Housing Authority of the City of Columbia, Missouri

Columbia HOUSING AUTHORITY

201 Switzler Street, Columbia MO 65203
Office: (573) 443-2556 ⬩ Fax: (573) 443-0051 ⬩ TTY: (800) 735-2966 ⬩ www.ColumbiaHA.com

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: **Wednesday, October 15, 2025**

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

Place: **CHA Administration Building, 201 Switzler Columbia, MO 65203**

I. Call to Order/Introductions

II. Roll Call

III. Adoption of Agenda

IV. Approval of September 17, 2025, Meeting Minutes

V. Public Comment (Limited to 5 minutes per speaker)

SPECIAL ITEMS

RESOLUTIONS

VI. **Resolution 2996:** Approving the FY 2026 Columbia Housing Authority PHA Plan.

VII. **Resolution 2997:** Authorizing Submission of FY 2026 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; Bryant Walkway II Housing Development Group, LP; Kinney Point Housing Development Group, LP; and Park Avenue Housing Development Group, LP.

VIII. **Resolution 2998:** Authorizing the Submission of a Family Self-Sufficiency Grant Application to the U.S. Department of Housing and Urban Development.

REPORTS

IX. CEO Report on Federal Updates and Community Project Funding

X. **Department Director Reports:** Finance, Affordable Housing Development, Housing Choice Vouchers, Resident Services, Safety and Human Resources.

XI. Current Events

PUBLIC AND COMMISSIONER COMMENT

VII. Public Comment (Limited to 5 minutes per speaker)

VIII. Commissioner Comment

IX. Adjournment

If you wish to participate in the meeting and require specific accommodation or services related to disability, please contact Ms. Julia Jackson, Housing Development Coordinator at (573) 443-2556, extension 7036 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Ms. Jackson by email at the following address: jjackson@columbiaha.com

Media Contact: Randy Cole, CEO
Phone: (573) 443-2556
E-mail: jjackson@columbiaha.com

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

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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI
BOARD OF COMMISSIONERS MEETING
September 17, 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 September 17, 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 5:30 p.m.

II. Roll Call:

Present: Bob Hutton, Chair
Rigel Oliveri, Commissioner
Steve Calloway, Commissioner
Steve Smith, Commissioner
Anthony Allen, Commissioner

CHA Staff: Randy Cole, CEO

Public: Lacey Burrell, Veterans United Foundation
Kortney Sebben, Veterans United Foundation

III. Adoption of Agenda:

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

IV. Approval of the Minutes

Approval of July 16, 2025 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting that occurred on August 20, 2025. Mr. Calloway made a motion to approve the minutes with corrections made to the spelling of his name. A second was made by Ms. Oliveri. All Commissioners voted "aye". Mr. Hutton declared the agenda adopted.

V. Commissioner Comment

None.

VI. Public Comment

None

VII. Closed Meeting

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

Yes: Hutton, Oliveri, Calloway, Smith, Allen

No: None

Discussion:
The CHA Board of Commissioners discussed the Predictive Index Assessment results of the CHA CEO and board members and how it applies to the organization and related matters.

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

Yes: Hutton, Oliveri, Calloway, Smith, Allen

No: None

RESOLUTIONS

VIII. Resolution 2995: Resolution to Approving Amendments to the CHA Trespass Policy.

Mr. Hutton requested that a clean version be provided at the next meeting, inclusive of edits identified by Ms. Oliveri. A motion to table discussion was made by Mr. Hutton. Ms. Oliveri seconded the motion.

Yes: Hutton, Oliveri, Calloway, Smith, Allen

REPORTS

IX. 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 report. He presented data on expenses and revenues. The Bryant Walkway property requires ongoing attention due to increased insurance expense and revenue loss due to the fire. Mr. Hutton asked why this property has had limited financial performance. Mr. Cole responded that some of it comes from the initial pro forma during its conversion to LIHTC and HUD rent limits. Mr. Cole then indicated the financial performance will improve once payment is received for the insurance policy that was replaced mid-year with a lower cost option. One area that caught Mr. Cole's attention is the ROSS and CHALIS areas and to continue to ensure timely reconciliation of grant reimbursements for costs occur. Revenues increased 46% and expenses increased 42% over the prior quarter. Assets and Equity also increased more than liabilities. Ongoing challenges are tight margins due to insurance, utilities and maintenance costs. Initial HUD rents on the LIHTC properties were originally set lower than a similar Section 8 property. Mr. Cole explained that annual increases in rents also approved through HUD in alignment with the annual Operating Cost Adjustment Factor (OCAF) metric have not kept up with inflationary costs. HUD has officially recognized this issue and formulated a process for PHAs to obtain a one-time rent adjustment based on local data and historical financial performance of the properties. A limiting factor would be that it would allocate revenue from Section 8 to the CHA-owned LIHTC properties, thereby reducing the available HAP funds for Section 8 participants utilizing the private market. MHDC has also started a similar process, which CHA was not eligible for, due to its properties being 100% project-based voucher (PBV). Mr. Cole then indicated positive information that Kinney Point and Park Avenue now have balances in their operating accounts and that the general fund is sufficient for this time of year. Mr. Cole also indicated the general fund will improve next month after drawing down on Public Housing Capital Funds and the 10% allowed for Administration.

Affordable Housing Development

Mr. Cole presented the Affordable Housing Development Report. The Kinney Point buildings along Grand are complete. The larger building on the rear of the property is also nearing completion. CHA Staff will start taking referrals from non-profit partners for the remaining 24 units next month. Mr. Cole explained that the goal is to have leases in place prior to getting certificates of occupancy in November. Mr. Hutton asked why CHA is using referrals instead of the CHA waiting list. Mr. Cole responded that due to the HOME-ARP funds, there are specific requirements that make the referral process similar referral process to Patriot Place. Ms. Oliveri asked if the CHA waiting list is considered. Mr. Cole said it is "first come first serve" on the referral process. Ms. Oliveri expressed concern about the perception of preference given to others who may not be on the waiting list and then indicated the importance of following the HUD rules for Kinney Point.

Mr. Cole then explained that Park Avenue's first block has been demolished. There were piers discovered below some buildings that will likely require some contingency funds and a change order; however, this has been manageable thus far. A significant CDBG fund draw will be made in the first week of October, which will benefit the project and help the City meet its CDBG timeliness deadline, occurring the first week of November. Mr. Cole also indicated that CHA Safety Director, Jeff Forck, assisted in offering the Park Avenue buildings to the Columbia Police and Fire Departments for training use prior to demolition.

Mr. Cole then explained that Providence Walkway and Blind Boone Firm Submissions were submitted to MHDC. These will require monitoring due to ARPA funds that must be obligated and under contract by December 31, 2025, and spent by June and October of 2026. Mr. Cole also indicated that by expending all ARPA funds on Blind Boone and reducing pressure on its timeline for closing, additional flexibility will be gained for relocating Park Avenue residents back on site that are currently temporarily living on Blind Boone. Mr. Cole outline preliminary plans to expend ARPA for Blind Boone on material costs that could be purchased in advance. Mr. Cole also then explained additional challenges related to the plat of Blind Boone due to the set-back for one existing buildings that will be demolished. This issue will require a variance for 3-6 months and CHA is working with City staff and its architect to resolve the issue. Resolution of the issue will require an application to the Board of Adjustment.

Public Housing & Affordable Housing Operations
Mr. Cole reviewed the Public Housing & Affordable Housing report. Occupancy is good at 96% for LIHTC. Now that 70 units have been removed from public housing for the Park Avenue project, occupancy of Public Housing is up to 94%. Vacancies increased to 17 due to move outs and terminations. Vacancies over 60 days has increased slightly. Mr. Cole indicated that delinquent rent has decreased as a whole, which is positive, however some properties have balances over 90 days past due. Mr. Calloway asked what an abandoned unit means and Mr. Cole explained that it means that the resident moved without notice. Mr. Cole then brought attention to the compliance report completed by Margaret Patrick Flowers, indicating all compliance reporting was up to date.

Facilities and Modernization
Mr. Cole reviewed the Facilities and Modernization report. Work orders decreased slightly in August. Focus has been on fire-damaged units. 27 Bryant Walkway is near completion, and some work is done in house to manage costs. Mr. Cole indicated that Justin is working to prioritize using the funds from insurance before using the operating account. Mr. Cole then indicated that the Elleta Blvd. fire-damaged units have both been fully gutted and that there is a tight timeline. If it is not online by the end of the year, it will cause tax credits not to be paid out, which will require CHA to cover these costs for the investor. This also applies to the 204 Lincoln fire unit. A different contractor will work on Lincoln and expects it to be completed by December.

Section 8 Housing Choice Voucher Program
Mr. Cole reviewed the Section 8 Housing Choice Voucher Program report. He noted that the VASH program increased from 98 veterans in 2021 to 148 presently. He indicated that Charline Johns has done well expanding the program and more vouchers have been received. Mr. Cole then indicated that additional COC referrals are currently being accepted by local providers. He then explained there are currently 4 city-funded tenant based rental assistance vouchers, and that an additional $400,000 has been awarded by the city, which will increase participation. Mr. Cole indicated that $109,000 in Section 8 admin fees are received each month and that CHA is still over utilized on Section 8 vouchers, however $666,000 in unrestricted net position is available. Current data shows the average voucher cost is $592. Mr. Calloway then asked what 0 HAP means. Mr. Cole responded that due to their higher income, they are paying full rent with no subsidy, although they are still in the program.

Resident Services
Mr. Cole reviewed the Resident Services Report. All programs are running well. ROSS is running well but the July financed indicated a need for reimbursements, however next month's financials will likely show increases. FSS has had a lot of graduations recently, so focus is on additional recruiting. Mr. Cole indicated that Moving Ahead enrollment is up 25% and that Caitlin completed the letter of intent for the United Way grant. Cheddars Kitchen is now also donating food to MAP and Target also still donates to the pantry. The transition into the fall semester has been very

smooth. Mr. Calloway what Total Units Needed means. Mr., Cole responded is this is how many should be done by the end of the year. Mr. Cole indicated that Caitlin has requested additional funding for ILP based on the data presented.

Safety

Mr. Cole reviewed the Safety Report. From January to August, Paquin makes up 40% of all calls. February, April and August had spikes. The August spike was related to two households. There were 16 info reports in August, which is a report to a complaint. These info reports are safety reports after a complaint or when safety is called. These are reviewed during formal hearings. Paquin is the most active due to the population and the portion of the population that is disabled. There were some difficulties with the safety reporting software system used by CHA, and staff are paying attention to the matter.

Human Resources

Mr. Cole reviewed the Human Resources Report. Maintenance positions have been filled. There is consideration of increasing the FTE maintenance positions for the ongoing redevelopment and expansion and planned retirement. The Voucher Specialist and Assistant Affordable Housing Manager positions have been filled. MAP has kitchen positions open. There have been several anniversaries as well. Nate has been working with finance on salary study spreadsheets and preparing for 2025 performance reviews of all staff. CMCA's HR Director also assisted Nate with onboarding resources utilized by CMCA. Some computers involved in the initial upgrades from 2022 are nearing the end of their warranty and Nate is formulating replacement plans. CHA plans for a computer replacement program of 10-15 per year. Nate is also updating the website, including the Commissioners web page. Mr. Cole expressed a desire for head shots of the board and leadership team. Mr. Cole then reviewed the payroll data showing that overtime is down along with gross wages in relation to the peak in the summer months.

X. Current Events

Mr. Cole reviewed the current events for September and October.

PUBLIC AND COMMISSIONER COMMENT

XI. Public Comment

None.

XII. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Mr. Calloway. Seconded by Mr. Smith. Mr. Hutton called the meeting adjourned at 7:50 pm.

________________________________ ____________________

Bob Hutton, Chair Date

________________________________ ____________________

Randy Cole, Chief Executive Officer Date

Certification of Public Notice

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on 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.

_______________________________________ _____________________

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: October 15, 2025
Re: **Resolution 2996:** Approving the FY 2026 Columbia Housing Authority PHA Plan

Executive Summary

The Columbia Housing Authority is required to submit a PHA Plan annually to qualify for annual programs funded through the U.S. Department of Housing and Urban Development. The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. Public Housing Authorities are also required to provide a 45-day notice for public input, input opportunities for the Columbia Housing Authority's Resident Advisory Board and hold a public hearing.

Discussion

CHA staff advertised a public notice on August 31st, 2025, notifying the public and CHA residents that public comment will be accepted on the FY2026 PHA Plan at the CHA Board of Commissioner's October 15, 2025, meeting. This notice was advertised again on October 14, 2024. The PHA Plan is due 75 days prior to the commencement of a public housing authority's (PHA) fiscal year, which results in CHA's PHA Plan being due October 17, 2025.

Direct notice and drafts of the Annual PHA Plan were also provided to CHA's Resident Advisory Board (RAB) members and a RAB meeting was held on September 25, 2025, to accept input on the draft Annual PHA Plan. The CHA CEO presented a summary of purpose and requirements associated with the PHA Plan process and presented specific updates to the PHA Plan for FY 2026. CHA public housing authority draft budgets were also on hand for review. The CHA CEO also answered questions pertaining to items within the PHA Plan and accepted comments. RAB members were supportive of the draft plan and were supportive of CHA's efforts to renovate CHA's remaining public housing units and expand the number of affordable housing units. CHA residents provided comments pertaining to the need for increased safety after hours at Tower properties due to homeless individuals coming into the building. RAB members also expressed interest in increased cameras on CHA property, additional cleaning of laundry machines or monitoring of resident use. Further comments were provided regarding additional attention to undesirable behavior of other CHA residents, updates on current transportation provider services, and an onsite electronic payment option for resident rent payments.

Approval of the PHA also includes the approval of updates to the Public Housing Admissions and Continued Occupancy Plan (ACOP), updates to the Section 8 Housing Choice Voucher Administrative Plan. Updates pertained to new HUD policies resulting from implementation of HOTMA. A summary of those updates is included with the PHA Plan packet. The attached resolution authorizes approval and submission of the FY 2026 PHA Plan to HUD.

Recommended Commission Action

Approve the attached resolution authorizing the submission of CHA's FY 2025 PHA Plan.

Columbia
HOUSING AUTHORITY

Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2996

A Resolution to Approve the Submission of the PHA Annual Plan and PHA Certifications of Compliance Statement For the Fiscal Year Beginning January 1, 2026 and Ending December 31, 2026 to the Department of Housing and Urban Development.

WHEREAS, the Housing Quality and Work Responsibility Act of 1998 requires each housing authority to submit Public Housing Authority (PHA) Plans to the Department of Housing and Urban Development (HUD) on an annual basis; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, has developed the PHA Plan including for the fiscal year beginning January 1, 2026 and ending December 31, 2026; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, has previously submitted a Five-Year Plan for the fiscal year beginning January 1, 2022 and ending December 31, 2026; and

WHEREAS, public notice regarding the availability of the proposed PHA Annual Plan for public review has been posted and advertised for the required 45-day public comment period; and

WHEREAS, the Resident Advisory Board of the housing authority has reviewed and provided comments on the PHA Plan; and

WHEREAS, a public hearing was held on October 15, 2025, to receive comments from residents and the general public; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri certifies that the housing authority is in compliance with the PHA Plan related regulations; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, does hereby adopt the Resolution approving the submission of the PHA Annual Plan and PHA Certifications of Compliance Statement for the Fiscal Year beginning January 1, 2026 and ending December 31, 2026 to the Department of Housing and Urban Development, a copy of which is attached hereto and made a part hereof.

____

Bob Hutton, Chair

____

Randy Cole, Secretary

Adopted October 15, 2025

Housing Authority of the City of Columbia

FY 2026 PHA Plan

Columbia
HOUSING AUTHORITY

Table of Contents/Document Listing

Streamlined Annual PHA Plan *(Small PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.
(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: Housing Authority of the City of Columbia, MO **PHA Code:** MO007
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2026
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 120 **Number of Housing Choice Vouchers (HCVs)** 1902
Total Combined 2022
PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

How the public can access this PHA Plan: This plan is available for review at the Columbia Housing Authority Administration Building, 201 Switzler, and on the CHA website www.Columbiaha.com. A copy of CHA's ACOP and Section 8 Administration Plan is also available in this same location, as well as maps and annual budgets of each of its properties. Each of these documents are also posted on CHA's website to view electronically. CHA staff provided copies of the FY 2026 PHA Plan to each member of the CHA Resident Advisory Board and reviewed the document with the RAB on September 25, 2025.

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

B. **Plan Elements Submitted with 5-Year PHA Plans.** Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).

B.1 **Revision of Existing PHA Plan Elements.**

	(a) Have the following PHA Plan elements been revised by the PHA since its last **5-Year PHA Plan** submission? Y N ☐☐ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐☐ Financial Resources. ☐☐ Rent Determination. ☐☐ Homeownership Programs. ☐☐ Substantial Deviation. ☐☐ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each element(s): (c) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	**New Activities.** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐☐ Choice Neighborhoods Grants. ☐☐ Modernization or Development. ☐☐ Demolition and/or Disposition. ☐☐ Conversion of Public Housing to Tenant Based Assistance. ☐☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☐☐ Homeownership Program under Section 32, 9 or 8(Y) ☐☐ Project Based Vouchers. ☐☐ Units with Approved Vacancies for Modernization. ☐☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.
B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.
B.4	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit? Y☐ N☐ (b) If yes, please describe:

	Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.
B.1	**New Activities** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☑ Choice Neighborhoods Grants. ☑ ☐ Modernization or Development. ☑ ☐ Demolition and/or Disposition. ☐ ☑ Conversion of Public Housing to Tenant-Based Assistance. ☑ ☐ Conversion of Public Housing to Project-Based Assistance under RAD. ☐ ☑ Homeownership Program under Section 32, 9 or 8(Y) ☑ ☐ Project Based Vouchers. ☑ ☐ Units with Approved Vacancies for Modernization. ☐ ☑ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. **Modernization or Development.** The Columbia Housing Authority will be continuing its mixed finance modernization and development activities at its Park Avenue Apartments. CHA will also be undertaking further related activities at its Providence Walkway Apartments and Blind Boone Apartments in 2026. CHA anticipates closing and RAD conversion of both properties in first and second quarter of 2026. **Demolition and/or Disposition.** The CHA will be undertaking demolition activities with its remaining public housing units and replace them with new units under the RAD program. These actions include units currently underway at the Park Avenue Apartments, as well as planned activities at Providence Walkway Apartments and Blind Boone Apartments in 2026. These properties consist of CHA's remaining public housing units to undergo RAD conversion. **Conversion of Public Housing to Project-Based Assistance under RAD.** The CHA applied for Low-Income Housing Tax Credit (LIHTC) funding in July of 2024 for 25 units within the Providence Walkway Apartments and was awarded funds for the project on September 24, 2024. CHA applied for LIHTC funding on September 18, 2024, for its remaining 27 units located at the Blind Boone Apartments and was awarded funds in December 2024. Closing on RAD Conversion of these remaining two public housing properties is anticipated in first and second quarter of 2026. Construction is anticipated to start in 2026 and continue through early 2027. **Project Based Vouchers.** CHA will be demolishing and reconstructing units, however it did not apply for the disposition approval process. **Units with Approved Vacancies for Modernization.** CHA maintains a CHAP for 25 units at Providence Walkway and 27 units at the Blind Boone Apartments. CHA will continue the process of closing on financing and funding sources to complete these projects and maintain each CHAP to allow for vacancies. Both properties currently have a combined occupancy rate of 94% due to temporarily housing Park Avenue tenants that will be moved back after construction completion. (c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. **Project Based Vouchers.** The CHA will continue the process of RAD Conversion for its 70 Park Avenue Apartments units, 25 Providence Walkway Apartments units and 27 Blind Boone Apartments units that include converting from public housing to

	project based vouchers. These projects include all of CHA's remaining public housing units that will be converted to LIHTC through the RAD program, and each are located in downtown Columbia. (d) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. **The 2022-2026 Capital Fund Program Five-Year Action Plan was submitted via HUD's EPIC (Energy and Performance Information Center) "Activity Planning Module". HUD approved the 2022-2026 Capital Fund Program Five-Year Action Plan through EPIC on October 14, 2022.**
C	**Other Document or Certification Requirements for Annual Plan Submissions.** Required in all submission years.
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y ☑ N ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. **CHA staff received comments from the Resident Advisory Board (RAB) at its September 25, 2025, meeting at Paquin Towers. CHA received comments related to the following topics: Cleanliness of washer and dryer machines, additional security cameras on specific properties, additional safety hours overnight, addressing undesirable behavior of other CHA residents, level of service from transportation provider and installation of electronic payment machines onsite for rent payments. CHA staff is taking the following actions to address RAB comments: posting signage for proper laundry facility use and referring trainings to Resident Services, installing addition security cameras across three CHA properties, examining late night security measures at Tower properties for timing of door locking, updating trespass and modified trespass policy for conflict between residents, reviewing transportation contract with service provider and examining electronic payment options with current bank provider.**
C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☑ (b) If yes, include Challenged Elements.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 2.67 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *MO007-Housing Authority of the City of Columbia, MO Form HUD-50075-SM (Form ID - 5957) printed by Randall Cole in HUD Secure Systems/Public Housing Portal at 10/09/2025 10:29AM EST*

