



Housing Authority of the City of Columbia, Missouri

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

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: **Wednesday, January 21, 2026**

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

Place: **CHA Administration Building, 201 Switzler**

- I.** Call to Order/Introductions
- II.** Roll Call
- III.** Adoption of Agenda (*Voice Vote*)
- IV.** Approval of December 17, 2025, Meeting Minutes (*Voice Vote*)
- V.** Public Comment (*Limited to 5 minutes per speaker*)

SPECIAL ITEMS

- VI.** **Staff Recognition:** Kinney Point

RESOLUTIONS

- VII.** **Resolution 3008:** Authorizing to approve a certified resolution of the Housing Authority of the City of Columbia, Missouri authorizing the purchase of materials for the Providence Walkway Development prior to the commencement of construction. (*Roll Call Vote*)
- VIII.** **Resolution 3009:** Authorizing CHA staff to utilize 110% fair market rent rate payment standards in FY 2026 for all CHA voucher programs. (*Roll Call Vote*)

REPORTS

- IX.** **CEO Report:** FY 2026 Meeting Calendar, 5-Year PHA Plan, Lobbying Firm Update
- X.** **Monthly Financial Report**
- XI.** **Department Reports:** Affordable Housing Operations, Facilities and Modernization, Affordable Housing Development, Resident Services, HCV Programs, Safety and Human Resources.
- XII.** Current Events

PUBLIC AND COMMISSIONER COMMENT

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

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.

CLOSED SESSION PURSUANT TO SECTION 610.021(1) RSMo. – Legal actions, causes of action, or litigation involving the Authority, including confidential or privileged attorney-client communications.

XV. Adjournment

If you wish to participate in the meeting and require specific accommodation or services related to disability, please contact Sara Greenleaf Housing Development Coordinator at (573) 443-2556, extension 1122 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Ms. Greenleaf by email at the following address: sgreenleaf@columbiahaha.com

Media Contact: Randy Cole, CEO
Phone: (573) 443-2556
E-mail: www.columbia.info@gmail.com

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



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING December 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 December 17, 2025, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Bob Hutton, Chair, called the meeting to order at 5:32 p.m.

II. Roll Call:

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

CHA Staff: Randy Cole, CEO
David Steffes, CFO
Justin Anthony, Director of Facilities and Modernization
Mary Ann Gelina, Director of Affordable Housing Development
Caitlin Hammons, Director of Resident Services
Sara Greenleaf, Administrative Assistant

Guests: Maranda Kilgore, Resident

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. Allen. All Commissioners voted “aye”. Mr. Hutton declared the agenda adopted.

IV. Approval of November 19, 2025 Open Meeting Minutes:

There was a noted correction to the November 19, 2025 Board Meeting Minutes. Under section four and five it was displayed as “declared the agenda adopted” but was updated to the correct, “minutes adopted”. Mr. Hutton called for a motion to approve the minutes as amended. Mr.

Smith made a motion to approve the minutes. A second was made by Mr. Allen. All Commissioners voted "aye". Mr. Hutton declared the minutes adopted.

V. Public Comment

Mr. Hutton invited Ms. Hammons to introduce and speak on Maranda Kilgore, who is a Bryant Walkway resident and recent graduate of the FSS program. Ms. Hammons stated Maranda has been on the program for five years and within that time she has managed to accomplish all of her financial goals and graduated with a little over \$5,000. Mr. Hutton and the Commission congratulated Ms. Kilgore and recognized her achievements.

PUBLIC HEARINGS

VI. Mr. Hutton opened the public hearing portion of the meeting. Mr. Cole began by explaining that the hearing is pertaining to the Tax Equity and Fiscal Responsibility Act (TEFRA) hearing for the Providence Walkway Apartments and is required to issue multi-family housing bonds and pertains to resolutions 3004 and 3005. A TFEA hearing is a state and federal requirement that CHA upholds to be certain that all requirements are met for the Providence Walkway Apartment Project and will cover construction costs and any short- or long-term debt. Mr. Cole elaborated on Resolution 3004 stating it affirms CHA as the sole member of the development project, authorizes the sale of the land from CHA to the partnership, approves additional related financing and would authorize CHA's Board Chair and CEO to sign off on any associated documents. Mr. Cole went on to outline Resolution 3005 which facilitates the early stages of the bond process and all documentation. The bond includes up to 6.5 million dollars in multi-family housing revenue and covers everything from construction to acquisition and any associated long-term debt. Mr. Cole stated that CHA would need approval from the City of Columbia as well, barring approval of the Board, to secure the bond due to operating under the city's structure. Mr. Cole stated that final closing approvals are planned for March or April, at which time he will have the updated numbers for the transaction Resolution of what the final long-term debt and tax credit pricing will be. Mr. Cole concluded by sharing that following those closing approvals an additional transaction Resolution for the Columbia Community Housing Trust (CCHT) will be completed and at that time CHA will do all of the incumbency certificates for the tax credits. Mr. Smith inquired about the amount that will be transferred from CHA's current development group to the Providence Walkway Development Group, LP. Mr. Cole responded that while CHA will have full long-term interest on the property as well as seller financing, the full \$1.6 million will be owned by the new LP. There were no comments from members of the public.

