

MHDC Utility Allowance- Quarterly update/enter utility allowances for non-tower LITHC properties

MHDC Down Unit Status- Monthly status update on progress and condition of uninhabitable units (3 units- Fire)

UMB Bank- Quarterly for properties with bonds- each unit move in, move out, transfer, recertification reported

MHDC Exhibit A (COL/AOC)- Annual certification for all properties- each unit move in, move out, transfer & recertification reported

MHDC Exhibit Z- Annual certification for properties with Service Enriched Housing (resident services, food pantry,)

IRS 8703 Annual owners certification for properties with bonds- total number of move in and move out reported

MHDC Exhibit H- Annual certification for HOME funded units- each unit move in, move out, transfer, recertification reported

MHDC Exhibit K- Annual owners certification for HOME funded units certifying units are in compliance

MHDC Exhibit AHAP-35- Annual owner certification of compliance and each unit move in, move out, transfer and recertification reported. This is exclusive to Mid Missouri Veterans (Patriot), initially received a donation as part of tax credits- July 31, 2026, will be the end of 10 year compliance period.



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Month	Compliance Reports Due Year-to Date	Status
January	1/10 MHDC Vacancy/VAWA Report all LIHTC properties 1/10 MHDC Utility Allowance Bear Creek, Bryant Walkway I, II 1/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I 1/20 UMB Bank 4th Quarter Bond Reports All properties 1/31 MHDC Exhibit A (COL/AOC) Bear Creek-Stuart Parker/Paquin	Complete Complete Complete Complete Complete Complete
February	2/10 MHDC Vacancy/VAWA Report all LIHTC properties. 2/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I	Complete Complete
March	3/10 MHDC Vacancy/VAWA Report all LIHTC properties. 3/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I 3/31 MHDC Exhibit Z Bear Creek, Stuart Parker/Paquin 3/31 IRS 8703 Certification for bond projects. 3/31 MHDC Exhibit H McBaine Townhomes 3/31 MHDC Exhibit K McBaine Townhomes	Complete Complete Complete Complete Complete Complete
April	4/10 MHDC Vacancy/VAWA Report all LIHTC properties 4/10 MHDC Utility Allowance Bear Creek, Bryant Walkway I, II 4/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I 4/20 UMB Bank 1st Quarter Bond Reports All properties 4/30 MHDC Exhibit A (COL/AOC) Bryant Walkway II and Oak 4/30 MHDC Exhibit K Bryant Walkway II	Complete Complete Complete Complete Complete Complete
May	5/10 MHDC Vacancy/VAWA Report all LIHTC properties 5/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I	Complete Complete
June	6/10 MHDC Vacancy/VAWA Report all LIHTC properties 6/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I 6/30 MHDC Exhibit Z Oak, Bryant Walkway II	Complete Complete Complete
July	7/10 MHDC Vacancy/ VAWA Report all LIHTC properties. 7/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I 7/20 UMB Bank 2nd Quarter Bond Reports All properties 7/31 MHDC Exhibit A (COL/AOC) Bryant Walkway I 7/31 MHDC Exhibit K Bryant Walkway I 7/31 MHDC Exhibit AHAP-35 Mid Missouri Veteran's (Patriot)	
August	8/10 MHDC Vacancy/VAWA Report all LIHTC properties. 8/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I	
September	9/10 MHDC Vacancy/VAWA Report all LIHTC properties 9/10 MHDC Utility Allowance Bear Creek, Bryant Walkway I, II	





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	9/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I 9/30 MHDC Exhibit Z Bryant Walkway I	
<b>October</b>	10/10 MHDC Vacancy/VAWA Report all LIHTC properties. 10/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I 10/20 UMB Bank 3rd Quarter Report All properties 10/31 MHDC Exhibit A (COL/AOC) Mid Missouri Veterans (Patriot)	
<b>November</b>	11/10 MHDC Vacancy/VAWA Report all LIHTC properties 11/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I	
<b>December</b>	12/10 MHDC Vacancy/VAWA Report all LIHTC Prop. 12/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I 12/10 MHDC Utility Allowance Bear Creek, Bryant Walkway I, II 12/31 MHDC Exhibit Z Mid Missouri Veterans (Patriot)	

## Recommended Commission Action

Review and consider the report.