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Capital Fund Program - Five-Year Action Plan

Status: Approved **Approval Date:** 08/11/2025 **Approved By:** THOMPSON, AARIKCA

Part I: Summary						
PHA Name : Housing Authority of the City of Columbia, MO **PHA Number:** MO007		**Locality (City/County & State)** ☐ **Original 5-Year Plan** ☒ **Revised 5-Year Plan (Revision No:)**				
A.	**Development Number and Name**	**Work Statement for Year 1** 2022	**Work Statement for Year 2** 2023	**Work Statement for Year 3** 2024	**Work Statement for Year 4** 2025	**Work Statement for Year 5** 2026
	JESSIE WRENCH (MO007000001)	$341,578.00	$344,212.00	$356,484.00	$361,604.00	$280,614.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JESSIE WRENCH (MO007000001)			$341,578.00
ID0006	Operations(Operations (1406))	Transfer to AMP1 Operations		$307,542.00
ID0011	Administration(Administration (1410)-Salaries)	Management of CFP		$34,036.00
	Subtotal of Estimated Cost			$341,578.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JESSIE WRENCH (MO007000001)			$344,212.00
ID0000038	RAD Pre-Closing(Operations (1406))	Park Ave		$300,000.00
ID0023	Operations(Operations (1406))	Transfer to AMP1 Operations		$9,900.00
ID0024	Administration(Administration (1410)-Salaries)	Management of CFP		$34,312.00
	Subtotal of Estimated Cost			$344,212.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JESSIE WRENCH (MO007000001)			$356,484.00
ID0000039	RAD Pre-Closing(Operations (1406))	Park Ave		$200,000.00
ID0025	Operations(Operations (1406))	Transfer to AMP1 Operations		$120,835.60
ID0026	Administration(Administration (1410)-Salaries)	Management of CFP		$35,648.40
	Subtotal of Estimated Cost			$356,484.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JESSIE WRENCH (MO007000001)			$361,604.00
ID0027	Operations(Operations (1406))	Transfer to AMP1 Operations		$25,443.60
ID0028	Administration(Administration (1410)-Salaries)	Management of CFP		$36,160.40
ID0000036	RAD Pre-Closing(RAD Funds Pre Closing (1480))	Providence Walkway		$212,110.00
ID0000033	RAD Closing Activity(RAD (1503))	Park Avenue Apartments		$87,890.00
	Subtotal of Estimated Cost			$361,604.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JESSIE WRENCH (MO007000001)			$280,614.00
ID0030	Operations(Operations (1406))	Transfer to AMP1 Operations		$252,553.00
ID0031	Administration(Administration (1410)-Salaries)	Management of CFP		$28,061.00
	Subtotal of Estimated Cost			$280,614.00

Certifications of Compliance with PHA Plan and Related Regulations *(Small PHAs)*	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB No. 2577-0226** **Expires 09/30/2027**

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the _ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last
   Annual PHA Plan (check all policies, programs, and components that have been changed):
   _ 903.7a Housing Needs
   _ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
   _ 903.7c Financial Resources
   _ 903.7d Rent Determination Policies
   _ 903.7h Demolition and Disposition
   _ 903.7k Homeownership Programs
   _ 903.7r Additional Information
      X A. Progress in meeting 5-year mission and goals
      _ B. Criteria for substantial deviation and significant amendments
      _ C. Other information requested by HUD
         _ (1) Resident Advisory Board consultation process
         _ (2) Membership of Resident Advisory Board
         _ (3) Resident membership on PHA governing board

   The PHA provides assurance as part of this certification that:
   i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
   ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
   iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHA's should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).

6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act,the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
8. For a PHA Plan that includes a policy for site-based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety

Standards Act.

17. The PHA will keep records in accordance with 24 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act**,** the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Columbia, MO	MO007
PHA Name	PHA Number/HA Code
_ 5-Year PHA Plan for Fiscal Years 20__ - 20__	**X** Annual PHA Plan for Fiscal Year 2026

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: **MR Randall Cole**		Name of Board Chairman: **Bob Hutton**	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *MO007-Housing Authority of the City of Columbia, MO form HUD-50077-CRT-SM (Form ID -245) printed by Randall Cole in HUD Secure Systems/Public Housing Portal at 10/08/25, 11:39 AM EST*

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan
(All PHAs)

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, **De'Carlon Seewood** , the **City Manager**
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years **2026-2030** and/or Annual PHA Plan for fiscal year **2026** of the **MO007 - Housing Authority of the City of Columbia, MO** is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

City of Columbia
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Columbia Housing Authority (CHA) FY 2026 PHA Plan is consistent with the City of Columbia's Consolidated Plan. CHA's plan includes activities and priorities identified in the current Consolidated Plan including Tenant-Based Rental Assistance, Rental Production, RAD Conversion of Public Housing Units, and further renovations for CHA's Blind Boone Community Facility serving low-income youth.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

J.A.

Name of Authorized Official: **De'Carlon Seewood**	Title: **City Manager**
Signature: E-SIGNED by De'Carlon Seewoood on 2025-10-06 21:27:13 GMT	Date: October 06, 2025

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Form identification: MO007 - Housing Authority of the City of Columbia, MO form HUD-50077-SL (Form ID - 5630) printed by Randall Cole in HUD Secure Systems/Public Housing Portal at 09/23/2025 12:06PM EST

Units Designated for Elderly or Disabled Families [24 CFR 945]

The PHA may designate projects or portions of a public housing project specifically for elderly or disabled families. The PHA must have a HUD-approved allocation plan before the designation may take place.

Among the designated developments, the PHA must also apply any preferences that it has established. If there are not enough elderly families to occupy the units in a designated elderly development, the PHA may allow near-elderly families to occupy the units [24 CFR 945.303(c)(1)]. Near-elderly family means a family whose head, spouse, or cohead is at least 50 years old, but is less than 62 [24 CFR 5.403].

If there are an insufficient number of elderly families and near-elderly families for the units in a development designated for elderly families, the PHA must make available to all other families any unit that is ready for re-rental and has been vacant for more than 60 consecutive days [24 CFR 945.303(c)(2)].

The decision of any disabled family or elderly family not to occupy or accept occupancy in designated housing shall not have an adverse affect on their admission or continued occupancy in public housing or their position on or placement on the waiting list. However, this protection does not apply to any family who refuses to occupy or accept occupancy in designated housing because of the race, color, religion, sex, disability, familial status, or national origin of the occupants of the designated housing or the surrounding area [24 CFR 945.303(d)(1) and (2)].

This protection does apply to an elderly family or disabled family that declines to accept occupancy, respectively, in a designated project for elderly families or for disabled families, and requests occupancy in a general occupancy project or in a mixed population project [24 CFR 945.303(d)(3)].

> <u>PHA Policy</u>
>
> The PHA has designated housing. The PHA developments with designated housing are as follows:
>
> Paquin Tower at 1201 Paquin Street, Columbia, Missouri – Mixed Population (Elderly and Persons with Disabilities).
>
> Oak Towers at 700 N Garth Avenue, Columbia, Missouri – Elderly & Near Elderly

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be in included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or

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developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

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Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

> PHA Policy
>
> The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

> PHA Policy
>
> The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA’s deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR

- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

PHA Policy

For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

Increase advertising in local media

Monitor waiting list closely

Conduct outreach through area social service agencies by in-services and communication through PHA staff

Promote marketing of PHA's public housing developments

Order of Selection [24 CFR 960.206(e)]

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

PHA Policy

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the PHA.

When selecting applicants from the waiting list, the PHA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. The PHA will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and PHA policy.

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Columbia
HOUSING AUTHORITY

Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203
Office: (573) 443-2556 ⬩ Fax: (573) 443-0051 ⬩ TTY: (800) 735-2966 ⬩ www.ColumbiaHA.com

Violence Against Women Act (VAWA)

CHA Goals and Objectives; Programs and Activities; and Policies

CHA Goals and Objectives

It is the goal of the CHA to provide for the health and safety of all residents and to act quickly to respond to all acts of violence occurring within our neighborhoods. The CHA has the following goals in responding to domestic violence and violence against women:

- CHA Safety Staff will respond immediately to all reports of domestic violence and immediately notify Police, Public Housing Managers and Resident Services of such acts of violence and request appropriate protections and services.

- CHA Safety Staff, Housing Managers and Resident Services will work with the Police and True North (the local domestic violence shelter) to provide for the immediate safety and protection of any victim of domestic violence, dating violence, sexual assault or stalking and assist them with locating safe shelter, medical services, counseling services, and other health and social services.

- The CHA will act quickly to remove the violent offender/domestic violence perpetrator from CHA property through arrest, trespass warning, or eviction and use all legal methods (including lease bifurcation) to prevent the offender from future acts of violence toward their victim and other public housing residents.

- The CHA considers domestic violence as high priority transfer request and will make every effort to transfer a resident of public housing, Low-Income Housing Tax Credit/Project-Based Voucher (LIHTC/PBV) property, or HOME Program resident who is a confirmed victim of domestic violence as soon as possible to another appropriate housing unit in a safer location.

- The CHA will assist all Section 8 Housing Choice Voucher Program participants and others in CHA-administered tenant-based rental assistance programs who are confirmed victims of domestic violence (and willing to relocate) to move to other appropriate rental housing in a safer location as soon as possible, including utilizing portability vouchers where possible and/or appropriate.

CHA Programs and Activities

- The CHA currently has a Memorandum of Understanding (MOU) with True North to mutually refer potential clients to each other. CHA utilizes a variety of housing assistance programs to best meet the needs of clients needing housing with supportive services, including Continuum of Care housing vouchers and Project-Based housing vouchers. True North provides supportive services to clients desiring domestic violence therapy and advocacy supports.

- The CHA has an informal referral agreement with True North for intake, assessment and service referral of all residents living in CHA properties (public housing & LIHTC/PBV), HOME Program residents and Section 8 tenants who report being victims of domestic violence, dating violence, sexual assault or stalking, utilizing the 5380 form or other third party documentation.

- CHA Resident Services provides immediate assistance and service referral to all victims of domestic violence, dating violence, sexual assault or stalking by a licensed clinical social worker.

CHA Policies

The CHA has completed a full review and revision of its Public Housing Admissions and Continued Occupancy Policy (ACOP), Public & LIHTC/PBV Housing Leases, and Section 8 Housing Choice Voucher Program Administrative Plan.

The CHA Admissions and Continued Occupancy Policy (ACOP) provides for Public Housing residents who are victims of domestic violence, dating violence, sexual assault or stalking to be considered as high priority housing transfer requests based on the conditions listed below.

Section 8 Housing Choice Voucher Program Administrative Plan provides that Section 8 tenants and others in CHA administered Tenant-Based and Project–Based rental assistance programs, which are confirmed victims of domestic violence, dating violence, sexual assault or stalking, must also meet the conditions below to be considered as high priority transfer requests for their housing voucher to allow them to secure safer housing.

- The victim of domestic violence, dating violence, sexual assault or stalking may complete a HUD Form 5380 and name their abuser if it is safe to do so and known to the victim. If the victim chooses not to complete the HUD Form 5380, they may submit third party documentation regarding the incident.

- All victims of domestic violence, dating violence, sexual assault or stalking may go to True North for assessment and confirmation by The Women's Shelter that an act of domestic violence has occurred.

The CHA Public Housing & LIHTC/PBV Leases includes the following additional lease provisions to provide for the protection of victims of domestic violence:

The Landlord enforces the Lease in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA), which gives CHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." The Landlord will pursue all such terminations in accordance with the policies outlined in the ACOP, and as prescribed by HUD. The Resident agrees to abide by the VAWA policies.

The CHA Public Housing Admissions and Continued Occupancy Policy (ACOP) and **the CHA Housing Choice Voucher Administrative Plan (Admin)** provide the following VAWA protection:

PROHIBITION AGAINST TERMINATING TENANCY OF VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING

The Violence against Women Reauthorization Act of 2013 (VAWA), provides that "criminal activity directly relating to domestic violence, dating violence, sexual assault or stalking, engaged in by a member of a tenant's household or any affiliated individual, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate family member of the tenant's family is the victim or threatened victim of that abuse." VAWA further provides that incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed either as serious or repeated violations of the lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of the victim of such violence.

VAWA does not limit the PHA's authority to terminate the tenancy of any tenant if the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property.

Likewise, both programs offer similar VAWA protections. The following excerpt is from the Public Housing ACOP. Mirror language pertinent to the Section 8 Housing Choice Voucher program is found in the Administrative Plan.

Victim Documentation

> PHA Policy
> When a tenant family is facing lease termination because of the actions of a tenant, household member, or affiliated individual and a tenant or immediate family member of the tenant's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, the PHA will require the individual to submit documentation affirming that claim.

The individual may satisfy the PHA's request by providing any one of the following three forms of documentation [24 CFR 5.2007(b)]:

(1) A completed and signed HUD-approved certification form (HUD-5382, Certification of Domestic Violence, Dating Violence, or Stalking), which must include the name of the perpetrator only if the name of the perpetrator is safe to provide and is known to the victim

(2) A federal, state, tribal, territorial, or local police report or court record

(3) Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, sexual assault or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; or a medical professional. Acceptable documentation also includes a record of an administrative agency, and documentation from a mental health professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

The PHA may not require third-party documentation (forms 2 and 3) in addition to certification (form 1), except as specified below under "Conflicting Documentation," nor may it require certification in addition to third-party documentation [VAWA final rule].

> PHA Policy
> Any request for documentation of domestic violence, dating violence, sexual assault or stalking will specify a deadline of 14 business days following receipt of the request, will describe the three forms of acceptable documentation, will provide explicit instructions on where and to whom the documentation must be submitted, and will state the consequences for failure to submit the documentation or request an extension in writing by the deadline.
>
> The PHA may, in its discretion, extend the deadline for 10 business days. Any extension granted by the PHA will be in writing.
>
> The PHA also reserves the right to waive these victim verification requirements and accept only a self-certification from the victim if the PHA deems the victim's life to be in imminent danger.

Once a victim has completed certification requirements, the PHA will continue to assist the victim and may use bifurcation as a tool to remove a perpetrator from assistance. Owners will be notified of their legal obligation to continue housing the victim, while using lease bifurcation to remove the perpetrator from a unit. The PHA will make all best efforts to work with victims of domestic violence before terminating the victim's assistance.

In extreme circumstances when the PHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's (including the victim's) tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

Terminating or Evicting a Perpetrator of Domestic Violence

Although VAWA provides protection from termination for victims of domestic violence, it does not provide protection for perpetrators. In fact, VAWA gives the PHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." This authority supersedes any local, state, or other federal law to the contrary. However, if the PHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law for eviction, lease termination, or termination of assistance [Pub.L. 109-271].

<u>PHA Policy</u>
When the actions of a tenant or other family member result in a determination by the PHA to terminate the family's lease and another family member claims that the actions involve criminal acts of physical violence against family members or others, the PHA will request that the victim submit the above required certification and supporting documentation in accordance with the stated time frame. If the certification and supporting documentation are submitted within the required time frame or any approved extension period, the PHA will either: a) bifurcate the lease in order to evict or terminate the occupancy rights of the perpetrator or b) require that the family provide documentation that the perpetrator is successfully undergoing rehabilitation or treatment. If the family elects the second option, the PHA will require the perpetrator to submit evidence of his or her current participation in counseling or other treatment The documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation is progressing successfully. The victim and perpetrator must also sign or attest to the documentation. The documentation must be submitted within 10 days of the PHA's request.

If the PHA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant's tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's lease.

CHA Lease Termination Notice and Notice to Vacate

The CHA <u>Lease Termination Notice and Notice to Vacate</u> includes the following language regarding the protections provided by VAWA:

The CHA enforces the Lease in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA), which gives CHA the explicit authority to bifurcate a lease, or to remove a household member from a lease, "in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a Resident or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a Resident or lawful occupant." The CHA will pursue all such terminations in accordance with the policies outlined in the ACOP, and as prescribed by HUD. The Resident will abide by the VAWA policies.

When a Resident family is facing lease termination because of the actions of a Resident, household member, guest, or other person under the Resident's control and a Resident or immediate family member of the Resident's family claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, sexual assault or stalking, the PHA will require the individual to submit documentation affirming that claim.

The documentation must include two elements:

A. A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking; and

B. One of the following:

1. A police or court record documenting the actual or threatened abuse; or

2. A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The required certification and supporting documentation must be submitted to the PHA within 14 days after the individual claiming victim status receives a request for such certification.

The Resident understands that this Termination Notice is considered the request for any certification for VAWA purposes and that the 14 days are ended as of (insert date.)

The Resident must request the certification form prior to the 14-day deadline. This 14-day deadline may be extended at the PHA's discretion. If the individual does not provide the required certification and supporting documentation within 14 days, or the approved extension period, the PHA may proceed with assistance termination.

The PHA also reserves the right to waive these victim verification requirements and accept only a self-certification from the victim if the PHA deems the victim's life to be in imminent danger.

Once a victim has completed certification requirements, the PHA will continue to assist the victim and may use bifurcation as a tool to remove a perpetrator from assistance. The PHA will make all best efforts to work with victims of domestic violence before terminating the victim's assistance.

In extreme circumstances when the PHA can demonstrate an actual and imminent threat to other participants or those employed at or providing service to the property if the participant's (including the victim's) tenancy is not terminated, the PHA will bypass the standard process and proceed with the immediate termination of the family's assistance.

PHA Confidentiality Requirements

All information provided to the PHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared data base nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Public reporting burden. Public reporting burden for this collection of information is estimated to average 0.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. HUD is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected will provide proposed budget data for multiple programs. HUD will use this information in the selection of applicants. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Housing Authority of the City of Columbia

Applicant Name

Capital Fund; Operating Subsidy; PHA Plans

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

All public housing and RAD-converted developments owned or managed by the Columbia Housing Authority in Columbia, Boone County, MO, including: AMP 1 – MO007-2 & MO007-3 (Downtown – N. Fifth St., Fisher, Moore & Providence Walkways, Place, Boone Dr., Switzler St.); Oak Towers 700 N. Garth; Bear Creek Elleta Blvd.; Paquin Tower 1201 Paquin St.; Stuart Parker Apts.; Bryant Walkway & Bryant Walkway II Apts.; Park Avenue Apts.; and Kinney Point Apts.

Check here if there are workplaces on file that are not identified on the attached sheets.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.
WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official	Title
Randall Cole	Chief Executive Officer
Signature X	Date

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

OMB Approval No. 2577-0157 (Exp. 1/31/2027)

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes,including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Housing Authority of the City of Columbia

Program/Activity Receiving Federal Grant Funding

Capital Fund

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Randall Cole	Chief Executive Officer

Signature	Date (mm/dd/yyyy)
	10/16/2025

Columbia HOUSING AUTHORITY

Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203
Office: (573) 443-2556 ⬥ Fax: (573) 443-0051 ⬥ TTY: (800) 735-2966 ⬥ www.Columbi-aHA.com

To: Columbia Daily Tribune Display Advertising

From: Randy Cole, CEO

Date: August 26, 2025

RE: Public Notice for Publishing

Please run the 1 col.in. x 4" Public Notice ad below on the following dates:

- Sunday, August 31, 2025
- Wednesday, October 14, 2025

PHA Plan 45-Day

Notice of Public Comment

This notice serves as a 45-day notice for the Columbia Housing Authority's (CHA) PHA Plan for FY 2026 and associated PHA operating budgets. The comment period will run from August 31, 2025, through October 14, 2025. The CHA Board of Commissioners will consider final approval of the plan and PHA operating budgets at a public hearing at its October 15, 2025, regular meeting.