RESOLUTIONS

VII. Resolution 3004: Certified Resolution of the Housing Authority of the City of Columbia, Missouri authorizing it to enter into transactions to develop the Providence Walkway Apartment project

Resolution 3004 was discussed in the public hearing. A motion to approve the Resolution was made by Mr. Calloway. Mr. Smith seconded the motion.

Yes: Calloway, Allen, Hutton, Smith

VIII. Resolution 3005: Authorizing the Housing Authority of the City of Columbia, Missouri to issue its Multifamily Housing Revenue Bonds (Providence Walkway Apartments Project) on behalf of Providence Walkway Housing Development Group, LP to provide funds to finance a portion of the costs of the acquisition and construction of a 25-Unit Housing Project; authorizing and approving certain documents in connection with the issuance of the bonds; authorizing certain other actions in connection with the issuance of the bonds

Resolution 3005 was discussed in the public hearing. A motion to approve the Resolution was made by Mr. Smith. Mr. Allen seconded the motion.

Yes: Calloway, Allen, Hutton, Smith

IX. Resolution 3006: Authorizing the Chief Executive Officer to execute contract documents with E.M Harris Construction for Bear Creek renovations

Mr. Cole began by sharing that CHA received \$840,000 in ARPA funding through Boone County to aid in the renovations of Bear Creek's multiple areas of structural disrepair such as roof replacements, sidewalk repair and installation of updated security cameras. This would also cover the renovations of the laundry facility and two former office units. Mr. Cole stated that the ARPA funding has an obligation date of December 31, 2025, therefore all requirements must be met prior to that time to maintain the funding source. Mr. Cole stated there is an amount of \$742,000 currently available, as funds have been expended on predevelopment related costs. Mr. Cole went on to describe the process Mr. Anthony went through to procure services and explained that a portion of the funding was used to develop the scope of work and construction plans incorporated into the RFP. Mr. Cole summarized the proposals that CHA received from various contractors D.A.S Services, LLC and E. M Harris Construction and the bid process. Mr. Cole concluded his statements and offered himself and Mr. Anthony to answer any questions. Mr. Calloway inquired about how recently the roofs were replaced and what type would be used in the renovations, Mr. Anthony responded they have not been replaced since the early 1990's and they would be using regular gable-style roofing. Mr. Calloway inquired more about D. A. S Services, Mr. Cole responded that they are owned by Steve Tubbesing and are actively restoring a fire damaged unit within the Stuart Parker property and the Moving Ahead Program's fencing. Mr. Hutton noted that D.A.S Services' bid price was lower than E.M Harris's but upon evaluation and comparison, E.M Harris's bid was fully responsive to the RFP. Mr. Cole concluded by sharing that CHA plans to utilize any remaining funds to update additional roofs and potentially security cameras around the property.

Mr. Hutton called for a motion to approve the resolution. Mr. Calloway made a motion to approve. A second was made by Mr. Allen.

Yes: Calloway, Allen, Hutton, Smith

X. Resolution 3007: Authorizing changes to the CHA Financial Management procedures, Accounts Payable Flow Chart

Mr. Cole began by summarizing the proposed changes for the flow chart which included shifting approval to the CEO and CFO and adding quarterly compliance testing that would be done by the chair or a designated member of the board. That would consist of Mr. Cole sending a report of all AP batches, allowing the board to select 15 items or 5% of the total transactions per quarter to review. Mr. Cole stated that the change would align with the fiscal year. Mr. Calloway commented that there is a difference in the form that the financial reports are submitted and inquired about the differences between invoiced and credit card payments. Mr. Steffes responded that it is dependent on the vendor that CHA is purchasing from and what agreements are in place. Mr. Steffes went on to explain how the quarterly audit will aid in clarifying details within the AP batch reports which would help the finance department improve their operations in addition to more thoroughly educating the board on CHA's processes.