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Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 18, 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 is contingent on the number of vouchers leased. There were 0 vouchers issued within the month, due to full voucher utilization. CHA added 0 new HCV lease up for the month. There were 2 attritions for a gain of 0 new participants, 13 HCV participants transferred back to COC program for the month of May. As of May 31, 2025, CHA still maintained 14 voucher holders searching for homes from issuances occurring in 2025.

#### HCV EOP Reasons:

Port Out/ Absorbed – 2

### 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 by providing housing for the community's homeless veterans. As of May 31, 2025, there are 121 households receiving VASH program assistance including 96 HCV + 25 PBV (Patriot Place). CHA currently has 20 HCV VASH voucher holders searching for homes.

#### HUD VASH EOP Reasons:

Terminated/Eviction-2

### Mainstream Vouchers

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA maintains the availability of 49 Mainstream Vouchers. As of May 31, 2025, CHA has 37 vouchers leased with 2 voucher holders searching for a home.

#### Mainstream EOP Reasons:

Failure to lease Up -1

Terminated/Non-Payment- 1

### Continuum of Care (CoC) Program

CHA continues to provide Continuum of Care Program vouchers to the most vulnerable chronically homeless individuals within the community. Each year CHA experiences an increase in homeless individuals and families



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needing safe, decent, and sanitary housing. As of May 31, 2025, CHA had 26 households receiving COC program assistance.

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. There are currently 2 voucher holders searching for a home. CHA has not requested additional referrals due to funding and the current number of leased families. CHA did receive its funding award and grant agreement for the next years’ CoC programming expenses to begin in May of 2025.

## **Continuum of Care (CoC) EOP Reasons:**

Terminated/ Vacated the Unit -1

Transferred to HUD-VASH- 1

## **Emergency Housing Vouchers (EHV) Program**

CHA currently has 41 Emergency Housing Vouchers leased and 1 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.

## **Emergency Housing Vouchers (EHV) Program EOP Reasons:**

Terminated/Failure to Recertify-2

## **Tenant-Based Rental Assistance (TBRA) Program**

CHA currently has 5 participants leased on this program. The “Target Number of Vouchers” can be misleading due to the factors in the “target” calculation: (1) remaining funding available (2) remaining number of months, and (3) the current month’s HAP payment.

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
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Review and consider the report.

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

**May 31, 2025**

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-25	\$ 7,909,344	\$ 659,112	\$ 224.48	\$ 724	\$ 805,276	\$ 146,164	1,113	1,212	1,113	893	220	220	5	21	92%	122%	92%	122%	7	0.6%	7	0.6%
Feb-25	\$ 7,104,068	\$ 645,824	\$ 227.23	\$ 724	\$ 790,794	\$ 144,970	1,092	1,212	2,205	872	220	441	3	21	90%	122%	91%	122%	9	0.8%	8	0.7%
Mar-25	\$ 6,313,274	\$ 631,327	\$ 223.96	\$ 723	\$ 808,067	\$ 176,740	1,117	1,212	3,322	846	271	712	1	20	92%	128%	91%	124%	4	0.4%	7	0.6%
Apr-25	\$ 5,505,207	\$ 611,690	\$ 232.54	\$ 671	\$ 708,436	\$ 96,746	1,056	1,212	4,378	894	162	874	1	19	87%	116%	90%	122%	6	0.6%	7	0.6%
May-25	\$ 4,796,771	\$ 599,596	\$ 231.59	\$ 678	\$ 713,129	\$ 113,532	1,052	1,212	5,430	861	191	1,066	5	14	87%	119%	90%	121%	5	0.5%	6	0.6%