The CHA's FY 2026 Annual PHA Plan, and Annual Operating Budgets are available for public review and written comment at the CHA Administration Building, 201 Switzler Street or online at:

www.columbiaha.com

The CHA Board of Commissioners will also receive public comment at their regular meeting Oct. 15 beginning at 5:30 p.m. at the CHA Administration Building, 201 Switzler St.

For more information: (573) 443-2556 TTY 800-735-2966

Columbia HOUSING AUTHORITY

EQUAL HOUSING OPPORTUNITY

PHA Plan-Admin Plan Changes

1. Income Reviews & Recertification Frequency

- Interim re-exams only required if adjusted income increases or decreases by 10% or more. Smaller changes can wait until annual recertification.
- Fixed-income households (elderly/disabled) may qualify for less frequent recertifications.

2. Income Definitions & Exclusions

- Clearer definitions for earned income, including day laborers, seasonal workers, and independent contractors.
- Newly excluded income types:
- Medicaid or state/local disability-related payments for in-home care.
    - Distributions from ABLE accounts.
    - Refundable tax credits or tax refunds, excluded for 12 months after receipt.

3. Assets & Limits

- Net family assets cap: Households with over $100,000 in assets (adjusted for inflation) may be ineligible.
- Imputed asset income threshold raised from $5,000 to $50,000 before imputing.
- Excluded assets include retirement accounts, education savings, ABLE accounts, and necessary personal property.

4. Deductions & Allowances

- Increased standard deduction for elderly/disabled households.
- Medical/disability-related exp. threshold raised from 3% to 10% of annual income.
- PHAs must adopt hardship policies to allow relief for unexpected expenses.

5. Family & Household Definitions

- Expanded recognition of foster children and foster adults (income/assets not counted).
- Broadened "family" definition to include youth aging out of foster care, homeless youth, and at-risk youth.

6. Over-Income Public Housing

- Public Housing residents over the location-specific income limit for 24 consecutive months may face termination of tenancy.

7. De Minimis Errors

- Errors of ≤ $30/month ($360/year) in adjusted income calculations are considered "de minimis."
- PHAs must:
    - Reimburse families for overpayments.
    - Not required to reimburse HUD or recover underpayments.

8. Forms, Reporting, & Administrative Updates

- New/revised definitions in 24 CFR 5.100, 5.403, and 5.603.
- Revised consent/release forms (e.g., HUD-9886).
- Annual income re-exams will be based on prior year income.

Housing Authority of the City of Columbia, Missouri
201 Switzler Street, Columbia, Missouri 65203
Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: Finance
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: October 15, 2025
Re: **Resolution 2997:** Authorizing Submission of FY 2026 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; Bryant Walkway II Housing Development Group, LP; Kinney Point Housing Development Group, LP; and Park Avenue Housing Development Group, LP.

Executive Summary

Approval of Resolution 2997 authorizes submission of the FY 2026 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; Bryant Walkway II Housing Development Group, LP; Kinney Point Housing Development Group, LP; and Park Avenue Housing Development Group, LP.

Discussion

Acronyms in this Report
LIHTC – Low-Income Housing Tax Credit Program
OCAF – Operating Cost Adjustment Factor
HUD – U.S. Department of Housing and Urban Development
PBV – Project-Based Voucher Program

There are several assumptions built into this budget that may change as additional information is received, such as FY 2026 Operating Cost Adjustment Factor (OCAF) and final health insurance rates. For all properties the basic assumptions are as follows:

- A 2% COLA effective January 2026. CHALIS funded CHA employees are included.
- Employee health and dental insurance – the January 2026 renewal is estimated with an 12% increase for health insurance and a 2% increase for dental insurance.
- Retirement expenses are calculated at 6% of salaries.
- Workers Comp Insurance is calculated at a rate of 1.5% of salaries.
- Property Insurance is based on a 10% increase for LIHTC.
- Expense budgets were calculated utilizing a combination of annualized 2025 expenses and rolling 12 months. A 3% increase was added to applicable expense budgets with rising materials' cost.
- Budgets include increases for Pest Control Services.

- Budgets include safety costs to be paid out as an equity contribution and reimbursed through annual LIHTC property cashflow distributions, except for Mid-Missouri Veterans Housing (Patriot and Kinney Point).
- FY 2026 includes an initial round of computer replacements since initial purchase in 2022.
- Includes annual training for staff members, as well as costs associated with one or two Commissioners attending the March national conference.

Recommended Commission Action

Approve the attached resolution authorizing the submission of CHA’s FY 2026 LIHTC Budgets.

Columbia
HOUSING AUTHORITY

Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2997

A Resolution to Approve the Submission of the FY 2026 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; Bryant Walkway II Housing Development Group, LP; Kinney Point Housing Development Group, LP; and Park Avenue Housing Development Group, LP.

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri does hereby adopt the Resolution approving the submission of the FY 2026 budgets for the following limited partnerships of the low-income housing tax credit properties managed by the Columbia Housing Authority: the Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; Bryant Walkway II Housing Development Group, LP; Kinney Point Housing Development Group, LP; and Park Avenue Housing Development Group, LP as attached hereto and made a part hereof.

____
Bob Hutton, Chair

____
Randall Cole, Secretary

Adopted October 15, 2025

Housing Authority of the City of Columbia, Missouri
Low-Income Housing Tax Credit Budgets
Fiscal Year January 1, 2026 - December 31, 2026
FINAL BUDGET - 10/9/2025

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	Park Ave	Kinney Point	TOTAL LIHTC
Gross Potential Rent	435,167	265,996	668,426	1,274,784	2,275,092	234,225	443,082	461,712	6,058,484
									-
Vacancy Loss- Rent	(21,758)	(2,660)	(10,026)	(12,748)	(22,751)	(2,342)	(8,862)	(9,234)	(90,381)
Loss to Lease	(26,110)	(3,990)	(23,395)	(19,122)	(45,502)	(4,685)	(6,646)	(6,926)	(136,376)
Other Income - Cable									-
Non-Dwelling Rentals			21,540		61,360				82,900
Other Income	500	420	1,200	4,171	4,900	1,550	420	420	13,581
Laundry Income		-	5,300	22,000	35,450	2,520	-	-	65,270
Other Income-Work Orders	3,500	1,840	5,550	4,670	8,300	675	1,840	1,840	28,215
Total Tenant Revenue	**391,299**	**261,606**	**668,595**	**1,273,755**	**2,316,849**	**231,943**	**429,834**	**447,812**	**6,021,693**
Management Fee									-
Asset Management Fee									-
Book-Keeping Fee									-
Other Fees (Fees for Service)	400	-	1,600	2,800	3,600	-	-	400	8,800
Total Fee Revenue	**400**	**-**	**1,600**	**2,800**	**3,600**	**-**	**-**	**400**	**8,800**
Investment income - unrestricted	5,500	4,000	8,000	12,000	45,000	3,000	4,000	4,000	85,500
Investment income - restricted	1,000	1,000	12,000	20,000	62,000	4,000	1,000	1,000	102,000
Other Revenue									-
Total Other Revenue	**6,500**	**5,000**	**20,000**	**32,000**	**107,000**	**7,000**	**5,000**	**5,000**	**187,500**
TOTAL REVENUE	**398,199**	**266,606**	**690,195**	**1,308,555**	**2,427,449**	**238,943**	**434,834**	**453,212**	**$ 6,217,993**
Per Unit Month	615	618	757	742	713	797	1,450	1,511	$ 834
Administrative salaries	33,746	13,349	34,020	83,290	120,906	11,340	24,320	10,150	331,121
FICA/MEDICARE	2,582	1,021	2,603	6,372	9,249	868	1,861	776	25,331
Employee-Health Ins.	1,099	679	7,196	17,588	21,904	2,399	6,883	2,078	59,825
Employee-Retirement	378	252	504	4,997	3,455	168	782	609	11,145
Auditing fees	7,327	4,885	10,313	19,947	38,537	3,392	4,885	4,614	93,900
Management Fees-CHA BA	23,502	15,696	40,212	76,593	139,227	11,597	20,304	19,176	346,307
Management Fees-Other	9,501	9,501	9,788	9,788	10,081	10,081	9,501	9,501	77,743
Trustee Fee	-	-	3,400	4,000	4,370	3,350	-	4,500	19,620
Advertising and Marketing	50	50	501	50	50	50	50	50	400

Housing Authority of the City of Columbia, Missouri
Low-Income Housing Tax Credit Budgets
Fiscal Year January 1, 2026 - December 31, 2026
FINAL BUDGET - 10/9/2025

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	Park Ave	Kinney Point	TOTAL LIHTC
Office Supplies	500	500	800	1,050	1,450	500	500	500	5,800
Telephone	-	-	-	-	-	-	-	-	-
Publications	-	-	-	-	-	-	-	-	-
Postage	575	200	600	250	650	75	200	200	2,750
Computer/IT Expense	3,750	1,500	7,500	18,000	30,000	6,000	7,000	1,500	75,250
Memberships & Dues	125	100	500	330	575	100	100	100	1,930
Office Furniture	100	100	100	100	100	100	100	100	800
Office Equipment	500	500	500	700	1,175	500	500	500	4,875
Legal Expense	1,000	500	500	3,400	3,500	800	500	1,000	11,200
Staff Training	750	750	1,000	1,500	2,500	500	750	750	8,500
Travel		-	-	-	110	-	-		110
Sundry, Miscellaneous	2,467	1,520	4,450	5,050	5,900	750	1,520	1,520	23,177
Professional Services (compliance)	4,380	1,200	500	1,350	9,060	1,250	1,200	1,200	20,140
Total Operating-Administrative	**92,332**	**52,304**	**124,535**	**254,354**	**402,799**	**53,819**	**80,956**	**58,824**	**1,119,923**
Per Unit Month	143	122	137	145	119	180	188	145	$ 151
									-
Tenant services - salaries	1,287	858	1,819	3,501	6,813	-	858	858	15,994
FICA/MEDICARE	98	66	139	268	521	-	66	66	1,223
Employee-Health Ins.	-	-	-	-	-	-	-	-	-
Employee-Retirement	-	-	-	-	-	-	-	-	-
Computer Labs	-	-	-	2,000	2,000	-	-	-	4,000
Resident Participation Funds	2,500	1,800	2,500	3,500	3,500	-	1,000	1,000	15,800
Tenant Services	11,034	6,621	17,655	9,913	13,487	100	4,320	4,080	67,210
Total Tenant Services	**14,919**	**9,345**	**22,113**	**19,182**	**26,321**	**100**	**6,244**	**6,004**	**104,227**
Per Unit Month									**$ -**
Water	16,907	21,324	29,866	26,450	93,112	4,184	21,324	21,324	234,492
Sewer	13,381	15,998	21,393	15,503	61,232	2,675	15,998	15,998	162,180
Electricity	7,154	2,931	10,761	130,654	178,922	15,666	2,931	2,931	351,951
Gas	1,814	975	5,375	9,254	16,232	5,165	975	975	40,767
Total Utilities	**39,257**	**41,229**	**67,395**	**181,861**	**349,499**	**27,690**	**41,229**	**41,229**	**789,389**
Per Unit Month									**$ -**

Housing Authority of the City of Columbia, Missouri
Low-Income Housing Tax Credit Budgets
Fiscal Year January 1, 2026 - December 31, 2026
FINAL BUDGET - 10/9/2025

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	Park Ave	Kinney Point	TOTAL LIHTC
Maintenance - Labor	37,887	12,629	35,007	119,638	188,356	11,669	21,216	21,216	447,618
FICA/MEDICARE	2,898	966	2,678	9,152	14,409	893	1,623	1,623	34,243
Employee-Health Ins.	3,216	10,622	3,541	554	1,722	2,187	185	369	22,395
Employee-Retirement	11,728	2,273	758	2,100	7,178	11,301	700	1,273	37,312
Maintenance - Materials	20,000	7,500	17,500	35,000	95,500	12,500	7,500	7,500	203,000
Maint.-Tools & Equipment	150	150	500	2,500	1,500	150	150	150	5,250
Maint.-Gasoline	865	500	1,500	1,800	1,750	500	500	500	7,915
Maint. - Misc Contracts	10,500	7,500	30,000	15,000	23,000	12,000	7,500	7,500	113,000
Maint.-Trash Removal Contracts	6,500	7,500	15,000	27,000	34,000	5,000	7,500	7,500	110,000
Maint.-Heating & Cooling Contracts	2,000	100	1,500	700	5,000	100	100	100	9,600
Maint.-Snow Removal Contracts	430	300	600	300	675	950		430	3,685
Maint.-Elevator Maintenance Contracts	-	-	-	15,000	20,000	-	-	-	35,000
Maint.-Landscape/Grounds Contracts	7,500	6,000	6,000	5,000	20,000	5,000	7,500	7,500	64,500
Maint.- Unit Turnaround / Restoration Contracts	-	-	-	-	-	-	-	-	-
Maint.- Electrical Contracts	150	100	250	1,000	1,200	100	100	100	3,000
Maint.- Plumbing Contracts	960	2,250	3,500	2,500	500	200	2,250	2,250	14,410
Maint.- Extermination Contracts	12,500	7,500	15,000	60,000	30,000	10,000	7,500	7,500	150,000
Maint. - Janitorial Contracts			5,500		5,500				11,000
Maint.-Vehicles & Equipment	3,750	1,182	1,667	10,500	12,500	75	1,182	1,182	32,038
Total Maintenance	**121,034**	**67,073**	**140,500**	**307,744**	**462,790**	**72,625**	**65,506**	**66,693**	**1,303,966**
Per Unit Month	187	156	155	175	136	243	219	223	$ 175
Low-Income Tax Credit Properties				76		**25**			
Protective services - Labor						13,132		12,160	25,292
FICA/MEDICARE						1,005		930	1,935
Employee-Health Ins.						1,740		1,611	3,351
Employee-Retirement						410		380	789
Protective services supplies						500		500	1,000
Total Protective Services	**-**	**-**	**-**	**-**	**-**	**16,786**	**-**	**15,581**	**32,367**
Per Unit Month	-	-	-	-	-	56	-	52	$ 5
Property Insurance	54,506	36,337	138,342	75,173	376,855	32,142	35,000	35,000	783,355
Liability Insurance			3						-

Housing Authority of the City of Columbia, Missouri
Low-Income Housing Tax Credit Budgets
Fiscal Year January 1, 2026 - December 31, 2026
FINAL BUDGET - 10/9/2025

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	Park Ave	Kinney Point	TOTAL LIHTC
Workmen's Compensation	1,167	429	1,134	3,303	5,057	368	742	516	12,716
All other Insurance	1,300	700	1,770	3,270	2,467	4,020	700	700	14,927
Total Insurance Premiums	**56,973**	**37,467**	**141,246**	**81,745**	**384,379**	**36,531**	**36,442**	**36,216**	**810,999**
Other General Expenses									-
Amortized Loan Cost	626	525	6,521	10,171	11,404	6,323	525	525	36,620
Taxes	21,000	14,700	24,568	31,500	63,000	7,875	14,700	14,700	192,043
Bad debt - tenant rents	3,913	523	4,171	2,003	20,646	3,441	6,448	6,717	47,862
									-
Interest Expense payable from cash flow	15,215	32,108	80,562	110,583	251,598	-			490,066
Interest Expense-Mortgage	7,024	-	36,178	59,701	187,875	7,364		9,550	307,693
Total Other General Expenses	**47,778**	**47,856**	**152,000**	**213,958**	**534,523**	**25,003**	**21,673**	**31,492**	**1,074,283**
Total Operating Expenses	**372,293**	**255,273**	**647,790**	**1,058,845**	**2,160,311**	**232,555**	**252,050**	**256,038**	**$ 5,235,155**
Per Unit Month	575	591	711	601	634	776	584	628	$ 702
Excess Revenue Over Operating Expenditures	**25,906**	**11,333**	**42,405**	**249,710**	**267,138**	**6,388**	**182,784**	**197,174**	**$ 982,838**
Extraordinary maintenance									-
Casualty losses-Non-capitalized									-
Amortization of Tax Credit Fees	5,691	2,724	4,323	8,645	15,888	-		4,263	41,534
Depreciation expense	261,067	138,144	225,684	375,130	639,420	123,852		114,224	1,877,521
									-
Total Other	**266,758**	**140,868**	**230,007**	**383,775**	**655,308**	**123,852**	**-**	**118,487**	**1,919,055**
Deficiency of Revenue Under Expenditures	**(240,852)**	**(129,535)**	**(187,602)**	**(134,065)**	**(388,170)**	**(117,464)**	**182,784**	**78,687**	**$ (936,216)**

Housing Authority of the City of Columbia, Missouri
Low-Income Housing Tax Credit Budgets
Fiscal Year January 1, 2026 - December 31, 2026
FINAL BUDGET - 10/9/2025

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	Park Ave	Kinney Point	TOTAL LIHTC
Principal Payments	(6,032)	-	(44,056)	(67,719)	(80,000)	(12,367)		(86,101)	(296,275)
Replacement Reserve Deposits	(23,490)	(15,300)	(41,283)	(75,966)	(108,738)	(9,786)		(10,200)	(284,764)
Replacement Reserve Withdrawals	25,000	20,000	106,000	68,000	206,500	50,000			475,500
Operating Reserves Deposits									-
Operating Reserves Withdrawals									-
Total other financing sources (uses)	**1,510**	**4,700**	**64,717**	**(7,966)**	**97,762**	**40,214**	**-**	**(10,200)**	**190,736**
Land Purchases									-
Dwelling Building Enhancements				35,000	15,000				50,000
Non-Dwelling Building Enhancements									-
Furniture & Equip.-Dwelling									-
Furniture & Equipment-Non-Dwelling									-
Furniture & Equipment-Administrative Purchases									-
504 Enhancements, Dwelling									-
Infrastructure Purchases									-
Vehicles & Maint. Equipment									-
Total Fixed Asset Additions	**-**	**-**	**-**	**35,000**	**15,000**	**-**	**-**	**-**	**$ 50,000** -
Cash Flow After Debt Service and other source (uses)	**21,384**	**16,033**	**63,066**	**174,025**	**284,900**	**34,235**	**182,784**	**100,873**	**877,299**
Cash Flow After Debt Service (add back interest payable from cash flow)	**36,599**	**48,141**	**143,628**	**284,608**	**536,498**	**34,235**	**182,784**	**100,873**	**1,083,708**
Security Services to be paid from cash flow									
Salaries	4,864	2,432	19,942	55,447	104,572		12,160		187,257
FICA/MEDICARE	372	186	1,526	4,242	8,000		930		14,325
Employee-Health Ins.	644	322	2,642	7,346	13,854		1,611		24,809
Employee-Retirement	592	152	76	622	1,731		410		3,173
Workmen's Compensation	63	31	257	714	1,346		157		2,411
Protective services supplies	156	100	200	294	568		72		1,318
Security Services paid from cash flow	**6,691**	**3,223**	**24,642**	**68,665**	**130,071**		**15,340**	**-**	**233,292**
Projected Interest Expense payable from cash flow	15,215	32,108	80,562	110,583	251,598	-	-	-	490,066

Columbia
HOUSING AUTHORITY

Housing Authority of the City of Columbia, Missouri
201 Switzler Street, Columbia, Missouri 65203
Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: Director of Resident Services
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: October 15, 2025
Re: **Resolution 2998**: Authorizing the Submission of a Family Self-Sufficiency Grant Application to the U.S. Department of Housing and Urban Development.

Executive Summary

Approval of the proposed resolution would authorize the CHA Chief Executive Officer to submit a grant application for the HUD Family Self-Sufficiency Grant to fund the continuation of three full-time Family Self-Sufficiency Coordinators.

Discussion

Family Self-Sufficiency (FSS) is a program that enables HUD-assisted families to increase earned income and reduce their dependency on welfare assistance and rental subsidy.

Public Housing Agencies (PHAs) work in collaboration with a Program Coordinating Committee (PCC) to secure commitments of public and private resources for the operation of the FSS program, to assist with the PHA's FSS Action Plan, and to implement the program.

Once an eligible family is selected to participate in the program, the PHA, and the participating family execute an FSS Contract of Participation that specifies the rights and responsibilities of both parties. The term of the FSS contract is generally five years but may be extended for up to two additional years by the PHA for good cause. The FSS contract also incorporates the family's Individual Training and Services Plan (ITSP). The ITSP is the document that records the plan for the family. That is, the series of intermediate and long-term goals and the steps the family needs to take, and the services and resources they may need to access and achieve those goals.