It should be noted that Ms. Oliveri entered the meeting during this resolution discussion at 6:07 PM.

Mr. Hutton called for a motion to approve the Resolution. Mr. Calloway made a motion to approve. A second was made by Mr. Smith.

Yes: Calloway, Allen, Oliveri, Hutton, Smith

XI. Director Reports

Finance

Mr. Steffes started by sharing that for the second month in a row, revenue was ahead of expenses for the month of October. Mr. Steffes continued to discuss property insurance, explaining that financing and escrow arrangements vary by project and have led to recent increases in cash outflows. For Bryant Walkway I & II, MHDC manages the project and the organization pays escrow through them, which caused an influx of additional funds because the escrow balance had not previously been at the required level due to calculation methods and rising costs, not internal error. In other cases, UMB reimburses the organization for one property, while larger properties such as Stuart Parker, Patriot Place, Oak Towers, and others required significant upfront costs following last year's price increases. To manage this, those costs were handled through an insurance financing group and repaid monthly, as the properties could not absorb the full lump-sum payments upfront. Mr. Hutton inquired about who arranged the financing plans to which Mr. Cole responded that Assured Partners provided the financing entity. Mr. Steffes continued, stating that when creating the budget for 2026, in relation to multiple properties (Oak, Paquin, Patriot Place and Stuart Parker) insurance costs, the 2024 insurance costs were referenced, resulting in a 10% increase. Mr. Steffes shared that during his meeting for the insurance renewal process, it was found that there would be an estimated savings of \$128,000 on insurance premiums from initially anticipated. Mr. Steffes shared that CHA had partnered with Mark Wells and Redstone on discussing how those insurance policies were to be set up to match the investor's requirements. Mr. Smith asked if the insurance is being

notified upon the completion of any renovations or construction. Mr. Cole replied that insurance is made aware before a project is initiated as a new policy must be in place at closing and RAD conversion. Mr. Steffes continued on to discuss the year-to-date revenues, specifically mentioning HCV HAP and AMP1 payments staying at a stable rate. Mr. Steffes noted all LIHTC properties were within 5% of the budget. He also shared that while it is not technically revenue, a secondary check was received in October for the Bear Creek Insurance claims of \$109,000 that currently shows as revenue. Mr. Steffes concluded by sharing that Bryant Walkway I & II, although slightly above budget, had a 40% improvement from the previous month.

Affordable Housing Development

Ms. Gelina began by sharing that Kinney Point is on track to meet the lease up goal by December 31, 2025. Ms. Gelina went on to state that as Park Avenue Construction continues, she has been working with the ARPA consultant to begin drawing ARPA funds. Ms. Gelina also stated that the development team had completed their HUD RAD concept call on November 20th to advance the Financing Plan for the Providence Walkway and Blind Boone Projects, and additional information has been requested. Ms. Gelina concluded by stating that all firm commitments were submitted for Providence Walkway on November 10th which allows for the development team to begin the process for Blind Boone.

Facilities and Modernization

Mr. Anthony began by pointing out the increase in work orders over the month of November, specifically at Paquin Tower. He also shared that CHA experienced its first winter weather response which consisted of 5000 pounds of de-ice treatment and approximately 58 FTE hours on treatment and removal. Mr. Anthony provided updates on the fire damaged units and on Kinney Point, stating the development construction is nearly complete and security camera installation is scheduled to begin on December 15th. Mr. Anthony discussed the progress of Park Avenue, stating a problem was found with the engineering of the sheer wall sheeting but is being rectified with assistance from Rehkemper and Crockett. Mr. Anthony concluded by sharing that Providence Walkway and Blind Boone construction permits are currently under review by the city.

Resident Services

Mr. Cole began by sharing the YTD billable unit grand totals, reporting that Resident Services department was on track to complete all of their billable units by December 31, 2025. Mr. Cole also touched on some current events taking place at the properties and MAP. Mr. Cole concluded by sharing that COMO gives has received over \$3,000 in donations to help support MAP.

Affordable Housing Operations

Mr. Cole began by sharing that there are currently 22 vacant units across all LIHTC properties, 11 of those being vacant for over 60 days with 3 being due to fire damage. Mr. Hutton inquired as to why 8 units have been vacant for over 60 days without reason. Mr. Cole responded that it was due to either maintenance being needed or working with compliance to find eligible households. Mr. Cole went on to notify the board that at the time, Ms. Lewis reported that 14 of 34 units were occupied, but since then Kinney Point has

passed the 50% mark. Mr. Cole shared that the remaining households have been identified except for 4 four-bedroom units.