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

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

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

**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

**May 31, 2025**

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
Jan-25	\$ 2,300,000	\$ 191,667	\$ 292.51	\$ 351	\$ 209,555	\$ 17,888	583	597	583	597	(14)	(14)	6	-	97.7%	109.3%	97.7%	109.3%	11	1.9%	11	1.9%
Feb-25	\$ 2,090,445	\$ 190,040	\$ 292.90	\$ 353	\$ 210,744	\$ 20,704	578	597	1,161	597	(19)	(33)	7	-	96.8%	110.9%	97.2%	110.1%	8	1.4%	10	1.6%
Mar-25	\$ 1,879,701	\$ 187,970	\$ 294.39	\$ 350	\$ 208,877	\$ 20,907	579	597	1,740	597	(18)	(51)	15	-	97.0%	111.1%	97.2%	110.4%	8	1.4%	9	1.6%
Apr-25	\$ 1,670,824	\$ 185,647	\$ 294.25	\$ 328	\$ 195,520	\$ 9,873	561	597	2,301	597	(36)	(87)	9	-	94.0%	105.3%	96.4%	109.2%	10	1.8%	9	1.6%
May-25	\$ 1,475,303	\$ 184,413	\$ 296.78	\$ 339	\$ 202,463	\$ 18,050	562	597	2,863	597	(35)	(122)	1	-	94.1%	109.8%	95.9%	109.3%	3	0.5%	8	1.4%
Jun-25	\$ 1,272,841	\$ 181,834		\$ 332	\$ 198,356	\$ 16,521	571	597	3,434	597	(26)	(148)		-	95.6%	109.1%	95.9%	109.3%		0.0%	7	1.2%
Jul-25	\$ 1,074,485	\$ 179,081		\$ 334	\$ 199,194	\$ 20,114	580	597	4,014	597	(17)	(165)		-	97.2%	111.2%	96.1%	109.5%		0.0%	6	1.0%
Aug-25	\$ 875,291	\$ 175,058		\$ 338	\$ 202,027	\$ 26,969	584	597	4,598	597	(13)	(178)		-	97.8%	115.4%	96.3%	110.3%		0.0%	5	0.9%
Sep-25	\$ 673,263	\$ 168,316		\$ 330	\$ 196,724	\$ 28,408	590	597	5,188	597	(7)	(185)		-	98.8%	116.9%	96.6%	111.0%		0.0%	4	0.8%
Oct-25	\$ 476,539	\$ 158,846		\$ 341	\$ 203,866	\$ 45,019	587	597	5,775	597	(10)	(195)		-	98.3%	128.3%	96.7%	112.7%		0.0%	4	0.7%
Nov-25	\$ 272,674	\$ 136,337		\$ 343	\$ 204,769	\$ 68,432	591	597	6,366	597	(6)	(201)		-	99.0%	150.2%	96.9%	116.1%		0.0%	4	0.6%
Dec-25	\$ 67,905	\$ 67,905		\$ 348	\$ 207,821	\$ 139,916	586	597	6,952	597	(11)	(212)		-	98.2%	306.0%	97.0%	132.0%		0.0%	3	0.6%

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

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

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

**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 - Continuum of Care Program - Monthly Management Report

**May 31, 2025**

CONTINUUM OF CARE										
Month	Funds Available Through April 30, 2025	Projected Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment	HAP s Over/(Under) Authorized	Current Vouchers in Lease	Target Number of Vouchers	Number of Vouchers Over/(Under) Authorized	Vouchers Issued
May-24	\$ 483,816	\$ 40,318	\$ 117.96	\$ 820	\$ 58,254	\$ 17,936	71	49	22	30
Jun-24	\$ 425,562	\$ 38,687	\$ 116.57	\$ 758	\$ 56,078	\$ 17,391	74	51	23	26
Jul-24	\$ 369,484	\$ 36,948	\$ 123.25	\$ 769	\$ 59,186	\$ 22,238	77	48	29	16
Aug-24	\$ 310,298	\$ 34,478	\$ 133.04	\$ 771	\$ 61,715	\$ 27,238	80	45	35	12
Sep-24	\$ 248,583	\$ 31,073	\$ 123.92	\$ 736	\$ 58,112	\$ 27,039	79	42	37	5
Oct-24	\$ 190,471	\$ 27,210	\$ 98.57	\$ 773	\$ 57,972	\$ 30,761	75	35	40	1
Nov-24	\$ 132,499	\$ 22,083	\$ 130.98	\$ 706	\$ 38,118	\$ 16,034	54	31	23	1
Dec-24	\$ 94,382	\$ 18,876	\$ 123.00	\$ 690	\$ 33,128	\$ 14,251	48	27	21	0
Jan-25	\$ 61,254	\$ 15,314	\$ 99.79	\$ 691	\$ 28,328	\$ 13,014	41	22	19	0
Feb-25	\$ 32,926	\$ 10,975	\$ 93.71	\$ 692	\$ 29,767	\$ 18,792	43	16	27	0
Mar-25	\$ 3,159	\$ 1,580	\$ 110.50	\$ -	\$ -	\$ (1,580)	18	#DIV/0!	#DIV/0!	0
Apr-25	\$ 3,159	\$ 3,159	\$ 112.00	\$ -	\$ -	\$ (3,159)	17	#DIV/0!	#DIV/0!	0
May-25	\$ 3,159	\$ 3,159	\$ 95.69	\$ -	\$ -	\$ (3,159)	26	#DIV/0!	#DIV/0!	0