The CHA's Family Self-Sufficiency grant application will fund the continuation of three full-time Family Self-Sufficiency Coordinator positions for 2026.

Recommended Commission Action

Adopt Resolution 2998 authorizing the submission of a Family Self-Sufficiency Grant application to the U.S. Department of Housing and Urban Development to fund three full-time Family Self-Sufficiency Coordinator positions at the Columbia Housing Authority.

Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2998

To Approve the Submission of a Family Self-Sufficiency Grant Application to the U.S. Department of Housing and Urban Development to Fund Three Full-Time Family Self-Sufficiency Coordinator Positions at the Columbia Housing Authority.

WHEREAS, the Family Self-Sufficiency (FSS) is a program that supports HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies; and

WHEREAS, Public Housing Agencies (PHAs) work in collaboration with a Program Coordinating Committee (PCC) to secure commitments of public and private resources for the operation of the FSS program, to make the PHA's FSS Action Plan, and to implement the program; and

WHEREAS, once an eligible family is selected to participate in the program, the PHA, and the head of each participating family execute a FSS Contract of Participation that specifies the rights and responsibilities of both parties. The term of the FSS contract is generally five years, but it may be extended for up to two years by the PHA for good cause; and

WHEREAS, the FSS contract also incorporates the family's Individual Training and Services Plan (ITSP). The ITSP is the document that records the goals and progress of the family; and

WHEREAS, the CHA's Family Self-Sufficiency grant application will fund the continuation of three full-time Family Self-Sufficiency Coordinator positions for 2026; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Columbia Housing Authority hereby adopts Resolution 2998 authorizing the submission of a Family Self-Sufficiency Grant application to the U.S. Department of Housing and Urban Development for up to $213,639 to fund three full-time Family Self-Sufficiency Coordinator positions at the Columbia Housing Authority.

BE IT FURTHER RESOLVED, that if the application be approved, this Resolution 2998 authorizes the execution of the Contract Award Agreement and related documents, a copy of which is attached hereto and made a part hereof.

____
Bob Hutton, Chair

____
Randy Cole, Secretary

Adopted October 15th, 2025

Columbia
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Department Source: CEO
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: October 15, 2025
Re: CEO Report and Federal Updates and HUD Community Project Funding

Executive Summary

This memo provides a summary of federal funding updates and HUD Community Project Funding.

Discussion

Federal Updates

During the federal shutdown, CHA programs continue operating with previously obligated funds. HCV (including PBV) HAP and administrative fees are allocated in HUD systems through mid-November, and routine payments are proceeding. Activities that require HUD staff are delayed, including RAD due diligence and certain Section 8 monitoring (Two-Year Tool). For Providence Walkway and Blind Boone Apartments, the Subsidy Layering Review (30-day pro forma review) will begin when HUD staff can accept the submission; the Providence Walkway package is ready, however HUD staff are not available. The RAD Concept Call for both projects, originally set for October 3, also must be rescheduled once HUD personnel are available.

Community Project Funding (CPF)

The U.S. Department of Housing and Urban Development (HUD) allocates Community Project Funding each fiscal year based upon Congressional requests for funds by district. CPF are one-time, congressionally directed grants (“earmarks”) listed in the annual appropriations law’s Joint Explanatory Statement. HUD allocated approximately $3.29 billion in Community Project funding last year, funding 2,407 different projects, including several public housing authorities from across the U.S.

CPF can fund a wide range of local projects—e.g., housing, homelessness prevention, public facilities, parks, workforce training, resilience, and other community development activities—consistent with the congressional designation. Only the specific entities named by Congress in the federal budget are eligible to receive funds. It’s not a competitive HUD NOFO and a non-formula-based program.

Many entities applying for CPF funds utilize a lobbying firm to assist with these efforts, and PHAs are not prohibited from engaging in lobbying activities, if proper disclosures are filed, and non-federal funds are utilized for any lobby costs or activities. These stipulations are outlined in Notice PIH-2017-04(HA). The CHA CEO has identified a potential firm that has provided a draft proposal including a CPF application, as well as on-going monitoring and updates of the federal appropriations process, which could be beneficial in the current year. This report is for information purposes only to the board, and should the board be interested in exploring further, the CHA CEO can arrange for a presentation within a separate meeting.

Recommended Commission Action

Review and consider the report.

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900Department Source: Finance
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: October 15, 2025
Re: Year to date financials through August 31, 2025

Executive Summary

This report includes financial statements for the CHA entities for the first eight months of FY 2025 January 1, 2025 through August 31, 2025.

Discussion

Financial Report Summary
Year-to-Date (YTD) through August 31, 2025

Key Financial Highlights:

- **Total Revenues:** $13,952,188
- **Total Expenditures:** $14,527,290
- **Net Loss (Including Depreciation and Amortization):** ($575,103)
- **Net Income (Before Depreciation, Amortization):** $813,954

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 Projects
- Total net gain/loss was ($166,363). Occupancy is running significantly lower due to planned RAD conversion and renovation efforts. Capital Funds for operations have not been drawn yet. Transfers from AMP 1 Reserve have been used to cover operations.

CHALIS
- Total net gain/loss was ($23,354).

Affordable Housing Development
- Total net gain/loss was ($14,140).

CHA Central Office
- Total net gain/loss was ($54,557).

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LIHTC Properties

LIHTC properties are performing sufficiently in terms of revenues and expenses. Stuart Parker and Bear Creek are performing well; however, insurance continues to impact Bryant Walkway, BWWII Patriot Place 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. 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	Investment Income - Unrestricted: (21,329)	Maintenance – Labor: 9,043 Insurance: 25,411	$10,983
Bear Creek	*	Insurance: 4,518	$131,183 $44,799 w/o ins check
Oak	Investment Income – Unrestricted: (6,883)	Legal: $1,844 Total Maintenance: 14,743 Insurance: $52,113	($38,352)
MMV (Patriot)	*	Office Expense: $2,040 Maint. Materials & Other: $1,572 Insurance: $13,167	($8,735)
BWW	*	Water: $2,245 Maint. Oper. Contracts: $13,477 Insurance: $42,896	($69,328)
BWWII	*	Total Utilities: 4,538 Insurance: $17,686	($10,520)

Housing Choice Voucher (HCV)

- The HCV fund improved its net gain/loss to $5,271 in August. 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.
- CHA has no current plans to open its waitlist until 2027 due to high voucher utilization rates, increasing costs, and decreasing attrition rates.

Administration

- Total YTD Revenue - $1,362,309, and budget is $1,369,760.
- Total YTD Expenses - $1,141,744, and budget is $1,264,037.

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Recommended Commission Action

Review and consider the report.

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MONTHLY FINANCIAL STATEMENTS

(unaudited)

August 31, 2025

Fiscal Year End
December 2025
Month 8 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 Commmunty Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	$ 324,944	$ 1,562,040	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,600	$ 9,840	$ -	$ -	$ -	$ -	$ 1,922,424	$ -	$ 1,922,424
Rental Subsidies		1,710,264	-	-	-	-	-	-	-	-	-	-	-	-	-	1,710,264	(1,710,264)	-
Vacancy Loss	(139,696)	(138,731)	-	-	-	-	-	-	-	-	-	-	-	-	-	(278,427)		(278,427)
Net Rental Revenue	185,248	3,133,573	-	-	-	-	-	-	-	25,600	9,840	-	-	-	-	3,354,261	(1,710,264)	1,643,997
Tenant Revenue - Other	2,376	26,900	-	-	-	-	-	-	-	-	-	-	-	-	-	29,276		29,276
Total Tenant Revenue	**187,624**	**3,160,473**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**25,600**	**9,840**	**-**	**-**	**-**	**-**	**3,383,537**	**(1,710,264)**	**1,673,273**
HUD PHA Operating Grants	288,755	-	8,069,192	2,710	219,189	293,241	143,260	-	164,415	-	-	-	-	-	-	9,180,762	-	9,180,762
HUD Voucher Admin Fees	-	-	892,992	-	18,973	25,527	2,522	-	-	-	-	-	-	-	-	940,014	-	940,014
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	199,387	199,387	(199,387)	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,600	9,600	(9,600)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	107,565	107,565	(107,565)	-
Total Fee Revenue	**288,755**	**-**	**8,963,684**	**2,710**	**238,162**	**318,768**	**145,783**	**-**	**164,415**	**-**	**-**	**-**	**-**	**-**	**316,552**	**10,438,829**	**(316,552)**	**10,122,276**
Other Government Grants	-	-	-	-	-	-	-	39,926	-	652,502	-	-	-	-	-	692,428	-	692,428
Interest Income	33,915	115,054	14,076	802	3,292	2,877	755	587	-	1,807	9,359	-	20,955	12,430	8,639	224,548	-	224,548
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	519,751	-	519,751	(519,751)	-
Fraud Recovery	-	-	11,780	-	-	-	-	-	-	-	-	-	-	-	-	11,780	-	11,780
Other Revenue	61,722	730,194	-	-	-	-	-	-	-	24,480	52,520	195,161	100,666	359,457	1,217	1,525,417	(332,101)	1,193,316
Gain/Loss on Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-	11,923	-	-	22,642	-	34,565	-	34,565
Total Revenue	**$ 572,015**	**$ 4,005,721**	**$ 8,989,540**	**$ 3,512**	**$ 241,454**	**$ 321,645**	**$ 146,537**	**$ 40,513**	**$ 164,415**	**$ 704,389**	**$ 83,643**	**$ 195,161**	**$ 121,621**	**$ 914,280**	**$ 326,408**	**$ 16,830,855**	**$ (2,878,668)**	**$ 13,952,188**
Administrative Salaries	66,717	182,213	372,474	-	2,122	1,647	1,396	287	-	50,364	-	-	66,365	201,566	216,646	1,161,797	-	1,161,797
Auditing Fees	3,469	58,050	33,429	-	-	-	-	-	-	2,829	627	-	-	3,042	6,604	108,050	-	108,050
Management Fee	34,243	191,323	161,136	-	-	4,008	-	-	-	1,125	650	-	-	-	-	392,485	(392,485)	-
LIHTC Asset Mgmt	4,350	48,525	100,710	-	-	2,505	-	-	-	-	-	-	-	-	-	156,090	(107,565)	48,525

Columbia Housing Authority
Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communty Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Advertising and Marketing	-	-	-	-	-	-	-	-	-	73	-	-	-	1,229	-	1,302	-	1,302
Employee	22,062	55,222	104,788	-	607	185	221	32	-	8,290	-	-	16,402	49,749	51,839	309,398	-	309,398
Office Expenses	13,022	51,071	36,052	-	29	398	120	90	1,587	14,274	42	132	2,362	12,489	52,168	183,836	-	183,836
Legal Expense	909	8,566	-	-	-	-	-	-	-	-	-	-	-	-	19,097	28,571	-	28,571
Training & Travel	-	6,000	5,607	-	-	-	-	-	250	8,395	-	-	227	1,451	2,616	24,547	-	24,547
Other	5,647	16,752	75,643	98	1,667	1,635	763	282	4,076	2,339	144	474	3,881	58,327	7,958	179,685	-	179,685
Total Operating - Admin.	**150,417**	**617,721**	**889,839**	**98**	**4,425**	**10,378**	**2,500**	**692**	**5,914**	**87,688**	**1,463**	**606**	**89,237**	**327,853**	**356,928**	**2,545,759**	**(500,050)**	**2,045,709**
Asset Management Fee	9,600	**-**	**-**	**-**	**-**	-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**9,600**	**(9,600)**	**-**
Salaries	728	66,432	-	-	-	-	-	-	111,189	381,291	-	-	-	-	-	559,641	-	559,641
Employee	240	23,189	-	-	-	(5)	-	-	33,934	83,116	-	-	-	-	-	140,474	-	140,474
Tenant Services -	885	25,558	659	2,090	-	-	-	-	-	123,809	-	-	-	-	-	153,001	-	153,001
Total Tenant Services	**3,327**	**115,179**	**659**	**2,090**	**-**	**(5)**	**-**	**-**	**145,123**	**588,216**	**-**	**-**	**-**	**-**	**-**	**854,590**	**-**	**854,590**
Water	18,578	113,524	430	-	-	-	-	-	-	-	60	-	-	409	143	133,144	-	133,144
Electricity	22,431	206,765	4,164	-	-	-	-	-	-	-	108	-	-	2,187	1,388	237,041	-	237,041
Gas	11,282	24,778	961	-	-	-	-	-	-	-	283	-	-	1,355	320	38,980	-	38,980
Sewer	16,007	76,139	232	-	-	-	-	-	-	-	78	-	-	279	77	92,812	-	92,812
Total Utilities	**68,298**	**421,206**	**5,786**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**528**	**-**	**-**	**4,230**	**1,929**	**501,978**	**-**	**501,978**
Maintenance - Labor	163,783	259,802	-	-	-	-	-	-	-	-	-	-	-	-	-	423,585	-	423,585
Maintenance - Materials	30,915	135,267	-	-	-	-	-	-	-	75	161	1,696	-	7	1,228	169,348	-	169,348
Maintenance Contracts	101,902	331,544	2,762	-	-	-	-	-	-	11,078	4,948	-	-	1,477	3,781	457,494	(84,679)	372,815
Employee Benefits - Maint.	50,239	83,487	-	-	-	-	-	-	-	-	-	-	-	-	-	133,726		133,726
Total Maintenance	**346,839**	**810,100**	**2,762**	**-**	**-**	**-**	**-**	**-**	**-**	**11,153**	**5,109**	**1,696**	**-**	**1,484**	**5,010**	**1,184,154**	**(84,679)**	**1,099,475**
Protective Services - Labor	26,787	7,408	-	-	-	-	-	-	-	-	-	114,479	-	-	-	148,674	-	148,674
Employee	7,615	2,151	-	-	-	-	-	-	-	-	-	32,697	-	-	-	42,464	-	42,464
Total Protective Services	**34,431**	**9,568**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**147,301**	**-**	**-**	**-**	**191,300**	**-**	**191,300**
Property Insurance	62,366	543,838	4,396	-	-	-	-	-	-	4,321	1,450	-	-	1,655	1,465	619,491	-	619,491

Columbia Housing Authority
Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communty Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Liability Insurance	7,526	6,563	6,905	-	-	-	-	-	-	3,631	113	-	-	10,456	-	35,193	-	35,193
Workmen's Compensation	4,652	9,252	6,466	-	22	26	22	5	1,963	7,179	-	1,955	1,098	3,341	3,599	39,579	-	39,579
All Other Insurance	4,580	9,055	-	-	-	-	-	-	-	4,291	-	-	700	700	2,815	22,141	-	22,141
Total Insurance Premiums	**79,123**	**568,708**	**17,767**	**-**	**22**	**26**	**22**	**5**	**1,963**	**19,422**	**1,563**	**1,955**	**1,798**	**16,152**	**7,879**	**716,405**	**-**	**716,405**
Other General Expenses	510	12,255	8,082	-	-	1,547	-	-	-	95	-	1,534	42,509	55,057	1,112	122,703	(54,324)	68,378
Compensated Absences	33,145	61,386	30,955	-	-	-	-	-	11,415	18,609	-	7,620	2,217	7,080	8,107	180,534	-	180,534
Payments in Lieu of Taxes	12,988	103,265	-	-	-	-	-	-	-	2,560	984	-	-	-	-	119,797	-	119,797
Bad debt - Tenant Rents	(300)	3,922	-	-	-	-	-	-	-	-	-	-	-	-	-	3,622	-	3,622
Total Other Expenses	**46,343**	**180,829**	**39,037**	**-**	**-**	**1,547**	**-**	**-**	**11,415**	**21,265**	**984**	**9,154**	**44,726**	**62,137**	**9,219**	**426,655**	**(54,324)**	**372,331**
Interest of Mortgage Payable	-	203,219	-	-	-	-	-	-	-	-	-	869	-	198,362	-	402,450	-	402,450
Interest on Notes Payable	-	326,711	-	-	-	-	-	-	-	-	-	-	-	14,799	-	341,510	-	341,510
Amortization of Loan Costs	-	55,874	-	-	-	-	-	-	-	-	-	-	-	-	-	55,874	-	55,874
Total	**-**	**585,804**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**869**	**-**	**213,161**	**-**	**799,833**	**(519,751)**	**280,083** -
Total Operating Expenses	**$ 738,378**	**$ 3,309,115**	**$ 955,850**	**$ 2,187**	**$ 4,447**	**$ 11,946**	**$ 2,522**	**$ 696**	**$ 164,415**	**$ 727,744**	**$ 9,648**	**$ 161,581**	**$ 135,761**	**$ 625,018**	**$ 380,965**	**$ 7,230,274**	**$ (1,168,404)**	**$ 6,061,870**
Excess of Operating	**$ (166,363)**	**$ 696,606**	**$ 8,033,690**	**$ 1,324**	**$ 237,008**	**$ 309,699**	**$ 144,015**	**$ 39,817**	**$ -**	**$ (23,354)**	**$ 73,995**	**$ 33,580**	**$ (14,140)**	**$ 289,262**	**$ (54,557)**	**$ 9,600,581**	**$ (1,710,264)**	**$ 7,890,318**
Extraordinary Maintenance	-	136,727	-	-	-	-	-	-	-	-	-	-	-	-	-	136,727	-	136,727
Housing Assistance Payments	-	-	8,007,243	-	215,808	294,533	143,260	39,230	-	-	5,700	-	-	-	-	8,705,774	(1,710,264)	6,995,511
Depreciation Expense	110,039	1,175,525	14,692	-	-	-	-	-	-	12,592	2,264	-	-	15,592	797	1,331,501	-	1,331,501
Total Expenses	**$ 848,417**	**$ 4,621,368**	**$ 8,979,466**	**$ 2,187**	**$ 220,255**	**$ 306,480**	**$ 145,783**	**$ 39,926**	**$ 164,415**	**$ 740,336**	**$ 17,611**	**$ 161,581**	**$ 135,761**	**$ 640,610**	**$ 381,762**	**$ 17,405,957**	**$ (2,878,668)**	**14,527,290**
Net Gain (Loss)	**$ (276,402)**	**$ (615,647)**	**$ 10,074**	**$ 1,324**	**$ 21,200**	**$ 15,165**	**$ 755**	**$ 587**	**$ -**	**$ (35,946)**	**$ 66,032**	**$ 33,580**	**$ (14,140)**	**$ 273,670**	**$ (55,354)**	**$ (575,102)**	**$ -**	**$ (575,102)**

Housing Authority of the City of Columbia, MO (MO007)
Entity Wide Balance Sheet Summary
August 31, 2025