Housing Choice Voucher

Mr. Cole began by sharing that the HCV and VASH programs are still operating at historically high utilization rates for vouchers, the Mainstream program has 39 out of 42 vouchers leased and COC currently has 26 out of 35 vouchers leased. Mr. Cole shared that the federal and local NOFA has not been announced yet, which prevents CHA from applying for the next year. Mr. Cole went on to speak about EHV, stating the funding comes directly to CHA from ARPA and was planned to continue for the foreseeable future through HUD but there is potential that EHV funding will be pulled. Mr. Cole concluded by stating the TBRA program currently has 5 voucher holders and CHA will be receiving \$200,000 towards those vouchers, which is an increase from the usual \$75,000.

Human Resources

Mr. Cole began by informing the board that there are currently 5 vacant positions within CHA with the Housing Development Coordinator being a notable opening. Mr. Cole shared some recent HR activities such as the staff holiday party and retirement meeting for January enrollment. Mr. Cole stated that Mr. Hoemann has also been working on COLA increases and benefit changes. Additionally, Mr. Hoemann has been working with Mr. Forck on identifying safety reporting software and systems that Mr. Cole plans to demo in the following weeks. Mr. Cole concluded by reporting on payroll, highlighting that overtime hours have decreased and giving more information on how overtime is approved.

Safety

Mr. Cole began by sharing an overview of reports for the month which showed a decrease for all properties except for Oak Tower which remained similar to October. Mr. Hutton asked if the new trespass policy had gone into effect, Mr. Cole responded that it has not and would be discussed further in the closed session.

XII. Current Events

Mr. Cole touched on a few of the coming events for CHA including Ms. Oliveri having brought some of her students to tour the administrative building on December 1st and the final deadline for County ARPA obligations on December 31st and the Columbia Values Diversity Celebration is taking place on January 28th.

XIII. Public Comments

Mr. Cole brought up the NAHRO conference taking place from March 9th-11th, stating that Mr. Allen and Mr. Smith had expressed interest in attending. Both parties agreed, Mr. Cole shared that he would begin arranging travel and hotel accommodations.

XIV. Commissioner Comment

None.

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.

The Board of Commissioners convened in closed session to conduct the annual performance evaluation of the Chief Executive Officer, including a review of 2025 performance and discussion of performance goals for FY 2026.

XV. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Seconded by Mr. Smith. Mr. Hutton called the meeting adjourned at 7:30 PM.

Bob Hutton, Chair

Date

Randall 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 November 14, 2025, I posted public notice of the November 19, 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.

Randall 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: January 21, 2026

Re: **Resolution 3008**: A certified resolution of the Housing Authority of the City of Columbia, Missouri authorizing the purchase of materials and early start construction for the Providence Walkway Apartments prior to closing.

Executive Summary

The attached resolution authorizes early construction-related activities and the pre-purchase of materials for the Providence Walkway Apartments prior to closing and RAD conversion. This includes advance procurement of materials and limited construction work on non-public housing land consisting of three Worley Street parcels held under separate entity ownership.

This action is necessary to meet critical ARPA expenditure timelines, while remaining compliant with HUD, MHDC, partnership agreements, and CHA procurement requirements. Approval will allow staff to proceed with time-sensitive activities without delaying the overall project schedule.

Discussion

Providence Walkway Apartments is a planned multifamily redevelopment project that will involve RAD conversion and LIHTC financing, with multiple regulatory approvals and interdependent timelines. As staff has advanced pre-development coordination with the developer consultant, general contractor, partnership counsel, investor, lender, and PHA counsel, it has become clear that an early start strategy is critical for maintaining expenditure deadlines and advancing the project.

Specifically, staff are requesting authorization to proceed with:

- Pre-purchase of construction materials with extended lead times.
- Limited early construction activities on three Worley Street lots that are not public housing land and are held under separate ownership entities, outside the RAD conversion footprint.

These early activities are intended to:

- Reduce schedule risk associated with long-lead materials and tight ARPA deadlines.
- Better align construction sequencing across the broader Providence Walkway site, and
- Avoid unnecessary delays once closing and RAD conversion are complete.

In recent months, CHA has worked closely with the project team to ensure that early procurement and construction activities can occur without jeopardizing HUD, MHDC, or partnership compliance. Any materials purchased in advance will be:

- Clearly tied to the Providence Walkway project,
- Properly insured and secured, and



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- Accounted for in a manner consistent with CHA financial controls and audit requirements.