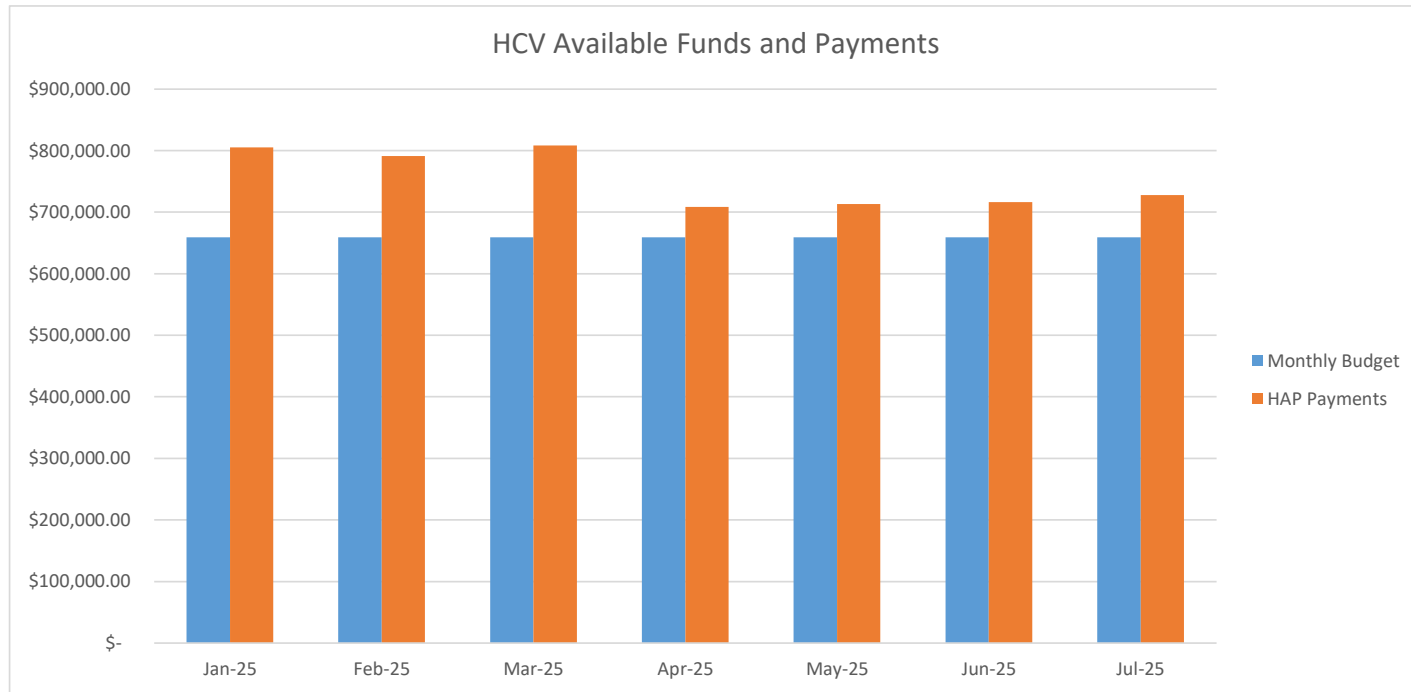
## Section 8 - Tenant Based Rental Assistance - Monthly Management Report

**May 31, 2025**

[illegible]

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

May 2025







# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

Department Source: Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 18<sup>th</sup>, 2025

Re: Monthly Resident Services Report

## Executive Summary

This report summarizes the Resident Services Department's activities for April 2025.

## 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:

### Resident Services April 2025 Highlights:

- The Moving Ahead Program awarded \$4,000 in grant funding for a Juneteenth celebration that will be held at Rose Music Hall.
- The Resident Services team, worked alongside more than 200 ForColumbia volunteers beautifying CHA properties, serving meals to residents, and assisting with household cleaning and laundry tasks at Paquin and Oak Towers.
- The Moving Ahead Program completed the Year Three Continuation Report for the 21st Century CCLC funding cycle.
- The Independent Living Coordinators partnered with the Boone County Health Department to bring Health Fairs to both Paquin and Oak Towers.
- The Healthy Home Connections team collaborated with the Missouri Symphony to help facilitate a tea party attended by CHA youth, providing them with an engaging way to learn etiquette skills.
- The Family Self-Sufficiency team successfully submitted its annual participant report to HUD.
- All CHALIS annual licensing documents were submitted and approved by the Office of Childhood.