	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 Communty Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office
111 Cash - Unrestricted	679,986	1,008,380	374,063	-	120,420	103,822	39,186	27,394	-	40,546	35,705	-	334,377	75,311	81,417
112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113-020 Sect 8 FSS	-	-	415,413	-	-	-	-	-	-	-	-	-	-	-	-
113 Cash - Other Restricted	395,585	4,023,999	-	28,065	-	-	-	-	-	33,587	191,013	-	-	337,352	-
114 Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100 Total Cash	**1,075,572**	**5,032,379**	**789,476**	**28,065**	**120,420**	**103,822**	**39,186**	**27,394**	**-**	**74,133**	**226,718**	**-**	**334,377**	**412,662**	**81,417**
121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122 Accounts Receivable - HUD Other Projects	500,000	-	-	-	1,161	3,135	554	-	27,007	-	-	-	-	-	-
124 Accounts Receivable - Other Government	-	10,234	-	-	-	-	-	6,232	-	64,138	-	-	-	-	-
125-010 Operating Loan Receivable	-	-	-	-	-	-	-	-	-	-	36,000	-	145,130	-	-
125-040 Accounts Receivable - Tax Credit	217,067	12,054	-	-	-	-	-	-	-	-	-	-	-	-	-
125-050 Accounts Receivable - Other	107	-	-	-	-	-	-	-	-	-	-	-	-	(8,194)	-
125 Accounts Receivable - Miscellaneous	-	-	50,708	-	1,680	7,512	648	3,261	-	-	-	-	-	-	-
126 Accounts Receivable - Tenants	17,166	81,760	-	-	-	-	-	-	-	2,302	2,726	-	-	-	-
126.1 Allowance for Doubtful Accounts -Tenants	(6,214)	(48,435)	-	-	-	-	-	-	-	(700)	(720)	-	-	-	-
126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	(631)	-
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	5,713,438	-
128 Fraud Recovery	2,399	-	7,789	-	-	-	-	-	-	-	-	-	-	-	-
128.1 Allowance for Doubtful Accounts - Fraud	(2,399)	-	(3,894)	-	-	-	-	-	-	-	-	-	-	-	-
129 Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	56,824	1,928,066	-
120 Total Receivables, Net of Allowances for Doubtful Accounts	**728,126**	**55,613**	**54,602**	**-**	**2,841**	**10,647**	**1,202**	**9,493**	**27,007**	**65,741**	**38,006**	**-**	**201,954**	**7,632,679**	**-**
131 Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
132 Investments - Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	43,421	171,968	19,741	-	-	-	-	-	-	12,861	397	2,592	4,946	14,103	24,396
143 Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	245
143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
144 Inter Program Due From	-	-	-	-	-	-	-	-	-	-	-	-	128,990	34,766	398,471
145 Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	265,494	-	-	200	-
150 Total Current Assets	**43,421**	**171,968**	**19,741**	**-**	**-**	**-**	**-**	**-**	**-**	**12,861**	**265,891**	**2,592**	**133,936**	**49,069**	**423,112**
161 Land	507,229	4,045,561	-	-	-	-	-	-	-	138,819	179,365	-	-	-	24,513
162 Buildings	7,423,820	64,254,221	354,155	-	-	-	-	-	-	696,504	136,000	-	-	414,098	-
163 Furniture, Equipment & Machinery - Dwellings	25,520	112,687	-	-	-	-	-	-	-	-	-	-	-	-	-
164 Furniture, Equipment & Machinery - Administration	519,933	990,597	93,285	-	-	-	-	-	-	7,363	-	-	-	67,475	125,147
165 Leasehold Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
166 Accumulated Depreciation	(7,193,020)	(15,936,696)	(112,652)	-	-	-	-	-	-	(283,270)	(42,214)	-	-	(124,754)	(122,952)
167 Construction in Progress	-	7,854,315	-	-	-	-	-	-	-	-	-	-	-	35,000	-
168 Infrastructure	-	2,526,433	-	-	-	-	-	-	-	-	-	-	-	56,428	-
160 Total Capital Assets, Net of Accumulated Depreciation	**1,283,483**	**63,847,117**	**334,788**	**-**	**-**	**-**	**-**	**-**	**-**	**559,416**	**273,151**	**-**	**-**	**448,247**	**26,708**

171 Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-	-	-	-	-	-	-	3,847,986	-	210,000	1,140,399	-
171-040 Notes Receivable - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	31,624,530	-
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
173 Grants Receivable - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174 Other Assets	-	524,773	-	-	-	-	-	-	-	-	-	-	-	-	-
174-040 Deferred Developer Fees	-	-	-	-	-	-	-	-	-	-	-	-	340,254	-	-
176 Investments in Joint Ventures	-	-	-	-	-	-	-	-	-	-	-	2,031,629	-	-	-
180 Total Non-Current Assets	**-**	**524,773**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**3,847,986**	**2,031,629**	**550,254**	**32,764,929**	**-**
190 Total Assets	**3,130,602**	**69,631,850**	**1,198,608**	**28,065**	**123,261**	**114,469**	**40,388**	**36,887**	**27,007**	**712,150**	**4,651,753**	**2,034,221**	**1,220,521**	**41,307,587**	**531,238**
311 Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
312 Accounts Payable <= 90 Days	(1,734)	95,033	(7,240)	-	-	-	-	-	-	(1,414)	(314)	-	-	(1,521)	30,990
313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	7,119	16,450	13,315	-	-	-	-	-	4,198	13,682	-	3,822	1,423	6,388	6,718
322 Accrued Compensated Absences - Current Portion	5,485	29,699	12,445	-	-	-	-	-	-	5,430	-	7,287	3,233	9,204	14,220
324 Accrued Contingency Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
325 Accrued Interest Payable	-	1,984,926	-	-	-	-	-	-	-	-	-	-	-	156,116	-
331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332 Account Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333 Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341 Tenant Security Deposits	38,671	304,366	-	-	-	-	-	-	-	2,297	740	-	-	-	-
342 Deferred Revenues	-	-	-	-	-	3,840	-	30,488	-	82,748	-	-	-	-	-
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	188,249	-	-	-	-	-	-	-	-	-	-	-	-	-
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345 Other Current Liabilities	10,207	103,265	-	-	-	-	-	-	-	2,560	984	-	-	-	-
346 Accrued Liabilities - Other	6,999	714	14,200	2,090	3,469	191	32,752	1,358	163	263	-	82	1,155	10,837	51,555
347 Inter Program - Due To	-	200,122	2,496	-	2,748	2,363	1,245	140	22,645	173,820	(375)	185,955	60,308	(155,320)	128,990
348-010 Operating Loan Payable	-	126,531	-	-	-	-	-	-	-	-	-	45,234	-	-	-
348-040 Notes Payable - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	200,845	-
348 Loan Liability - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310 Total Current Liabilities	**66,746**	**3,049,356**	**35,215**	**2,090**	**6,217**	**6,394**	**33,997**	**31,986**	**27,007**	**279,386**	**1,036**	**242,381**	**66,119**	**226,550**	**232,472**
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	39,345,678	-	-	-	-	-	-	-	669,000	-	-	-	-	-
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353 Non-current Liabilities - Other	-	340,254	415,413	-	-	-	-	-	-	-	-	-	-	-	-
354 Accrued Compensated Absences - Non Current	3,657	19,800	8,296	-	-	-	-	-	-	3,620	-	4,858	2,155	6,136	9,480
355-010 Note Payable - CHA AHD noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	210,000	-
355-040 FHLB LONG TERM DEBT - Project	-	-	-	-	-	-	-	-	-	-	-	-	-	18,313,811	-
355 Loan Liability - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
356 FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
350 Total Non-Current Liabilities	**3,657**	**39,705,731**	**423,710**	**-**	**-**	**-**	**-**	**-**	**-**	**672,620**	**-**	**4,858**	**2,155**	**18,529,947**	**9,480**
300 Total Liabilities	**70,403**	**42,755,087**	**458,925**	**2,090**	**6,217**	**6,394**	**33,997**	**31,986**	**27,007**	**952,006**	**1,036**	**247,239**	**68,274**	**18,756,497**	**241,952**
400 Deferred Inflow of Resources	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,169,273**	**-**
										-	-				
508.1 Invested In Capital Assets, Net of Related Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

508.4 Investment in Net Fixed Assets	1,393,522	27,637,570	349,480	-	-	-	-	-	-	(96,992)	360,440	1,753,338	-	428,839	27,505
511.1 Restricted Net Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
511.4 Admin Fee Reserves	1,108,997	-	-	24,651	-	-	-	-	-	32,556	240,681	-	-	309,047	-
512.1 Unrestricted Net Assets	(276,402)	(760,807)	10,074	1,324	21,200	15,165	755	587	-	(35,946)	(64,326)	33,580	(14,140)	354,028	(55,354)
512.4 Unrestricted Net Assets-Excess HAP	834,081	-	380,129	-	95,844	92,909	5,637	4,314	-	(139,473)	4,113,924	-	1,166,387	20,289,902	317,134
513 Total Equity/Net Assets	**3,060,199**	**26,876,763**	**739,683**	**25,975**	**117,044**	**108,075**	**6,391**	**4,901**	**-**	**(239,856)**	**4,650,718**	**1,786,918**	**1,152,247**	**21,381,817**	**289,286**
600 Total Liabilities and Equity/Net Assets	**3,130,602**	**69,631,850**	**1,198,608**	**28,065**	**123,261**	**114,469**	**40,388**	**36,887**	**27,007**	**712,150**	**4,651,753**	**2,034,157**	**1,220,521**	**41,307,587**	**531,238**

Housing Authority of the City of Columbia, MO (MO007)
Entity Wide Balance Sheet Summary
August 31, 2025

	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 Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Total
100 Total Cash	1,075,572	5,032,379	789,476	28,065	120,420	103,822	39,186	27,394	-	74,133	226,718	-	334,377	412,662	81,417	8,360,232
120 Total Receivables, Net of Allowances for Doubtful Accounts	728,126	55,613	54,602	-	2,841	10,647	1,202	9,493	27,007	65,741	38,006	-	201,954	7,632,679	-	8,769,223
150 Total Current Assets	43,421	171,968	19,741	-	-	-	-	-	-	12,861	265,891	2,592	133,936	49,069	423,112	1,153,274
160 Total Capital Assets, Net of Accumulated Depreciation	1,283,483	63,847,117	334,788	-	-	-	-	-	-	559,416	273,151	-	-	448,247	26,708	66,268,240
180 Total Non-Current Assets	-	524,773	-	-	-	-	-	-	-	-	3,847,986	2,031,629	550,254	32,764,929	-	39,065,743
190 Total Assets	3,130,602	69,631,850	1,198,608	28,065	123,261	114,469	40,388	36,887	27,007	712,150	4,651,753	2,034,221	1,220,521	41,307,587	531,238	123,616,713
310 Total Current Liabilities	66,746	3,049,356	35,215	2,090	6,217	6,394	33,997	31,986	27,007	279,386	1,036	242,381	66,119	226,550	232,472	4,390,979
350 Total Non-Current Liabilities	3,657	39,705,731	423,710	-	-	-	-	-	-	672,620	-	4,858	2,155	18,529,947	9,480	58,061,507
300 Total Liabilities	70,403	42,755,087	458,925	2,090	6,217	6,394	33,997	31,986	27,007	952,006	1,036	247,239	68,274	18,756,497	241,952	62,452,485
400 Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	1,169,273	-	1,169,273
										-	-					
513 Total Equity/Net Assets	3,060,199	26,876,763	739,683	25,975	117,044	108,075	6,391	4,901	-	(239,856)	4,650,718	1,786,918	1,152,247	21,381,817	289,286	59,994,891
600 Total Liabilities and Equity/Net Assets	3,130,602	69,631,850	1,198,608	28,065	123,261	114,469	40,388	36,887	27,007	712,150	4,651,753	2,034,157	1,220,521	41,307,587	531,238	123,616,649

Housing Authority of the City of Columbia, MO (MO007)
Entity Wide Revenue and Expense Summary
August 31, 2025

	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 Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Total Revenue	**$ 572,015**	**$ 4,005,721**	**$ 8,989,540**	**$ 3,512**	**$ 241,454**	**$ 321,645**	**$ 146,537**	**$ 40,513**	**$ 164,415**	**$ 704,389**	**$ 83,643**	**$ 195,161**	**$ 121,621**	**$ 914,280**	**$ 326,408**	**$ 16,830,855**	**$ (2,878,668)**	**$ 13,952,188**
																		-
Total Operating Expenses	**$ 738,378**	**$ 3,309,115**	**$ 955,850**	**$ 2,187**	**$ 4,447**	**$ 11,946**	**$ 2,522**	**$ 696**	**$ 164,415**	**$ 727,744**	**$ 9,648**	**$ 161,581**	**$ 135,761**	**$ 625,018**	**$ 380,965**	**$ 7,230,274**	**$ (1,168,404)**	**$ 6,061,870**
Excess of Operating Revenue over	**$ (166,363)**	**$ 696,606**	**$ 8,033,690**	**$ 1,324**	**$ 237,008**	**$ 309,699**	**$ 144,015**	**$ 39,817**	**$ -**	**$ (23,354)**	**$ 73,995**	**$ 33,580**	**$ (14,140)**	**$ 289,262**	**$ (54,557)**	**$ 9,600,581**	**$ (1,710,264)**	**$ 7,890,318**
Extraordinary Maintenance	-	136,727	-	-	-	-	-	-	-	-	-	-	-	-	-	136,727	-	136,727
Housing Assistance Payments	-	-	8,007,243	-	215,808	294,533	143,260	39,230	-	-	5,700	-	-	-	-	8,705,774	(1,710,264)	6,995,511
Depreciation Expense	110,039	1,175,525	14,692	-	-	-	-	-	-	12,592	2,264	-	-	15,592	797	1,331,501	-	1,331,501
Total Expenses	**$ 848,417**	**$ 4,621,368**	**$ 8,979,466**	**$ 2,187**	**$ 220,255**	**$ 306,480**	**$ 145,783**	**$ 39,926**	**$ 164,415**	**$ 740,336**	**$ 17,611**	**$ 161,581**	**$ 135,761**	**$ 640,610**	**$ 381,762**	**$ 17,405,957**	**$ (2,878,668)**	**14,527,290**
Net Gain (Loss)	**$ (276,402)**	**$ (615,647)**	**$ 10,074**	**$ 1,324**	**$ 21,200**	**$ 15,165**	**$ 755**	**$ 587**	**$ -**	**$ (35,946)**	**$ 66,032**	**$ 33,580**	**$ (14,140)**	**$ 273,670**	**$ (55,354)**	**$ (575,102)**	**$ -**	**$ (575,102)**

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	$ 1,009,361	$ 924,128	$ 85,233	$ 8,069,192	$ 7,393,024	676,168	9%
HUD Admin Fees Earned	118,089	123,498	(5,409)	892,992	987,985	(94,994)	-10%
Homeownership Closing Fees Earned	-	-	-	1,500	-	1,500	0%
Cares Act - COVID-19 Revenue	-	-	-	-	-	-	
Total Fee Revenue	**1,127,450**	**1,047,626**	**79,824**	**8,963,684**	**8,381,010**	**582,675**	7%
Investment Income - Unrestricted	2,292	2,200	92	14,076	17,597	(3,521)	-20%
Fraud Recovery - HAP	106	231	(125)	8,205	1,847	6,357	344%
Fraud Recovery - Admin	106	231	(125)	3,576	1,847	1,728	94%
Other Revenue	-	273	(273)	-	2,183	(2,183)	-100%
Total Revenue	**$ 1,129,953**	**$ 1,050,560**	**$ 79,393**	**$ 8,989,540**	**$ 8,404,483**	**$ 585,057**	7%
Administrative Salaries	41,418	60,810	(19,392)	372,474	486,478	(114,004)	-23%
Auditing Fees	4,179	4,063	116	33,429	32,504	925	3%
Management Fee	19,860	21,605	(1,745)	161,136	172,840	(11,704)	-7%
Book-keeping Fee	12,413	12,264	149	100,710	98,110	2,600	3%
Advertising and Marketing	-	83	(83)	-	667	(667)	-100%
Employee Benefit contributions - Administrative	13,586	17,705	(4,119)	104,788	141,637	(36,849)	-26%
Office Expenses	4,074	7,446	(3,372)	36,052	59,567	(23,515)	-39%
Training & Travel	-	333	(333)	5,607	2,667	2,940	110%
Other Administrative Expenses	4,297	9,167	(4,869)	75,643	73,333	2,310	3%
Total Operating - Administrative	**99,826**	**133,475**	**(33,649)**	**889,839**	**1,067,802**	**(177,963)**	-17%
Total Tenant Services	229	111	118	659	891	(232)	
Total Utilities	-	929	(929)	5,786	7,432	(1,646)	-22%
Bldg. Maintenance	-	1,028	(1,028)	2,762	8,222	(5,459)	-66%
Insurance Premiums	2,198	1,172	1,026	17,767	9,373	8,393	90%
Other General Expenses	877	796	81	8,082	6,366	1,716	27%
Compensated Absences	6,986	-	6,986	30,955	-	30,955	
Other General Expenses	**7,863**	**796**	**7,067**	39,037	6,366	32,671	513%
Total Operating Expenses	**$ 110,116**	**$ 137,511**	**$ (27,395)**	**$ 955,850**	**$ 1,100,085**	**$ (144,235)**	-13%
Excess of Operating Revenue over Operating Expenses	**$ 1,019,837**	**$ 913,050**	**$ 106,787**	**$ 8,033,690**	**$ 7,304,398**	**$ 729,292**	10%
Homeownership	4,300	3,945	355	32,972	31,556	1,416	4%
Portable Housing Assistance Payments	26,892	23,710	3,182	234,895	189,678	45,217	24%
S8 FSS Payments	16,326	15,488	838	140,618	123,902	16,716	13%
VASH Housing Assistance Payments	77,491	59,053	18,438	597,685	472,426	125,259	27%
All Other Vouchers Housing Assistance Payments	862,774	808,208	54,567	7,001,073	6,465,660	535,413	8%
Total Housing Assistance Payments	**987,783**	**910,403**	**77,380**	**8,007,243**	**7,283,222**	**724,021**	**10%**
Depreciation Expense	1,837	1,837	-	14,692	14,692	-	
Total Expenses	**$ 1,099,736**	**$ 1,049,750**	**$ 49,986**	**$ 8,977,785**	**$ 8,397,999**	**$ 579,786**	7%
Net Gain (Loss)	**$ 30,217**	**$ 810**	**$ 29,407**	**$ 11,755**	**$ 6,484**	**$ 5,271**	**81%**

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	$ 38,561	$ 30,529	$ 8,032	$ 324,944	$ 244,229	$ 80,715	33%
Vacancy Loss	(24,534)	(10,871)	(13,663)	(139,696)	(86,967)	(52,729)	61%
Net Tenant Rental Revenue	14,027	19,658	(5,631)	185,248	157,262	27,986	18%
Tenant Revenue - Other	-	500	(500)	2,376	4,000	(1,624)	-41%
Total Tenant Revenue	**14,027**	**20,158**	**(6,131)**	**187,624**	**161,262**	**26,362**	16%
HUD PHA Operating Grants	33,195	37,167	(3,972)	288,755	297,333	(8,579)	-3%
Capital Fund Grants	-	30,227	(30,227)	-	241,813	(241,813)	-100%
Total Grant Revenue	**33,195**	**67,393**	**(34,199)**	**288,755**	**539,147**	**(250,392)**	-46%
Investment Income - Unrestricted	4,007	5,417	(1,410)	33,915	43,333	(9,418)	-22%
Fraud Recovery	-	83	(83)	-	667	(667)	0%
Other Revenue	7,453	5,125	2,328	61,722	41,000	20,722	51%
Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	
Total Revenue	**$ 58,681**	**$ 98,176**	**$ (39,495)**	**$ 572,015**	**$ 785,408**	**$ (213,393)**	-27%
Administrative Salaries	9,661	6,427	3,234	66,717	51,418	15,299	30%
Auditing Fees	434	1,313	(879)	3,469	10,500	(7,031)	-67%
Management Fee	2,598	8,250	(5,652)	34,243	66,000	(31,757)	-48%
Book-keeping Fee	330	597	(267)	4,350	4,779	(429)	-9%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	3,164	2,429	735	22,062	19,431	2,630	14%
Office Expenses	1,378	1,150	228	13,022	9,200	3,822	42%
Legal Expense	-	83	(83)	909	667	242	36%
Training & Travel	-	354	(354)	-	2,833	(2,833)	-100%
Other	272	417	(145)	5,647	3,333	2,313	69%
Total Operating - Administrative	**17,837**	**21,020**	**(3,184)**	**150,417**	**168,162**	**(17,744)**	-11%
Asset Management Fee	1,200	1,200	-	9,600	9,600	-	0%
Tenant Services - Salaries	53	478	(424)	728	3,822	(3,093)	-81%
Employee Benefit Contributions - Tenant Services	34	164	(130)	240	1,315	(1,075)	-82%
Tenant Services - Other	-	350	(350)	885	2,800	(1,915)	-68%
Total Tenant Services	**87**	**992**	**(905)**	**3,327**	**7,937**	**(4,610)**	-58%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	$ 442	$ 2,328	$ (1,885)	$ 18,578	$ 18,622	$ (44)	0%
Electricity	1,217	2,172	(955)	22,431	17,377	5,054	29%
Gas	365	1,070	(704)	11,282	8,556	2,726	32%
Sewer	441	2,115	(1,674)	16,007	16,923	(917)	-5%
Total Utilities	**2,465**	**7,685**	**(5,219)**	**68,298**	**61,479**	**6,819**	11%
Maintenance - Labor	16,209	20,170	(3,961)	163,783	161,360	2,423	2%
Maintenance - Materials & Other	3,080	5,083	(2,003)	30,915	40,667	(9,752)	-24%
Maintenance and Operations Contracts	6,378	9,375	(2,997)	101,902	75,000	26,902	36%
Employee Benefit Contributions - Maintenance	6,368	5,256	1,112	50,239	42,045	8,195	19%
Total Maintenance	**32,035**	**39,884**	**(7,849)**	**346,839**	**319,072**	**27,768**	9%
Total Protective Services	**4,218**	**4,526**	**(309)**	**34,431**	**36,212**	**(1,781)**	-5%
Total Insurance Premiums	**9,917**	**10,001**	**(85)**	**79,123**	**80,011**	**(888)**	-1%
Other General Expenses	48	42	6	510	333	177	53%
Compensated Absences	12,151	-	12,151	33,145	-	33,145	
Payments in Lieu of Taxes	1,156	2,284	(1,128)	12,988	18,275	(5,287)	-29%
Bad debt - Tenant Rents	-	417	(417)	(300)	3,333	(3,633)	-109%
Total Other General Expenses	**13,354**	**2,743**	**10,612**	**46,343**	**21,942**	**24,401**	111%
Interest on Notes Payable	-	-	-	-	-	-	
Total Operating Expenses	**$ 81,114**	**$ 88,052**	**$ (6,938)**	**$ 738,378**	**$ 704,413**	**$ 33,965**	5%
Excess of Operating Revenue over Operating Expens	**$ (22,433)**	**$ 10,124**	**$ (32,557)**	**$ (166,363)**	**$ 80,996**	**$ (247,359)**	-305%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	13,755	14,411	(656)	110,039	115,286	(5,247)	-5%
Total Expenses	**$ 94,868**	**$ 102,462**	**$ (7,594)**	**$ 848,417**	**$ 819,699**	**$ 28,718**	4%
Net Gain (Loss)	**$ (36,187)**	**$ (4,286)**	**$ (31,901)**	**$ (276,402)**	**$ (34,290)**	**$ (242,111)**	**706%**