Early construction activity on the Worley Street parcels will be limited in scope, confined to non-public housing funded land, and structured to avoid commingling with public housing assets prior to conversion. Final conveyance, RAD conversion, and full construction will proceed in accordance with HUD and MHDC timelines once approvals are secured. MHDC has formally approved early start expenditures on materials and construction in accordance with the provided early start work scope, and that approval is attached.

Staff view this approach as a prudent, controlled step to ensure expenditure of funds within regulatory guidelines, due to tight expenditure deadlines.

Recommended Commission Action

Approve the certified resolution of the Housing Authority of the City of Columbia, Missouri authorizing the purchase of materials and construction for the Providence Walkway Apartments prior to the closing on project financing.

CERTIFIED RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI AUTHORIZING THE PURCHASE OF MATERIALS FOR THE PROVIDENCE WALKWAY DEVELOPMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION

On January 21, 2026, at a meeting of the Board of Commissioners (the “Board”) of the Housing Authority of the City of Columbia, Missouri, a Missouri municipal corporation (the “Housing Authority”) at which a quorum was in attendance, acting pursuant to its Bylaws and Chapter 99 of the Revised Statutes of Missouri (the “Act”), the following resolutions were adopted:

WHEREAS, the Housing Authority is currently the owner of property on which a 25-unit multi-family housing development for families will be developed and known as “Providence Walkway Apartments” (the “Providence Walkway Apartments Project”); and

WHEREAS, the Housing Authority will sell the land for the Providence Walkway Apartments Project (“Land”) to Providence Walkway Housing Development Group, LP, a Missouri limited partnership (“Project Partnership”); and

WHEREAS, the Providence Walkway Apartments Project will be financed in part, by American Rescue Plan Act financing from the City of Columbia, Missouri (“City”) in the amount of \$3,000,000.00 (“City ARPA Financing”) by Community Development Block Grant financing from the City in the amount of \$320,000.00 (“City CDBG Financing”), and HOME Investment Partnerships Act financing from the City in the amount of \$150,000.00 (“City HOME Financing”); and

WHEREAS, the City ARPA Financing, the City CDBG Financing and the City HOME Financing requirements impose strict expenditure deadlines which require the expenditure of funds for materials on the Providence Walkway Apartments Project prior to the conveyance of the Land for the Providence Walkway Apartments Project to the Project Partnership; and

NOW THEREFORE BE IT RESOLVED, that the Board of the Housing Authority hereby (i) authorizes and directs the Housing Authority to enter into any and all contracts and agreements necessary to facilitate the expenditure of City ARPA Financing funds, the City CDBG Financing funds and the City HOME Funds on materials for the Providence Walkway Apartments Project prior to the conveyance of the Land to the Project Partnership, including, but not limited to any construction contract and other agreements with E.M. Harris Construction Company, a Missouri corporation (“Contractor”) or enter into agreements with the Housing Authority, and (ii) authorizes and directs the expenditure of City ARPA Financing funds, the City CDBG Financing funds, and the City HOME Financing on materials for the Providence Walkway Apartments Project prior to the conveyance of the Land to the Project Partnership; and

WHEREAS, that certain Acknowledgement of No Commitment to Allocate Low-Income Housing Tax Credits and Loan Funds and Waiver of Recourse (“Acknowledgement and Waiver”) was made as of December 4, 2025, by and between the Project Partnership, and Missouri Housing Development Commission (“MHDC”); and

WHEREAS, MHDC has agreed to the waiver request to allow the Project Partnership to commence with the work as narrowly described in the Waiver Request approved by MHDC on December 1, 2025, and attached to the Acknowledgement and Waiver as Exhibit "B" thereto ("Approved Early Start Waiver"); and

BE IT FURTHER RESOLVED, that Housing Authority is hereby authorized and directed to sell its entire interest in the property located at 105 and 107 Pendleton Street, Columbia, Missouri, to the Project Partnership for the appraised value thereof as determined by an appraisal to be prepared by Moore & Shryock, and in connection therewith, a purchase contract, a deed, a closing statement, and other documents necessary to consummate such sale are hereby authorized and directed; and

BE IT FURTHER RESOLVED, that the Housing Authority is authorized and directed to cause CCHT to cause the Project Partnership to commence construction and purchase materials for the Providence Walkway Apartments Project which does not conflict with any applicable Declaration of Trust affecting the property on which the Providence Walkway Apartments Project is being developed, pursuant to an "early start" process contemplated by the Approved Early Start Waiver, a copy of which is attached hereto as Exhibit 1 and has been made available to the members of the Board; and

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

Randy Cole	Chief Executive Officer of the Housing Authority
Bob Hutton	Chair of the Board of the Housing Authority

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

IN WITNESS WHEREOF, we have hereunto set our hands and the seal of the Housing Authority of the City of Columbia, Missouri as of January 21, 2026.