## Recommended Commission Action

Review and consider the report.



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

Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 18, 2025

Re: Safety Report

## Executive Summary

This report provides a summary of April 2025, Safety Department reports and calls.

## Discussion

### Totals for CHA Safety Report:

	January	February	March	April	May	June	July	August	September	October	November	December
	2025	2025	2025	2025	2024	2024	2024	2024	2024	2024	2024	2024
Bear Creek	1	3	2	2	4	6	3	4	2	1	21	10
Bryant Walk	4	9	9	7	4	4	4	7	4	6	3	1
Downtown	1	11	9	5	7	2	4	8	4	10	5	4
Oak Towers	16	7	3	10	5	7	8	6	13	7	7	8
Patriot Place	4	4	0	4	6	1	2	1	0	1	1	2
Paquin Towers	18	13	10	19	10	11	18	16	15	8	8	23
Stuart Parker	0	7	7	3	1	2	11	3	4	3	1	2
misc												
<b>Total</b>	44	54	40	48	37	33	50	41	42	36	46	50

### CHA Safety most notable reports:

- Lease Violations: 3
- Trespass Warnings: 9 1 arrest
- Information reports 5
- Check Welfare 4
- Death Investigations 3
- Disturbance/persons 4
- Property crimes 3

### Joint Communications log:

	January	February	March	April	May	June	July	August	September	October	November	December
	2025	2025	2025	2025	2024	2024	2024	2024	2024	2024	2024	2024
Columbia Police Response	92	67	86	127	118	131	227	115	135	162	135	147
Columbia Police Reports	8	11	25	17	14	12	15	15	11	17	8	16
Fire/Ems	102	113	81	96	63	84	84	106	94	131	102	88
<b>Total</b>	202	191	192	240	195	227	326	236	240	293	245	251

## Recommended Commission Action

Review and consider the report.



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

Department Source: Human Resources

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 18, 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:**

- PBV/LIHTC Specialist
- Moving Ahead Program – Kitchen Manager – PT

### **June Staff Anniversary's**

- June 3<sup>rd</sup>: Jillian Berglind – 1 Year (MAP Staff)
- June 10<sup>th</sup>: Edward Nelson – 1 Year (Maintenance II)
- June 10<sup>th</sup>: KJ Byrd – 1 Year (MAP Staff)
- June 14<sup>th</sup>: Stephen Flores – 1 Year (MAP Staff)
- June 12<sup>th</sup>: Camille Townson – 2 Years (Family Support Specialist)
- June 9<sup>th</sup>: Don Hawkins – 6 Years (Safety)
- June 22<sup>nd</sup>: Kevin Keith – 12 Years (Safety Officer)
- June 28<sup>th</sup>: Mustafa Mehmedovic – 19 Years (Maintenance II)

### **New Hires**

- May 20<sup>th</sup>: Natalie Gorham – New Hire (MAP Staff)
- May 27<sup>th</sup>: Zach Jones – New Hire (Family Self-Sufficiency Coordinator)
- June 10<sup>th</sup>: Kayla Huggins – New Hire (MAP Staff)
- June 10<sup>th</sup>: Lamajah Johnson – New Hire (MAP Staff)
- June 12<sup>th</sup>: Isleen Atallah – New Hire (MAP Staff)
- June 16<sup>th</sup>: Anna Ciza – New Hire (MAP Staff)
- June 20<sup>th</sup>: Sara Greenleaf – Re-Hire (Administrative Assistant)

### **HR Activities:**

- June All Staff Meeting – Leave/Overtime Policy Review
- Coordinating open enrollment for CHA Retirement Accounts in July
- Submitting Equal Employment Opportunity Report by June 24<sup>th</sup> Deadline