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	$ 84,621	$ 84,336	$ 286	$ 687,801	$ 674,685	$ 13,116	2%
Rental Subsidies	95,317	90,908	4,409	751,703	727,260	24,443	3%
Vacancy Loss	(5,346)	(4,310)	(1,036)	(61,698)	(34,478)	(27,219)	79%
Net Rental Revenue	174,592	170,933	3,659	1,377,806	1,367,466	10,340	1%
Tenant Revenue - Other	988	1,178	(191)	9,874	9,427	448	5%
Total Tenant Revenue	**175,580**	**172,112**	**3,468**	**1,387,681**	**1,376,893**	**10,787**	1%
Investment Income - Unrestricted	7,639	10,629	(2,991)	63,706	85,035	(21,329)	-25%
Other Revenue	8,755	8,240	515	91,314	65,916	25,398	39%
Total Revenue	**$ 191,973**	**$ 190,981**	**$ 993**	**$ 1,542,701**	**$ 1,527,844**	**$ 14,856**	1%
Administrative Salaries	8,583	10,311	(1,729)	76,259	82,491	(6,232)	-8%
Auditing Fees	1,183	3,751	(2,568)	9,467	30,012	(20,545)	-68%
Property Management Fee	11,036	10,430	605	88,387	83,443	4,944	6%
Asset Management Fees	1,169	1,190	(21)	9,352	9,523	(172)	-2%
Advertising and Marketing	-	8	(8)	-	67	(67)	-100%
Employee Benefit contributions - Administrative	2,725	3,248	(523)	22,265	25,983	(3,717)	-14%
Office Expenses	1,969	2,123	(154)	18,899	16,987	1,912	11%
Legal Expense	-	429	(429)	3,506	3,433	73	2%
Training & Travel	-	500	(500)	2,734	4,000	(1,266)	-32%
Other	476	666	(189)	4,729	5,325	(596)	-11%
Total Operating - Administrative	**27,141**	**32,658**	**(5,517)**	**235,598**	**261,264**	**(25,666)**	-10%
Total Tenant Services	**7,171**	**8,568**	**(1,397)**	**59,567**	**68,545**	**(8,977)**	-13%
Water	1	6,602	(6,601)	53,733	52,816	917	2%
Electricity	306	13,474	(13,168)	108,997	107,791	1,206	1%
Gas	1,041	1,464	(423)	10,786	11,712	(926)	-8%
Sewer	-	4,477	(4,477)	35,024	35,812	(789)	-2%
Total Utilities	**$ 1,348**	**$ 26,016**	**$ (24,668)**	**$ 208,540**	**$ 208,132**	**$ 408**	0%

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	$ 13,648	$ 15,388	$ (1,740)	$ 132,144	$ 123,100	$ 9,043	7%
Maintenance - Materials & Other	7,307	11,126	(3,819)	62,337	89,004	(26,667)	-30%
Maintenance and Operations Contracts	16,292	15,530	762	128,851	124,239	4,612	4%
Employee Benefit Contributions - Maintenance	5,299	5,514	(215)	45,050	44,109	941	2%
Total Maintenance	**42,545**	**47,557**	**(5,011)**	**368,383**	**380,453**	**(12,070)**	-3%
Total Insurance Premiums	**33,892**	**27,086**	**6,806**	**242,095**	**216,685**	**25,411**	12%
Other General Expenses	687	758	(71)	5,550	6,067	(517)	-9%
Compensated Absences	4,126	-	4,126	27,826	-	27,826	
Taxes	5,000	5,000	-	40,000	40,000	-	0%
Bad debt - Tenant Rents	-	833	(833)	4,122	6,667	(2,544)	-38%
Total Other General Expenses	**9,813**	**6,592**	**3,221**	**77,498**	**52,733**	**24,765**	47%
Interest of Mortgage (or Bonds) Payable	15,906	15,906	-	127,250	127,250	-	0%
Interest on Notes Payable (Seller Financing)	20,967	20,966	0	167,732	167,732	0	0%
Amortization of Loan Costs	2,275	2,274	0	18,197	18,195	2	0%
Total Interest Expense and Amortization Cost	**39,147**	**39,147**	**0**	**313,179**	**313,176**	**2**	0%
Total Operating Expenses	**$ 161,058**	**$ 187,623**	**$ (26,565)**	**$ 1,504,859**	**$ 1,500,987**	**$ 3,873**	0%
Excess of Operating Revenue over Operating Expenses	**$ 30,915**	**$ 3,357**	**$ 27,558**	**$ 37,841**	**$ 26,858**	**$ 10,983**	41%
Extraordinary Maintenance	2,044	-	2,044	31,054	-	31,054	
Depreciation Expense	53,285	53,610	(325)	426,279	428,883	(2,604)	-1%
Total Expenses	**$ 216,387**	**$ 241,234**	**$ (24,847)**	**$ 1,962,192**	**$ 1,929,870**	**$ 32,322**	2%
Net Gain (Loss)	**$ (24,414)**	**$ (50,253)**	**$ 25,840**	**$ (419,491)**	**$ (402,026)**	**$ (17,466)**	**4%**

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	$ 26,862	$ 20,400	$ 6,462	$ 182,849	$ 163,200	$ 19,649	12%
Rental Subsidies	28,188	31,894	(3,706)	243,511	255,152	(11,641)	-5%
Vacancy Loss	(4,565)	(2,625)	(1,940)	(17,124)	(21,000)	3,876	-18%
Net Rental Revenue	**50,485**	**49,669**	**816**	**409,236**	**397,352**	**11,884**	**3%**
Tenant Revenue - Other	-	338	(338)	4,880	2,700	2,180	81%
Total Tenant Revenue	**50,485**	**50,007**	**479**	**414,116**	**400,052**	**14,064**	4%
Investment Income - Unrestricted	2,304	1,842	462	16,755	14,733	2,022	14%
Other Revenue	2,090	2,828	(738)	107,471	22,627	84,844	375%
Total Revenue	**$ 54,879**	**$ 54,677**	**$ 203**	**$ 538,342**	**$ 437,412**	**$ 100,930**	23%
Administrative Salaries	2,407	2,773	(366)	18,017	22,182	(4,165)	-19%
Auditing Fees	1,183	1,004	179	9,467	8,031	1,436	18%
Property Management Fee	2,624	2,557	67	21,754	20,460	1,295	6%
Asset Management Fees	1,067	1,084	(17)	8,535	8,669	(134)	-2%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	860	880	(21)	6,259	7,042	(783)	-11%
Office Expenses	584	896	(312)	6,312	7,167	(854)	-12%
Legal Expense	-	42	(42)	-	333	(333)	-100%
Training & Travel	-	-	-	733	-	733	
Other	116	292	(176)	3,160	2,333	826	35%
Total Operating - Administrative	**8,840**	**9,527**	**(687)**	**74,237**	**76,217**	**(1,980)**	-3%
Total Tenant Services	**84**	**268**	**(184)**	**2,025**	**2,144**	**(119)**	-6%
Water	2,487	2,792	(305)	17,072	22,336	(5,264)	-24%
Electricity	733	1,037	(304)	5,893	8,295	(2,402)	-29%
Gas	259	558	(299)	3,398	4,465	(1,066)	-24%
Sewer	1,619	2,128	(508)	12,201	17,022	(4,820)	-28%
Total Utilities	**$ 5,098**	**$ 6,515**	**$ (1,417)**	**$ 38,565**	**$ 52,118**	**$ (13,552)**	-26%

Bear Creek Housing Development Group, LP

Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	$ 2,303	$ 3,231	$ (928)	$ 22,781	$ 25,850	$ (3,070)	-12%
Maintenance - Materials & Other	909	2,892	(1,982)	13,756	23,133	(9,377)	-41%
Maintenance and Operations Contracts	2,456	7,074	(4,618)	48,273	56,595	(8,322)	-15%
Employee Benefit Contributions - Maintenance	414	1,216	(802)	5,636	9,724	(4,088)	-42%
Total Maintenance	**6,082**	**14,413**	**(8,331)**	**90,447**	**115,303**	**(24,856)**	-22%
Total Insurance Premiums	**10,316**	**9,785**	**532**	**82,794**	**78,276**	**4,518**	6%
Other General Expenses	115	50	65	863	400	463	116%
Compensated Absences	675	-	675	6,094	-	6,094	
Property Taxes	1,950	1,950	(0)	15,599	15,599	(0)	0%
Bad debt - Tenant Rents	-	83	(83)	-	667	(667)	-100%
Total Other General Expenses	**2,740**	**2,083**	**657**	**22,555**	**16,665**	**5,890**	35%
Interest of Mortgage (or Bonds) Payable	2,969	3,139	(170)	24,958	25,113	(154)	-1%
Interest on Notes Payable (Seller Financing)	6,714	6,714	-	53,708	53,708	-	0%
Amortization of Loan Costs	1,664	1,664	-	13,310	13,310	-	0%
Total Interest Expense and Amortization Cost	**11,346**	**11,516**	**(170)**	**91,977**	**92,131**	**(154)**	0%
Total Operating Expenses	**$ 44,508**	**$ 54,107**	**$ (9,599)**	**$ 402,601**	**$ 432,854**	**$ (30,253)**	-7%
Excess of Operating Revenue over Operating Expenses	**$ 10,372**	**$ 570**	**$ 9,802**	**$ 135,742**	**$ 4,558**	**$ 131,183**	2878%
Extraordinary Maintenance	575	-	575	8,099	-	8,099	
Depreciation Expense	18,807	18,774	33	150,450	150,195	255	0%
Total Expenses	**$ 63,890**	**$ 72,881**	**$ (8,992)**	**$ 561,149**	**$ 583,049**	**$ (21,900)**	-4%
Net Gain (Loss)	**$ (9,010)**	**$ (18,205)**	**$ 9,194**	**$ (22,807)**	**$ (145,637)**	**$ 122,830**	**-84%**

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	$ 51,176	$ 52,561	$ (1,385)	$ 417,329	$ 420,489	$ (3,160)	-1%
Rental Subsidies	49,617	46,897	2,720	389,015	375,174	13,841	4%
Vacancy Loss	(2,011)	(4,764)	2,752	(30,087)	(38,110)	8,023	-21%
Net Rental Revenue	**98,782**	**94,694**	**4,087**	**776,257**	**757,553**	**18,704**	**2%**
Tenant Revenue - Other	1,493	673	820	6,471	5,387	1,085	20%
Total Tenant Revenue	**100,275**	**95,367**	**4,907**	**782,728**	**762,940**	**19,788**	3%
Investment Income - Unrestricted	2,288	3,472	(1,184)	20,897	27,780	(6,883)	-25%
Other Revenue	2,535	2,928	(393)	22,967	23,424	(457)	-2%
Total Revenue	**$ 105,098**	**$ 101,768**	**$ 3,330**	**$ 826,593**	**$ 814,143**	**$ 12,449**	2%
Administrative Salaries	5,524	8,291	(2,767)	48,681	66,329	(17,648)	-27%
Auditing Fees	1,183	1,942	(758)	9,467	15,534	(6,068)	-39%
Property Management Fee	6,138	5,764	374	48,261	46,110	2,151	5%
Asset Management Fees	1,084	1,101	(18)	9,017	8,811	206	2%
Advertising and Marketing	-	8	(8)	-	67	(67)	-100%
Employee Benefit contributions - Administrative	2,093	2,315	(223)	17,102	18,521	(1,419)	-8%
Office Expenses	2,715	1,975	740	16,879	15,800	1,079	7%
Legal Expense	-	167	(167)	3,178	1,333	1,844	138%
Training & Travel	-	250	(250)	1,418	2,000	(582)	-29%
Other	282	708	(426)	4,006	5,667	(1,660)	-29%
Total Operating - Administrative	**19,019**	**22,521**	**(3,503)**	**158,009**	**180,172**	**(22,163)**	-12%
Total Tenant Services	**5,457**	**7,481**	**(2,024)**	**52,570**	**59,851**	**(7,281)**	-12%
Water	-	1,803	(1,803)	14,823	14,424	399	3%
Electricity	-	9,609	(9,609)	77,696	76,870	826	1%
Gas	-	644	(644)	5,158	5,148	10	0%
Sewer	-	1,089	(1,089)	8,530	8,708	(179)	-2%
Total Utilities	**$ -**	**$ 13,144**	**$ (13,144)**	**$ 106,206**	**$ 105,150**	**$ 1,056**	1%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	$ 5,856	$ 7,030	$ (1,174)	$ 66,708	$ 56,243	$ 10,464	19%
Maintenance - Materials & Other	3,537	4,017	(481)	31,722	32,136	(414)	-1%
Maintenance and Operations Contracts	3,918	9,160	(5,242)	81,151	73,278	7,873	11%
Employee Benefit Contributions - Maintenance	2,382	2,702	(320)	18,436	21,616	(3,180)	-15%
Total Maintenance	**15,693**	**22,909**	**(7,216)**	**198,017**	**183,273**	**14,743**	8%
Property Insurance	10,849	3,730	7,119	81,344	29,841	51,503	173%
Workmen's Compensation	270	-	270	2,561	-	2,561	
All Other Insurance	308	552	(244)	2,467	4,418	(1,951)	-44%
Total Insurance Premiums	**11,428**	**4,282**	**7,145**	**86,372**	**34,258**	**52,113**	152%
Other General Expenses	2,417	500	1,916	4,163	4,003	160	4%
Compensated Absences	2,848	-	2,848	13,096	-	13,096	
Taxes	2,500	2,500	-	20,000	20,000	-	0%
Bad debt - Tenant Rents	-	83	(83)	-	667	(667)	-100%
Total Other General Expenses	**7,765**	**3,084**	**4,681**	**37,260**	**24,670**	**12,590**	51%
Interest of Mortgage (or Bonds) Payable	4,890	5,166	(276)	41,072	41,329	(257)	-1%
Interest on Notes Payable (Seller Financing)	9,215	9,215	(0)	73,722	73,722	(0)	0%
Amortization of Loan Costs	1,568	1,568	(0)	12,544	12,544	(0)	0%
Total Interest Expense and Amortization Cost	**15,673**	**15,949**	**(276)**	**127,337**	**127,595**	**(257)**	0%
Total Operating Expenses	**$ 75,034**	**$ 89,371**	**$ (14,337)**	**$ 765,770**	**$ 714,969**	**$ 50,801**	7%
Excess of Operating Revenue over Operating Expenses	**$ 30,064**	**$ 12,397**	**$ 17,667**	**$ 60,823**	**$ 99,174**	**$ (38,352)**	-39%
Extraordinary Maintenance	3,432	-	3,432	87,580	-	87,580	
Depreciation Expense	31,261	40,528	(9,267)	250,087	324,224	(74,137)	-23%
Total Expenses	**$ 109,727**	**$ 129,899**	**$ (20,172)**	**$ 1,103,436**	**$ 1,039,193**	**$ 64,243**	6%
Net Gain (Loss)	**$ (4,629)**	**$ (28,131)**	**$ 23,502**	**$ (276,844)**	**$ (225,050)**	**$ (51,794)**	**23%**

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	$ 13,928	$ 17,239	$ (3,311)	$ 107,688	$ 137,908	$ (30,221)	-22%
Rental Subsidies	20,419	17,165	3,255	167,088	137,319	29,770	22%
Vacancy Loss	(2,351)	(1,157)	(1,194)	(19,381)	(9,256)	(10,125)	109%
Net Rental Revenue	**31,996**	**33,246**	**(1,250)**	**255,395**	**265,971**	**(10,576)**	**-4%**
Tenant Revenue - Other	477	437	40	3,874	3,498	376	11%
Total Tenant Revenue	**32,474**	**33,684**	**(1,210)**	**259,269**	**269,469**	**(10,199)**	-4%
Investment Income - Unrestricted	263	844	(581)	5,043	6,748	(1,705)	-25%
Other Revenue	582	375	206	2,085	3,003	(919)	-31%
Total Revenue	**$ 33,319**	**$ 34,903**	**$ (1,584)**	**$ 266,397**	**$ 279,220**	**$ (12,823)**	-5%
Administrative Salaries	2,479	3,569	(1,089)	22,699	28,549	(5,850)	-20%
Auditing Fees	1,183	713	470	9,467	5,706	3,760	66%
Property Management Fee	1,948	1,856	92	15,622	14,850	772	5%
Asset Management Fees	769	769	-	6,150	6,150	0	0%
Advertising and Marketing	-	6	(6)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	532	795	(263)	4,813	6,357	(1,544)	-24%
Office Expenses	357	459	(102)	3,298	3,671	(373)	-10%
Legal Expense	-	21	(21)	1,333	172	1,161	676%
Training & Travel	-	58	(58)	651	467	184	40%
Other	42	212	(170)	2,280	1,697	583	34%
Total Operating - Administrative	**7,311**	**8,458**	**(1,148)**	**66,311**	**67,667**	**(1,356)**	-2%
Total Tenant Services	**37**	**202**	**(166)**	**612**	**1,617**	**(1,006)**	-62%
Water	-	1,278	(1,278)	12,468	10,223	2,245	22%
Electricity	-	552	(552)	3,598	4,420	(822)	-19%
Gas	-	260	(260)	1,208	2,084	(876)	-42%
Sewer	-	1,078	(1,078)	9,216	8,628	589	7%
Total Utilities	**$ -**	**$ 3,169**	**$ (3,169)**	**$ 26,490**	**$ 25,354**	**$ 1,136**	4%

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	$ 2,602	$ 3,095	$ (493)	$ 22,718	$ 24,758	$ (2,040)	-8%
Maintenance - Materials & Other	162	1,764	(1,602)	14,915	14,111	804	6%
Maintenance and Operations Contracts	5,368	2,714	2,654	35,189	21,712	13,477	62%
Employee Benefit Contributions - Maintenance	1,144	1,262	(118)	9,334	10,098	(764)	-8%
Total Maintenance	**9,276**	**8,835**	**441**	**82,156**	**70,679**	**11,477**	16%
Total Insurance Premiums	**10,128**	**5,928**	**4,201**	**90,316**	**47,420**	**42,896**	90%
Other General Expenses	8	83	(75)	868	667	201	30%
Compensated Absences	1,222	-	1,222	8,621	-	8,621	
Property Taxes	1,667	1,667	-	13,333	13,333	-	0%
Bad debt - Tenant Rents	-	644	(644)	(200)	5,150	(5,350)	-104%
Total Other General Expenses	**2,897**	**2,394**	**503**	**22,622**	**19,150**	**3,472**	18%
Interest of Mortgage (or Bonds) Payable	598	617	(19)	4,822	4,935	(114)	-2%
Interest on Notes Payable	1,268	1,268	-	10,143	10,143	-	0%
Amortization of Loan Costs	526	526	0	4,212	4,211	0	0%
Total Interest Expense and Amortization Cost	**2,392**	**2,411**	**(19)**	**19,177**	**19,290**	**(113)**	-1%
Total Operating Expenses	**$ 32,040**	**$ 31,397**	**$ 643**	**$ 307,683**	**$ 251,178**	**$ 56,505**	22%
Excess of Operating Revenue over Operating Expenses	**$ 1,278**	**$ 3,505**	**$ (2,227)**	**$ (41,286)**	**$ 28,042**	**$ (69,328)**	-247%
Extraordinary Maintenance	-	-	-	1,097	-	1,097	
Depreciation Expense	21,756	24,812	(3,056)	174,045	198,495	(24,451)	-12%
Total Expenses	**$ 53,796**	**$ 56,209**	**$ (2,413)**	**$ 482,824**	**$ 449,673**	**$ 33,151**	7%
Net Gain (Loss)	**$ (20,477)**	**$ (21,307)**	**$ 829**	**$ (216,428)**	**$ (170,453)**	**$ (45,975)**	**27%**