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

By: _____
Bob Hutton, Chair

By: _____
Randy Cole, Secretary

EXHIBIT 1
Approved Early Start Waiver
(See Next Page)

4906-3315-4952, v. 2

**ACKNOWLEDGEMENT OF NO COMMITMENT TO ALLOCATE LOW-INCOME
HOUSING TAX CREDITS AND LOAN FUNDS AND WAIVER OF RE COURSE**

**THIS ACKNOWLEDGEMENT OF NO COMMITMENT TO ALLOCATE LOW-INCOME
HOUSING TAX CREDITS AND LOAN FUNDS AND WAIVER OF RE COURSE** ("Acknowledgement
and Waiver") made this day 4th of December, 2025, by and between **Providence Walkway
Housing Development Group, LP**, a Missouri limited partnership, with offices at 201 Switzler
Street, Columbia, Missouri 65203 (the "Owner"), and the **MISSOURI HOUSING DEVELOPMENT
COMMISSION**, a body corporate and politic of the State of Missouri, with offices at 1201
Walnut Street, Suite 1800, Kansas City, Missouri 64106 ("MHDC").

WHEREAS, the Owner applied to MHDC for an allocation of federal and Missouri low-income housing tax credits ("LIHTCs") to help finance the construction/rehabilitation of a multifamily housing development to be located on certain land located in the **County of Boone**, Missouri and more particularly described on the **Exhibit "A"** attached hereto (the "Land"), and more commonly known as **Providence Walkway Apartments** (the Land and such multifamily housing development being hereinafter referred to together as the "Development"); and

WHEREAS, MHDC issued a Conditional Reservation Agreement ("Conditional Reservation") dated **December 10, 2024**, which Conditional Reservation conditionally reserved an allocation of federal low-income housing tax credits in the annual amount of **\$436,476.00**; and

WHEREAS, pursuant to the Conditional Reservation, MHDC requires that certain conditions be met by the Owner and full underwriting be completed before it will issue a Carryover Agreement and Firm Commitment (the "Tax Credit Commitment Documents") to provide LIHTCs to the Owner, and further requires that certain due diligence items be completed to the satisfaction of MHDC before MHDC will close on the LIHTCs; and

WHEREAS, the requirements of the Conditional Reservation have not yet been satisfied, and consequently, MHDC is currently not in position to issue the Tax Credit Commitment Documents to Owner; and

WHEREAS, the Owner has submitted a waiver request on November 24, 2025, attached as **Exhibit "B"** to proceed as therein described prior to the issuance of the Tax Credit Commitment Documents; and

WHEREAS, the Owner understands that MHDC does not reimburse pre-development interest expenses Owner may incur due to loans taken out to fund costs associated with the Development prior to the MHDC Closing; and

WHEREAS, MHDC has agreed to the waiver request to allow Owner to commence with the work as narrowly described in **Exhibit "B"** and that Owner fully acknowledges and agrees that it has not yet met all requirements imposed by MHDC as conditions to issuing the Tax

Credit Commitment Documents, and as a result, Owner is commencing all work at its own risk with no recourse against MHDC should the MHDC fail to issue the Tax Credit Commitment Documents;

NOW THEREFORE, in order to induce MHDC to grant its consent to the Owner to start site work and/or construction activities, and with the intent that MHDC may rely on the representations contained herein as a basis for doing so, the Owner, for the consideration set forth herein, agrees as follows:

1. As of the date of this Acknowledgement and Waiver, Owner has not satisfied the requirements necessary to allow MHDC to issue the Tax Credit Commitment Documents, and MHDC has not represented or made any assurances to Owner or any other party associated with the Development, nor to any agent or principal of Owner or any other party associated with the Development, that the issuance of the Tax Credit Commitment Documents is in any way likely, imminent, or inevitable.
2. The site work and/or construction activities are being performed at the sole risk of the Owner, its investor(s), and its lender(s) with no guarantee or representation from MHDC that it will issue the Tax Credit Commitment Documents to Owner, and with the express understanding that no obligation is in any way being assumed by MHDC. MHDC shall in no way be obligated to issue the Tax Credit Commitment Documents prior to the Owner's satisfaction of all conditions set forth in the Conditional Reservation.
3. MHDC shall in no way be obligated to issue the Tax Credit Commitment Documents to the Owner prior to the Owner's satisfaction of all conditions set forth in the Conditional Reservation.
4. The Owner certifies to MHDC that it has not made any representations or assurances to any lender, investor, or other party which has contracted to or is expected to contract to perform any site work and/or improvements on the Land and/or to provide any materials or other supplies to the Development that MHDC has acknowledged satisfaction of the conditions contained in the Conditional Reservation or that MHDC has committed to or otherwise agreed to issue the Tax Credit Commitment Documents to Owner.
5. The Owner agrees that MHDC shall not be liable to it or to any other party associated with the ownership, financing, and/or construction of the Development in any way, whether at law or in equity, for any expenses or other costs incurred by any party hereto in connection with any site work and/or improvements performed on the Land. To that end, Owner forever waives and releases any claim it may have against MHDC, either at law or in equity, based on MHDC's inability or unwillingness to issue the Tax Credit Commitment Documents.

6. To the extent any lender, investor, contractor, subcontractor(s), materialmen, supplier(s), and/or any other party associated with the ownership, financing, and/or construction of the Development shall attempt to hold MHDC in any way liable for MHDC's inability or unwillingness to issue the Tax Credit Commitment Documents to Owner, Owner agrees to indemnify and hold MHDC harmless for all such claims, including any and all attorney's fees MHDC may incur in defending such suits.

[Remainder of page intentionally left blank. Signature pages follow.]

IN WITNESS WHEREOF, the parties hereto have duly executed this Acknowledgement and Waiver as of the day and year first set forth above.

OWNER:

**PROVIDENCE WALKWAY HOUSING
DEVELOPMENT GROUP, LP, a Missouri
limited partnership**

By: **PROVIDENCE WALKWAY HOUSING GP,
LLC** a Missouri limited liability company, its
Managing Member

By: **COLUMBIA COMMUNITY HOUSING
TRUST**, a Missouri nonprofit corporation,
its Sole Member

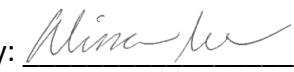
By:



Randy Cole, General Authorized Officer

Signature Page

MISSOURI HOUSING DEVELOPMENT
COMMISSION

By: 
Alissa Ice, Director of Rental Production

Signature Page

PROVIDENCE WALKWAY APARTMENTS
Early Start Acknowledgment
MHDC Development # 24-451-TE

EXHIBIT "A"
Legal Description

LEGAL DESCRIPTIONS (to be confirmed by Surveyor upon approval) 309

Trinity Place (16-319 00- 34-004.00 01)

Lot (3) of Bryant Walkway Apartments II-North, a subdivision located in the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 51, Page 41, Records of Boone County, Missouri.

313 Trinity Place (16-319-00-34-003.01 01)

Lot (2) of Bryant Walkway Apartments II-North, Plat 2, a subdivision located in the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 55, Page 11, Records of Boone County, Missouri.

409 Trinity Place (16-319-00-34-001.00 01)

Lot (1) of Bryant Walkway Apartments II-East, a subdivision located in the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 51, Page 40, Records of Boone County, Missouri.

301 N. Providence Rd (16-319-00-37-002.00 01)

Lot 102 of Providence Walkway Plat 1, as shown by the plat thereof recorded in Plat Book 54, Page 13, Records of Boone County, Missouri.

105 Pendleton (16-319-00- 20-002.01 01)

A part of Lot Nine (9) in Bergen's Addition to the City of Columbia, Boone County, Missouri, and further described as the south half(S 1/2) of Tract "C" of the Survey recorded in Book 253, Page 112, shown and described by the Survey recorded in Book 976, Page 590, Records of Boone County, Missouri.

107 Pendleton (16-319-00-20-001.00 01)

A part of Lot Nine (9) in Bergen's Addition to the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Book 38, Page 566, Records of Boone County, Missouri, said part being shown and described as Tract "D" of the Subdivision of Lot Nine (9) of Bergen's Addition to the City of Columbia, Boone County, Missouri, for Leonard W. Schwabe and Hazel F. Schwabe as recorded in Book 253, Page 112, Records of Boone County, Missouri. EXCEPTING therefrom that part, if any, taken for street purposes.