### **I.T. Activities:**

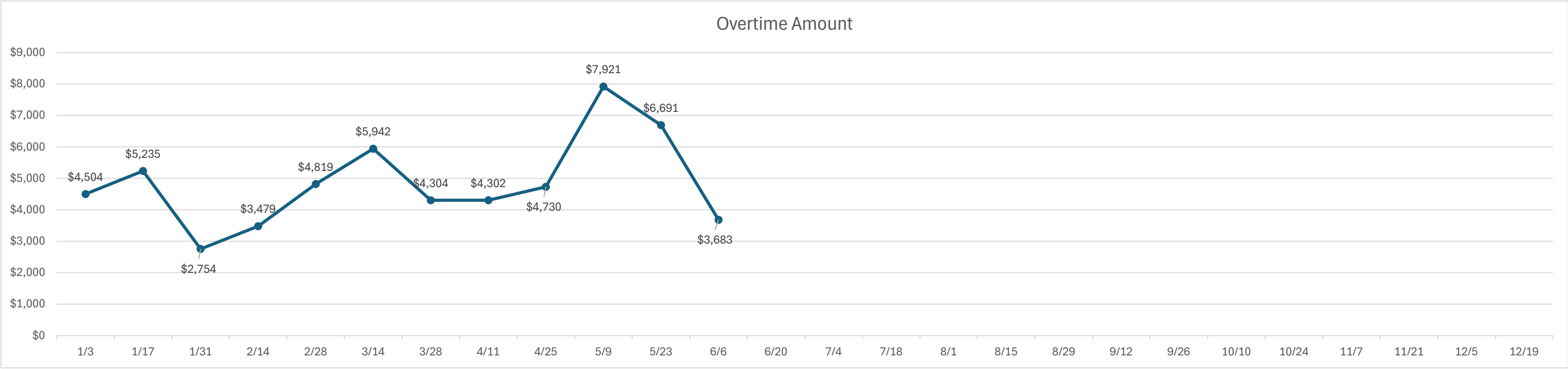
- June All Staff Meeting – IT Security Updates

## Recommended Commission Action

Review and consider the report.

Columbia Housing Authority 2025 Organizational Summary

Date	1/3	1/17	1/31	2/14	2/28	3/14	3/28	4/11	4/25	5/9	5/23	6/6	6/20	7/4	7/18	8/1	8/15	8/29	9/12	9/26	10/10	10/24	11/7	11/21	12/5	12/19
Wages	\$134,726	\$137,009	\$136,533	\$144,056	\$146,782	\$138,378	\$136,127	\$137,995	\$142,110	\$144,503	\$149,743	\$141,538														
OT Amount	\$4,504	\$5,235	\$2,754	\$3,479	\$4,819	\$5,942	\$4,304	\$4,302	\$4,730	\$7,921	\$6,691	\$3,683														
OT (Hrs)	123	146	76	90	127	159	118	112	136	232	184	111														
Sick (Hrs)	176	166	176	265	188	116	143	336	252	170	135	205														
Vac. (Hrs)	615	325	242	353	215	279	242	249	272	178	413	397														





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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 18, 2025

Re: Current Events

## Executive Summary

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

## Discussion

6/11: CHA New Commissioner, Steve Smith Orientation-Randy  
6/12: CHA New Commissioner, Anthony Allen, Orientation-Randy  
6/12: United Way Give 5 Speaker. Randy  
6/12: COC Region 5 Meeting-Kendra and Charline  
6/12: Bear Creek Architect and Engineering RFP Informational Meeting-Justin  
6/12: Chamber Leadership Columbia Training-Caitlin Hammons  
6/18: Columbia Board of Realtors Leadership Academy, CHA presentation. Randy  
6/18: Moving Ahead Program Juneteenth Celebration, Rose Music Hall-Caitlin, Michaela  
6/24: Roseman Architects Blind Boone and Providence Walkway-Darcie and Justin  
6/25: Paquin Tower Biscuits and Gravy-Randy, Samantha, Brandon  
6/26: Upward Mobility Housing Access and Support Alliance Workgroup-Kendra  
6/26: Annual Chamber Celebration. CHA sponsor and table. CHA Board Members.  
7/2: Chamber Governmental Affairs-Randy  
7/9: MO Workforce Housing Association, Development Underwriting Committee-Randy  
7/10: CHA Partners Kinney Point Lease Up Informational Meeting-Laura, Margaret, Kendra  
7/16: CHA Board of Commissioners Meeting. Annual Meeting.  
7/17: Park Avenue HUD Signing Target Date-Darcie, Julia, Mary Ann  
7/24: Upward Mobility Housing Access and Support Alliance Workgroup-Kendra

## Recommended Commission Action

Review and consider the report.