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	$ 8,748	$ 9,697	$ (949)	$ 73,391	$ 77,577	$ (4,186)	-5%
Rental Subsidies	12,266	10,602	1,664	94,721	84,817	9,903	12%
Vacancy Loss	(299)	(1,090)	791	(6,054)	(8,721)	2,667	-31%
Net Rental Revenue	**20,715**	**19,209**	**1,506**	**162,058**	**153,674**	**8,385**	**5%**
Tenant Revenue - Other	66	116	(50)	778	930	(152)	-16%
Total Tenant Revenue	**20,781**	**19,325**	**1,456**	**162,836**	**154,604**	**8,233**	5%
Investment Income - Unrestricted	436	664	(228)	4,365	5,309	(944)	-18%
Other Revenue	-	25	(25)	419	202	217	108%
Total Revenue	**$ 21,217**	**$ 20,014**	**$ 1,203**	**$ 167,620**	**$ 160,114**	**$ 7,506**	5%
Administrative Salaries	1,103	1,628	(525)	10,489	13,024	(2,536)	-19%
Auditing Fees	1,183	476	708	9,467	3,804	5,662	0%
Property Management Fee	1,247	1,144	103	9,795	9,154	642	7%
Asset Management Fees	769	769	-	6,150	6,150	0	0%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	292	411	(119)	2,691	3,291	(601)	-18%
Office Expenses	146	301	(154)	1,376	2,404	(1,028)	-43%
Legal Expense	-	43	(43)	-	343	(343)	-100%
Training & Travel	-	42	(42)	182	333	(152)	-45%
Other	29	129	(100)	1,495	1,034	461	45%
Total Operating - Administrative	**4,770**	**4,942**	**(172)**	**41,643**	**39,538**	**2,105**	5%
Total Tenant Services	**18**	**126**	**(107)**	**159**	**1,005**	**(846)**	-84%
Water	-	1,202	(1,202)	12,886	9,613	3,272	34%
Electricity	-	253	(253)	1,268	2,022	(754)	-37%
Gas	-	171	(171)	637	1,369	(732)	-53%
Sewer	-	849	(849)	9,542	6,790	2,752	41%
Total Utilities	**$ -**	**$ 2,474**	**$ (2,474)**	**$ 24,333**	**$ 19,794**	**$ 4,538**	23%

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	$ 882	$ 1,032	$ (150)	$ 7,689	$ 8,253	$ (564)	-7%
Maintenance - Materials & Other	83	1,043	(960)	3,630	8,343	(4,713)	-56%
Maintenance and Operations Contracts	1,061	2,918	(1,858)	21,674	23,346	(1,672)	-7%
Employee Benefit Contributions - Maintenance	384	421	(36)	3,131	3,366	(235)	-7%
Total Maintenance	**2,410**	**5,413**	**(3,004)**	**36,125**	**43,308**	**(7,183)**	-17%
Total Insurance Premiums	**4,680**	**2,963**	**1,717**	**41,391**	**23,705**	**17,686**	75%
Other General Expenses	5	42	(37)	246	333	(87)	-26%
Compensated Absences	447	-	447	3,279	-	3,279	
Property Taxes	1,167	1,167	-	9,333	9,333	-	0%
Bad debt - Tenant Rents	-	183	(183)	-	1,467	(1,467)	-100%
Total Other General Expenses	**1,619**	**1,392**	**227**	**12,859**	**11,133**	**1,726**	15%
Interest on Notes Payable	2,676	2,676	0	21,406	21,405	0	0%
Amortization of Loan Costs	271	271	0	2,166	2,166	0	0%
Total Interest Expense and Amortization Cost	**2,946**	**2,946**	**0**	**23,572**	**23,571**	**0**	0%
Total Operating Expenses	**$ 16,443**	**$ 20,257**	**$ (3,813)**	**$ 180,081**	**$ 162,055**	**$ 18,026**	11%
Excess of Operating Revenue over Operating Expenses	**$ 4,774**	**$ (243)**	**$ 5,016**	**$ (12,461)**	**$ (1,940)**	**$ (10,520)**	542%
Extraordinary Maintenance	-	-	-	3,948	-	3,948	
Depreciation Expense	11,512	11,974	(462)	92,096	95,790	(3,694)	-4%
Total Expenses	**$ 27,955**	**$ 32,231**	**$ (4,275)**	**$ 276,125**	**$ 257,845**	**$ 18,280**	7%
Net Gain (Loss)	**$ (6,738)**	**$ (12,216)**	**$ 5,478**	**$ (108,504)**	**$ (97,730)**	**$ (10,774)**	**11%**

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	$ 11,641	$ 9,646	$ 1,994	$ 90,227	$ 77,171	$ 13,056	17%
Rental Subsidies	7,659	8,301	(642)	59,298	66,410	(7,112)	-11%
Vacancy Loss	(877)	(467)	(410)	(4,387)	(3,733)	(654)	18%
Net Rental Revenue	**18,423**	**17,481**	**942**	**145,138**	**139,847**	**5,290**	**4%**
Tenant Revenue - Other	-	83	(83)	1,022	667	355	53%
Total Tenant Revenue	**18,423**	**17,564**	**859**	**146,160**	**140,514**	**5,646**	4%
Investment Income - Unrestricted	448	673	(225)	4,276	5,387	(1,111)	-21%
Other Revenue	165	302	(137)	3,911	2,413	1,498	62%
Total Revenue	**$ 19,036**	**$ 18,539**	**$ 497**	**$ 154,346**	**$ 148,314**	**$ 6,032**	4%
Administrative Salaries	809	938	(129)	6,070	7,503	(1,433)	-19%
Auditing Fees	1,183	330	853	9,467	2,642	6,825	258%
Property Management Fee	929	882	47	7,504	7,057	447	6%
Asset Management Fees	1,346	1,370	(24)	9,322	10,957	(1,635)	-15%
Employee Benefit contributions - Administrative	288	298	(10)	2,092	2,383	(291)	-12%
Office Expenses	501	271	231	4,207	2,167	2,040	94%
Legal Expense	-	63	(63)	550	500	50	10%
Training & Travel	-	33	(33)	282	267	15	6%
Other	40	292	(252)	664	2,333	(1,670)	-72%
Total Operating - Administrative	**5,096**	**4,476**	**620**	**40,156**	**35,807**	**4,348**	12%
Total Tenant Services	**24**	**51**	**(27)**	**246**	**405**	**(159)**	-39%
Water	-	300	(300)	2,429	2,401	28	1%
Electricity	-	1,159	(1,159)	9,222	9,271	(49)	-1%
Gas	155	458	(303)	3,521	3,663	(142)	-4%
Sewer	-	199	(199)	1,546	1,592	(46)	-3%
Total Utilities	**$ 155**	**$ 2,116**	**$ (1,961)**	**$ 16,718**	**$ 16,926**	**$ (208)**	-1%

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	$ 761	$ 1,077	$ (316)	$ 7,763	$ 8,617	$ (854)	-10%
Maintenance - Materials & Other	184	888	(703)	8,672	7,100	1,572	22%
Maintenance and Operations Contracts	843	1,907	(1,064)	15,697	15,253	443	3%
Employee Benefit Contributions - Maintenance	138	405	(267)	1,899	3,241	(1,343)	-41%
Total Maintenance	**1,926**	**4,276**	**(2,351)**	**34,030**	**34,211**	**(181)**	-1%
Total Protective Services	**1,134**	**1,389**	**(255)**	**9,568**	**11,110**	**(1,542)**	-14%
Total Insurance Premiums	**3,430**	**1,568**	**1,861**	**25,714**	**12,547**	**13,167**	105%
Other General Expenses	272	92	180	556	733	(178)	-24%
Compensated Absences	323	-	323	2,469	-	2,469	
Taxes	625	625	-	5,000	5,000	-	0%
Bad debt - Tenant Rents	-	333	(333)	-	2,667	(2,667)	-100%
Total Other General Expenses	**1,220**	**1,050**	**170**	**8,025**	**8,400**	**(375)**	-4%
Interest of Mortgage (or Bonds) Payable	608	675	(67)	5,117	5,400	(283)	-5%
Amortization of Loan Costs	681	681	0	5,445	5,445	0	0%
Total Interest Expense and Amortization Cost	**1,288**	**1,356**	**(67)**	**10,563**	**10,845**	**(283)**	-3%
Total Operating Expenses	**$ 14,272**	**$ 16,282**	**$ (2,010)**	**$ 145,020**	**$ 130,253**	**$ 14,767**	11%
Excess of Operating Revenue over Operating Expenses	**$ 4,764**	**$ 2,258**	**$ 2,506**	**$ 9,326**	**$ 18,061**	**$ (8,735)**	-48%
Extraordinary Maintenance	-	-	-	4,950	-	4,950	
Depreciation Expense	10,321	10,277	44	82,569	82,216	353	0%
Total Expenses	**$ 24,593**	**$ 26,559**	**$ (1,966)**	**$ 232,539**	**$ 212,469**	**$ 20,070**	9%
Net Gain (Loss)	**$ (5,557)**	**$ (8,019)**	**$ 2,462**	**$ (78,192)**	**$ (64,155)**	**$ (14,038)**	**22%**

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	$ -	$ -	$ 199,387	$ 199,387	$ 267,882	$ (68,495)	-26%
Asset Management Fee	-	-	9,600	9,600	9,600	-	0%
Book Keeping Fee	-	-	107,565	107,565	106,040	1,525	1%
Fee Revenue	**-**	**-**	**316,552**	**316,552**	**383,522**	**$ (66,970)**	**-17%**
Interest Income	10,613	12,430	8,639	31,682	29,059	2,623	9%
Investment Income	10,342	519,751	-	530,093	530,934	(841)	0%
Other Revenue	100,666	359,457	1,217	461,340	426,245	35,095	8%
Gain or Loss on Sale of Capital Assets	-	22,642	-	22,642	-	22,642	
Total Revenue	**$ 121,621**	**$ 914,280**	**$ 326,408**	**$ 1,362,309**	**$ 1,369,760**	**$ (7,451)**	**-1%**
Administrative Salaries	66,365	201,566	216,646	484,576	622,867	(138,291)	-22%
Auditing Fees	-	3,042	6,604	9,646	11,900	(2,254)	-19%
Advertising and Marketing	-	1,229	-	1,229	1,667	(438)	-26%
Employee Benefits - Admin.	16,402	49,749	51,839	117,991	178,385	(60,394)	-34%
Office Expenses	2,362	12,489	52,168	67,019	80,251	(13,232)	-16%
Legal Expense	-	-	19,097	19,097	15,700	3,397	22%
Training & Travel	227	1,451	2,616	4,295	12,667	(8,372)	-66%
Other	3,881	58,327	7,958	70,166	18,939	51,228	270%
Total Operating - Administration	**89,237**	**327,853**	**356,928**	**774,019**	**942,375**	**(168,356)**	**-18%**
Water	-	409	143	553	875	(322)	-37%
Electricity	-	2,187	1,388	3,574	4,808	(1,233)	-26%
Gas	-	1,355	320	1,675	1,995	(320)	-16%
Sewer	-	279	77	357	518	(162)	-31%
Total Utilities	**-**	**4,230**	**1,929**	**6,159**	**8,196**	**(2,037)**	-25%
Maintenance - Labor	-	-	-	-	-		
Maintenance - Materials	-	7	1,228	1,235	2,094	(859)	-41%
Maint Contracts, Miscellaneous	-	67	127	195	2,644	(2,449)	-93%
Maint Contracts-Trash Removal	-	522	-	522	860	(338)	-39%
Maint Contracts-Heating & Cooling	-	-	-	-	-	-	
Maint Contracts-Snow Removal	-	-	-	-	-	-	
Maint Contracts-Elevators	-	-	-	-	-	-	
Maint Contracts-Landscape & Grounds	-	-	2,766	2,766	4,225	(1,459)	-35%
Maint Contracts-Unit Turnaround	-	-	-	-	-	-	
Maint Contracts-Electrical	-	-	-	-	-	-	
Maint Contracts-Plumbing	-	-	-	-	82	(82)	
Maint Contracts-Extermintation	-	-	-	-	-	-	
Maint Contracts-Janitorial	-	888	888	1,776	5,322	(3,546)	-67%
Maintenance Contracts	-	1,477	3,781	5,259	13,133	(7,875)	-60%
Employee Benefits - Maint.	-	-	-	-	-	-	
Total Maintenance	**-**	**1,484**	**5,010**	**6,494**	**15,228**	**(8,734)**	**-57%**
Total Insurance Premiums	**1,798**	**16,152**	**7,879**	**25,830**	**17,490**	**8,340**	**48%**
Other General Expenses	**42,509**	**55,057**	**1,112**	**98,679**	**59,319**	**39,360**	**66%**
Compensated Absences	**2,217**	**7,080**	**8,107**	**17,403**	**-**	**17,403**	
Total Other Expenses	**44,726**	**62,137**	**9,219**	**116,082**	**59,319**	**56,763**	**96%**
Interest of Bonds Payable	-	198,362	-	198,362	206,491	(8,130)	-4%
Interest on Notes Payable	-	14,799	-	14,799	14,938	(139)	-1%
Total Interest/Amortization	**-**	**213,161**	**-**	**213,161**	**221,430**	**(8,269)**	**-4%**
Total Operating Expenses	**$ 135,761**	**$ 625,018**	**$ 380,965**	**$ 1,141,744**	**$ 1,264,037**	**$ (122,293)**	**-10%**
Excess of Operating Revenue over Operating Expenses	**$ (14,140)**	**$ 289,262**	**$ (54,557)**	**$ 220,565**	**$ 105,723**	**$ 114,842**	**109%**
Depreciation Expense	-	15,592	797	16,389	24,858	(8,469)	-34%
Total Expenses	**$ 135,761**	**$ 640,610**	**$ 381,762**	**$ 1,158,133**	**$ 1,288,895**	**$ (130,762)**	**-10%**
Net Gain (Loss)	**$ (14,140)**	**$ 273,670**	**$ (55,354)**	**$ 204,176**	**$ 80,865**	**$ 123,311**	**152%**

Columbia
HOUSING AUTHORITY

Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203
Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: Affordable Housing Development
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: October 15, 2025
Re: Affordable Housing Development

Executive Summary

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

Discussion

Kinney Point:

- Buildings 1, 2, and 3 are nearing construction completion and will be completed by 10/31.
- Buildings 4, 5, and 6 are expected to be complete by 11/30.
- CHA staff is preparing for lease up of these last 6 buildings. Lease up goal is by 12/31/25.

Park Avenue:

- Demolition completed for first two blocks.
- Building pad preparation is underway, including footings and gravel pads.
- CHA staff is establishing a process for reviewing draws to monitor timeliness and budget.

Providence Walkway:

- Compiling information for Subsidy Layering Review to submit to HUD, which project underwriting and financial pro forma.
- Concept Call with HUD scheduled for October 3 but postponed due to the government shutdown.
- Financing plan for the RAD Resource desk is being completed.
- Plans are underway to prepare to meet spending deadlines for ARPA and CDBG funds.

Blind Boone Apartments:

- Compiling information for Subsidy Layering Review to submit to HUD, which project underwriting and financial pro forma.
- Concept Call with HUD scheduled for October 3 but postponed due to the government shutdown.
- Financing plan for the RAD Resource desk is being completed.
- Plans are underway to prepare to meet spending deadlines for ARPA and CDBG funds.
- Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds has been received from the city. This is the final step of the HUD Part 58 Environmental Review.
- Application for a Variance has been filed with the Board of Adjustment (BOA), and additional follow-up with City staff was conducted. BOA Meeting will be held on November 18th.

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Kinney Point Progress as of 10/8/2025


Building 1

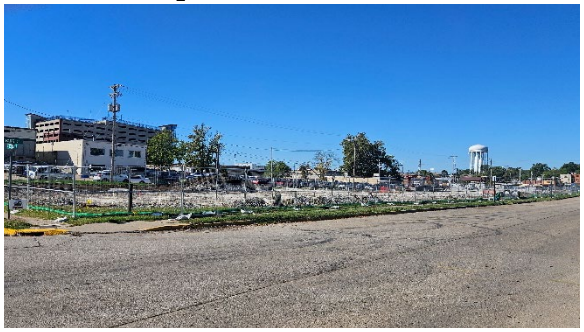

Building 6


Building 2 interior


Building 2 kitchen

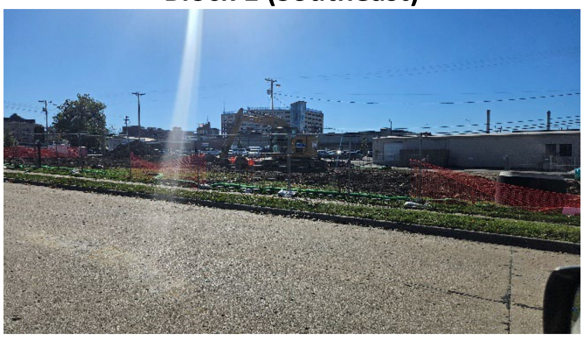

Building 2 Bathroom

Park Avenue Progress 10/8/2025



Block 1 (Southeast)

Block 2 (Southwest)



Block 2 (Southwest)

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: October 15, 2025
Re: Housing Choice Vouchers & Special Programs

Executive Summary

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

Discussion

Housing Choice Voucher (HCV) Program
This memo provides a report on 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 6 attritions for a gain of 0 new participants, as of September 30, 2025. CHA still maintained 7 voucher holders searching for homes from issuances occurring in 2025.

HCV EOP Reasons:
Terminated/Abandoned the unit-1
Voucher Expired- 2
Zero HAP- 1
Port Out/Absorbed-2

Veteran Affairs Supportive Housing (VASH) Program
The VA has increased participation of chronically homeless Veterans in CHA's VASH program. The VA continues to work towards utilizing the remaining VASH vouchers by providing housing for the community's homeless veterans. As of September 30, 2025, there are 146 households receiving VASH program assistance including 121 HCV + 25 PBV (Patriot Place). CHA currently has 13 HCV VASH voucher holders searching for homes.

HUD VASH EOP Reasons:
Terminated/Failed to Recertify-1
Removed Self- 1
Terminated/ Failure to Pay-1

Mainstream Vouchers
Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA maintains the availability of 49 Mainstream Vouchers. As of September 30, 2025, CHA has 38 vouchers leased with 2 voucher holders searching for a home.

Mainstream EOP Reasons:
N/A

Continuum of Care (CoC) Program
CHA continues to provide Continuum of Care Program vouchers to the most vulnerable chronically homeless individuals within the community. Each year CHA experiences an increase in homeless individuals and families needing safe, decent, and sanitary housing. As of September 30, 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 7 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 July of 2025.

Continuum of Care (CoC) EOP Reasons:
Terminated/Failure to recertify-1

Emergency Housing Vouchers (EHV) Program
CHA currently has 38 Emergency Housing Vouchers leased and 0 other with vouchers looking for housing. Just as required with the CoC program, the applicants must be added to the waitlist through the Boone County Coalition to End Homelessness (BCCEH) via a "coordinated entry" system as prescribed by the MO Balance of State, Continuum of Care. CHA is no longer accepting referrals for Emergency Housing Vouchers.

Emergency Housing Vouchers (EHV) Program EOP Reasons:
Terminated/Voucher Expired-1

Tenant-Based Rental Assistance (TBRA) Program
CHA currently has 4 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:
Voucher Searching-1

Recommended Commission Action

Review and consider the report.

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Department Source: Resident Services
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: October 15th 2025
Re: Monthly Resident Services Report

Executive Summary

This report summarizes the Resident Services Department's activities for August 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 August 2025 Highlights:

- The Family Self-Sufficiency and ROSS Coordinators supported the Park Avenue relocation efforts by assisting residents with packing and moving preparation.

- 08/01 The Healthy Home Connections Family Resource Coordinators hosted a Back-to-School Bash event at Bear Creek, where students received free school supplies, shoe vouchers, and a meal.

- 08/28 The Missouri Afterschool Network staff visited the Moving Ahead Program to conduct Planning with Data sessions and program observations, as part of the 21st Century Community Learning Centers grant requirements.

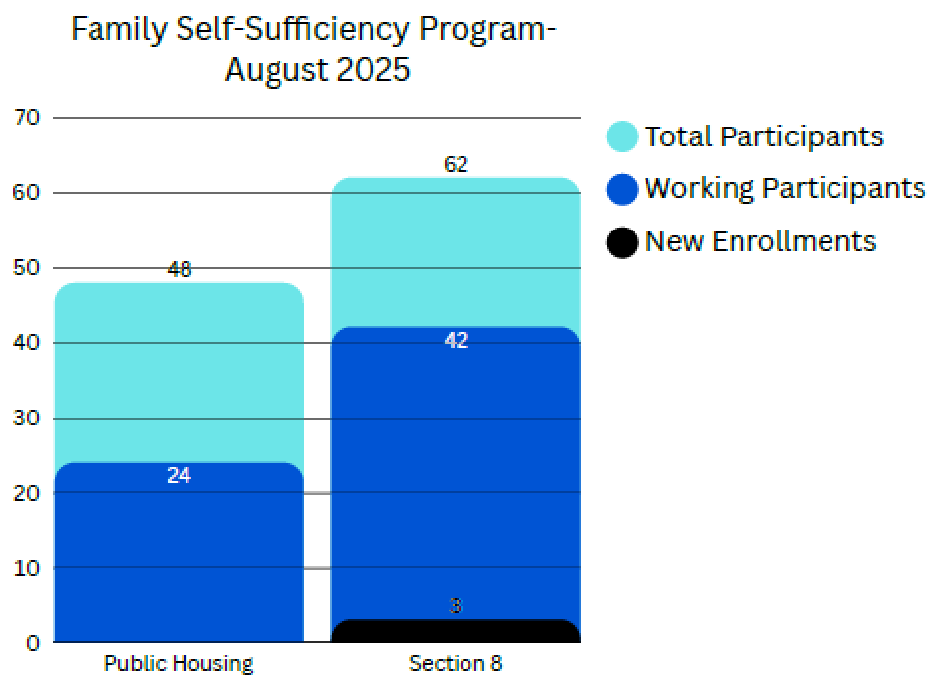
- Two Moving Ahead staff members began STEM teaching certifications through the Missouri Afterschool Network. As part of the program, their MOSAC Conference registration and hotel stay were covered.

- Independent Living Coordinators hosted a variety of resident engagement events, including bingo, coloring groups, cooking classes, walking clubs, and other activities designed to promote resident socialization.

- <u>Current Events</u>

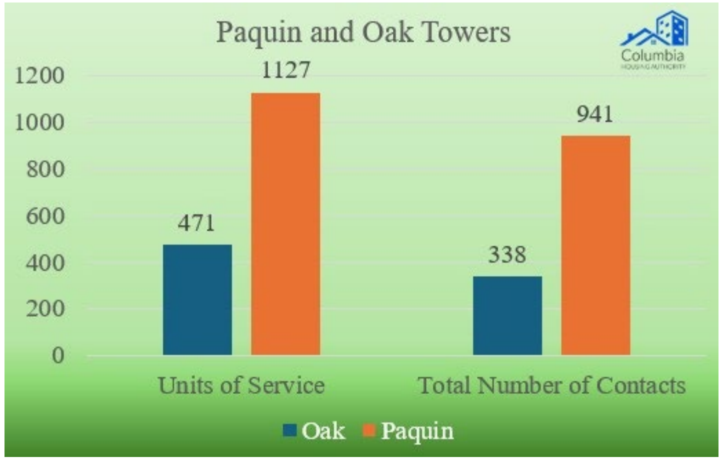
    - 10/04 Moving Ahead Movie Day Lakeside Ashland
    - 10/08-10/09 Teen Youth Advocacy Summit
    - 10/09 Paquin Chili Cookoff
    - 10/28 Oak Chili Cookoff
    - 10/30 Trunk-or-Treat at CHA Administration Building
    - 10/31 Moving Ahead Halloween Bash

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

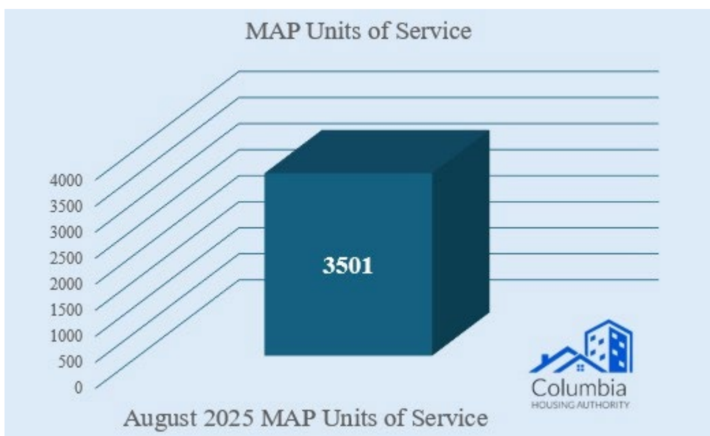


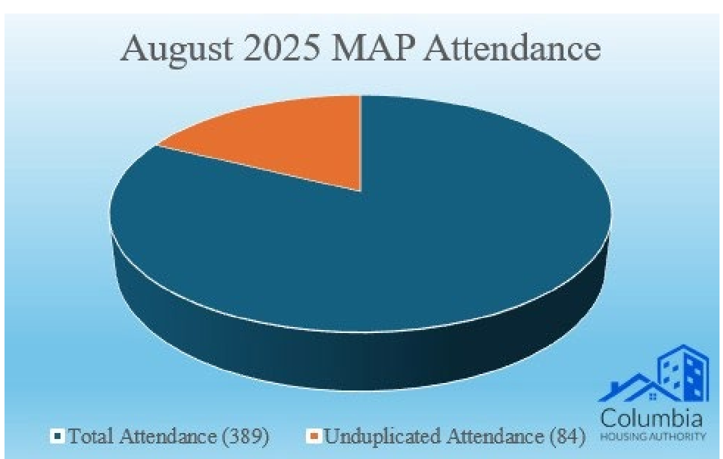
<u>Healthy Home Connections Program (HHC)</u> - Serving Families with Children 19 and Under, PBV & HCV

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



Moving Ahead Program (MAP) - Afterschool and Summer Program





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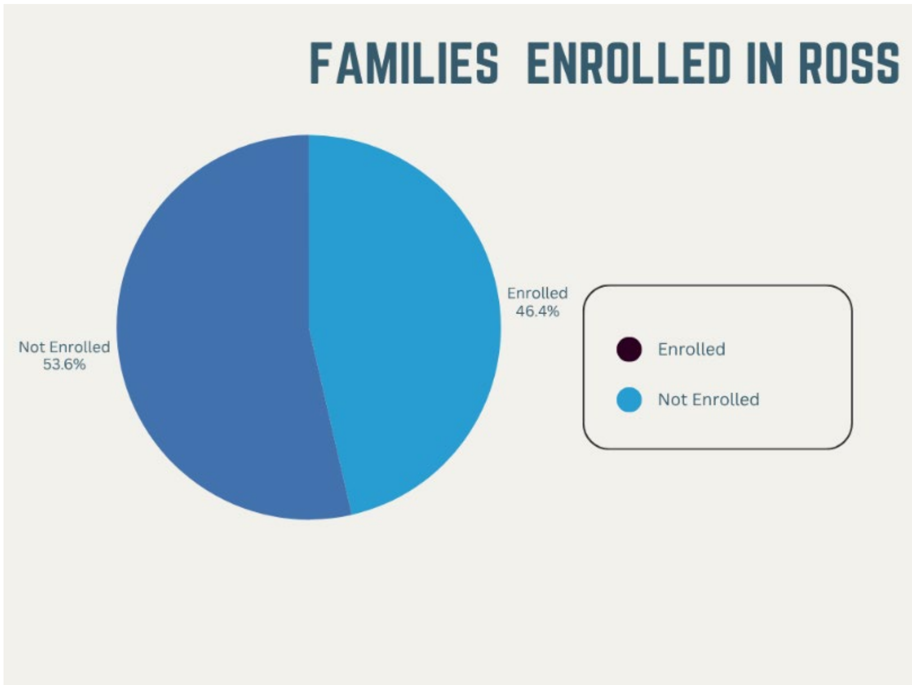
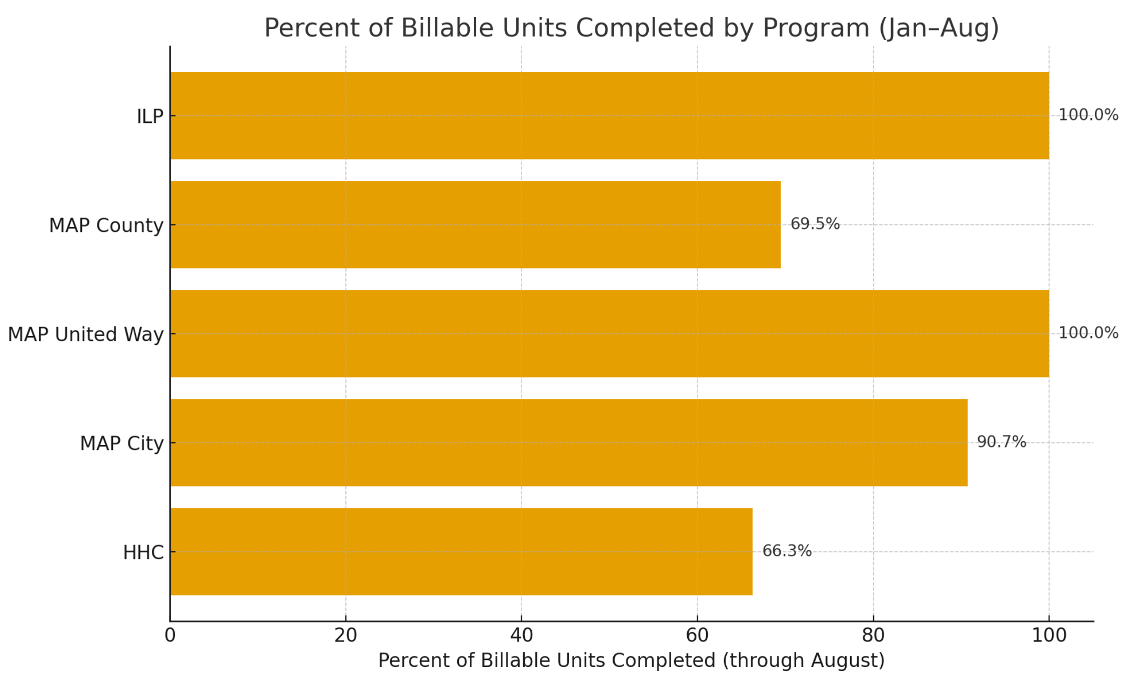
ROSS – Amp I, Bryant Walkways I &II



Year to Date Grant Totals



Recommended Commission Action

Review and consider the report.

Housing Authority of the City of Columbia, Missouri
201 Switzler Street, Columbia, Missouri 65203
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Department Source: Safety
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: October 15, 2025
Re: Safety Report

Executive Summary

This report provides a summary of September 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	2025	2025	2025	2025	**2025**	2024	2024	2024
Bear Creek	1	3	2	2	2	1	3	5	**2**	1	21	10
Bryant Walk	4	9	9	7	7	7	9	8	**5**	6	3	1
Downtown	1	11	9	5	6	3	6	4	**6**	10	5	4
Oak Towers	16	7	3	10	7	9	4	9	**9**	7	7	8
Patriot Place	4	4	0	4	1	3	2	2	**7**	1	1	2
Paquin Towers	18	13	10	19	12	8	10	16	**11**	8	8	23
Stuart Parker	0	7	7	3	3	5	2	3	**2**	3	1	2
misc												
Total	44	54	40	48	32	36	36	42	**42**	36	46	50

CHA Safety most notable reports:

July

- Lease Violations: 8
- Trespass Warnings: 8 1 arrest
- Check Welfare 3
- Lockouts 34
- Assault/adult abuse 2
- Disturbance persons 2
- Property crimes 4

Joint Communications log:

	January	February	March	April	May	June	July	August	**September**	October	November	December
	2025	2025	2025	2025	2025	2025	2025	2025	**2025**	2024	2024	2024
Columbia Police Response	92	67	86	127	129	106	122	142	**110**	162	135	147
Columbia Police Reports	8	11	25	17	12	14	11	20	**13**	17	8	16
Fire/Ems	102	113	81	96	86	110	101	79	**67**	131	102	88
Total	202	191	192	240	227	230	234	241	**190**	293	245	251

Recommended Commission Action

Review and consider the report.

Columbia
HOUSING AUTHORITY

Housing Authority of the City of Columbia, Missouri
201 Switzler Street, Columbia, Missouri 65203
Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ www.ColumbiaHA.com

Department Source: Human Resources
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: October 15, 2025
Re: Human Resources Monthly Report

Executive Summary

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

Discussion

Current Open Positions:

- Maintenance II
- Maintenance Mechanic I
- Accountant
- Moving Ahead Program Assistant – PT (Offer Accepted)
- Moving Ahead Program Kitchen Manager – PT (Offer Accepted)

Staff Anniversary's

- October 5th: Nate Hoemann – 2 Years (HR Manager)
- October 7th: Jeff Moore – 3 Years (Safety Officer – PT)
- October 14th: Eric Grant- 12 Years (Maintenance II)
- October 14th: Julia Jackson – 1 Year (Housing Development Coordinator)
- October 28th: David Wieberg – 5 Years (Maintenance I)
- October 30th: Margaret Patrick Flowers – 8 Years (Affordable Housing Operations Manager)

New Hires

- September 29th: Rhonda Easley (Assistant Affordable Housing Manager)
- October 6th: Leander Brandle (Maintenance I)

HR Activities:

- Began process for annual employee performance reviews
- Staff Professional Portrait Photograph Opportunity – October 29th
- Safety and Ergonomics Training for Maintenance Staff and Office Staff – October 29th
- All Staff Fall Festival – October 24th
- Preparing for Open Enrollment in November

I.T. Activities:

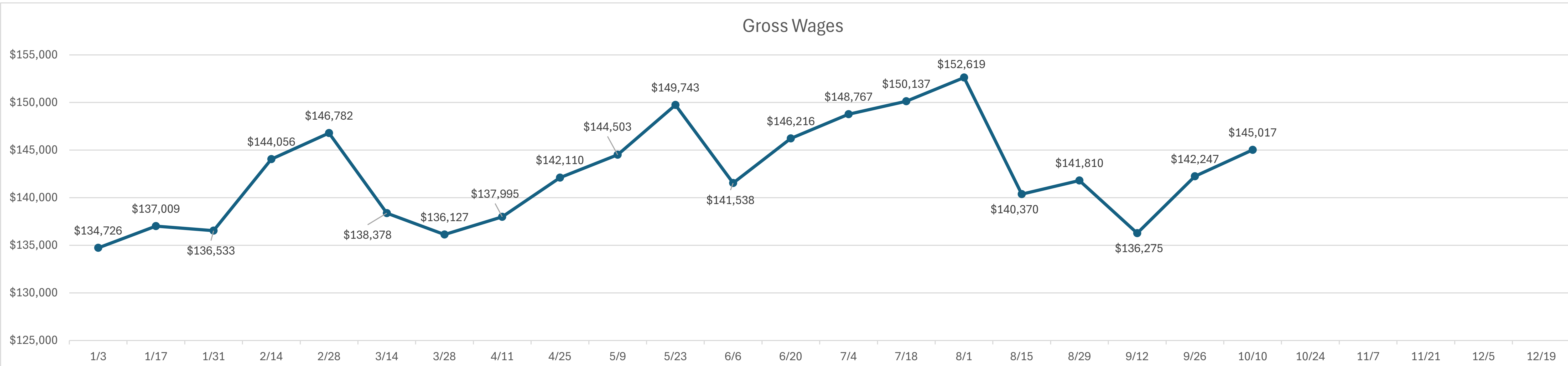
- Updated/replaced remaining Windows 10 Devices prior to support ending October 14th

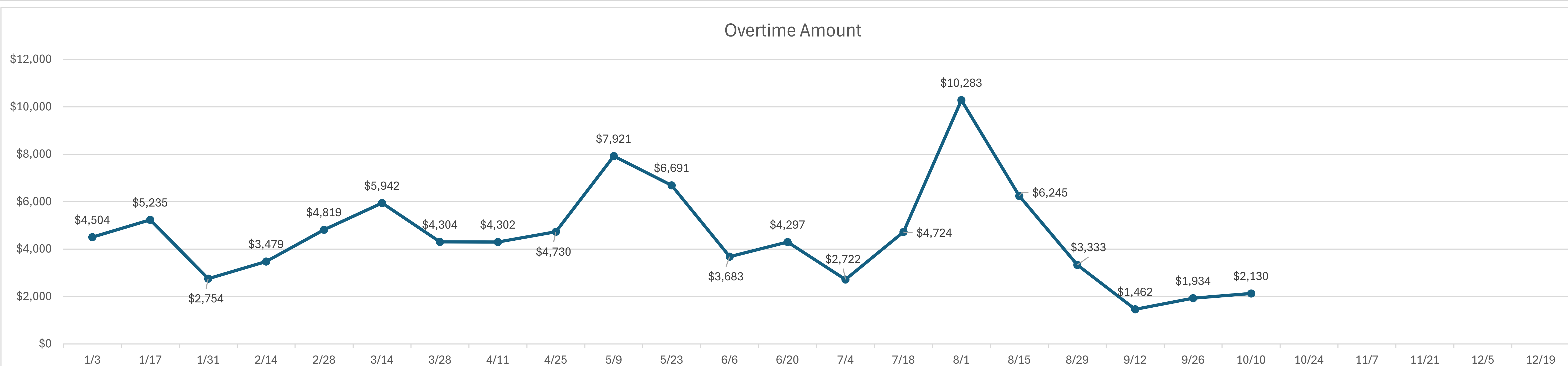
Recommended Commission Action

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	$146,216	$148,767	$150,137	$152,619	$140,370	$141,810	$136,275	$142,247	$145,017					
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	$4,297	$2,722	$4,724	$10,283	$6,245	$3,333	$1,462	$1,934	$2,130					
OT (Hrs)	123	146	76	90	127	159	118	112	136	232	184	111	123	86	159	334	172	91	42	54	54					
Sick (Hrs)	176	166	176	265	188	116	143	336	252	170	135	205	233	150	150	219	137	198	253	242	202					
Vac. (Hrs)	615	325	242	353	215	279	242	249	272	178	413	397	152	338	430	306	310	691	318	376	472					





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Department Source: CEO
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: October 15, 2025
Re: Current Events

Executive Summary

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

Discussion

9/24: Biscuits and Gravy-Paquin Tower. Randy, Brandon, Samantha, Katrina
9/30-10/2: Chamber Leadership Visit. Randy
10/2: City ILP Social Services Funding Site Visit. Caitlin, Matt and Samantha
10/8: Boone County ARPA Check-in. Randy, Mary Ann, Julia
10/13: Formal Hearing for Termination of Housing, Randy, Sara
10/14: PHA Plan and PHA Operating Budgets 45-day notice end. Randy and David
10/16: Park Avenue Draw Meeting. Justin, Mary Ann, Julia, Debbi
10/21: Affordable Housing Coalition Meeting. Kendra, Randy*
10/23: Community Foundation of Central Missouri Award. Caitlin, Randy
10/24: Staff Appreciation Event, Midway Golf and Games
10/30: LIHTC Expense Reports. David, Dana, Justin, Laura
11/6: Kinney Point Draw Meeting. Justin, Mary Ann, Julia, Debbi
11/12: Missouri Workforce Housing Association Development and Underwriting Committee. Randy
11/18: Affordable Housing Coalition Meeting. Kendra, Randy*
11/19: CHA Board of Commissioners Meeting.
11/27 & 28: CHA Offices Closed-Thanksgiving

Recommended Commission Action

Review and consider the report.