Legal Description

106 Worley (16-319-00-20-002.00 01)

The North Half (N 1/2) of the following described tract of land: A part of Lot Nine (9) in Bergen's Addition to the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Book 38, Page 566, Records of Boone County, Missouri, said part being shown and described as Tract "C" of the Subdivision of Lot Nine (9) of Bergen's Addition to the City of Columbia, Boone County, Missouri, for Leonard W. Schwabe and Hazel F. Schwabe as recorded in Book 253, Page 112, Records of Boone County, Missouri.

EXCEPTING therefrom that part conveyed to the Land Clearance for Redevelopment Authority of Columbia, Missouri, by warranty deed dated April 30, 1962 and recorded in Book 317, Page 204, Records of Boone County, Missouri.

Legal Description

MHDC Form for the Waiver of a Requirement and/or Deadline

Development Name:
Development Number:
Development Owner:
Development Contact:
Contact Phone Number:
Contact E-Mail:

Providence Walkway Apartments
24-451
Providence Walkway Housing Development Group, LP
Mary Ann Gelina
5734432556
magelina@columbiaha.com

Waiver Request:

We would like to request approval of our plan to start construction February 2, 2026 on Providence Walkway. The purpose for the early start is to meet expenditure deadlines from the City of Columbia, MO and Boone County ARPA departments.

Justification for Waiver Request:

1. We have attached a detailed scope of work to the back of this document. Please see page 2.
2. EM Harris will be the General Contractor for the project and will oversee the construction that will take place prior to the MHDC closing.
3. In order to meet the expenditure deadline of the full ARPA contribution of \$3,000,000, we plan to spend \$1,500,000 on construction related costs prior to the MHDC closing. No costs will be accrued outside of those costs associated to construction.
4. The costs in question will be funded by ARPA.
5. We believe the work will be completed within 30-60 days.

Requested by:

Mary Ann Gelina

Mary Ann Gelina

Date Requested: 11/24/25

Your request has been:

Accepted

Denied

Comment:



Reviewed by:

Mary Ann Gelina

Missouri Housing Development Commission

Date Reviewed: December 1, 2025

Scope of Work

Project Name:

Providence Walkway Housing Development LP- Early Start Construction

Project Location:

Providence Walkway Housing Development – Columbia, Missouri
(Vacant lots on Worley Street and occupied/vacant units on Trinity Place)

Project Overview:

This early start phase of the Providence Walkway redevelopment will consist of limited site work, initial vertical construction activities, and targeted rehabilitation of existing residential units. The purpose of this phase is to accelerate progress on both the new construction and renovation components while minimizing disruption to current residents and preparing the site for full build-out.

1. Site Work and Early Construction – Worley Street Lots

- Mobilization and site staging.
- Clearing, grubbing, and removal of debris on all designated vacant lots along Worley Street.
- Site grading and rough earthwork, including excavation and fill for future building pads.
- Installation of temporary erosion and sediment control measures (silt fencing, inlet protection, etc.).
- Coordination with utilities for temporary service connections, construction water, and power.
- Establishment of construction entrances and access drives.
- Installation of initial stormwater infrastructure as required for early construction.
- Begin foundation preparation and initial construction on selected vacant Worley lots as identified in the early start construction plan.

2. Interior and Exterior Rehabilitation of Vacant Units – 1307 & 1309

Trinity Place

- Selective demolition of existing finishes, fixtures, and deteriorated building materials.
- Repairs to framing, subfloors, and wall systems as needed.
- Replacement or upgrade of mechanical, electrical, and plumbing systems per CHA standards and applicable codes.
- Replacement of windows, doors, and trim.
- Installation of new flooring, cabinets, countertops, and interior finishes.
- Exterior work to include replacement of windows, siding, roofing, gutters, and associated trim.

- Painting and final cleaning.
- Compliance with all HUD modernization, energy-efficiency, and lead-safe work practices.
- Final unit turnover to CHA upon completion.

3. Exterior Rehabilitation of Occupied Units – Trinity Place

- Replacement of all windows and associated flashing.
- Removal of existing siding and installation of new exterior siding (LP SmartSide or approved equivalent).
- Replacement or repair of fascia, soffit, and exterior trim.
- Roofing replacement, including shingles, underlayment, and flashing.
- Inspection and replacement of gutters and downspouts as required.
- Installation of house wrap and weather barriers to meet energy efficiency and water intrusion standards.
- Work coordination and resident communication to minimize disruption to occupied units.
- Compliance with safety, dust, and noise control measures during occupied renovation work.
- Demo of stoops, pouring of new slabs, and framing new rear mechanical rooms

4. General Conditions and Coordination

- Daily site supervision by General Contractor.
- Coordination with CHA Facilities & Modernization team.
- Adherence to all applicable building codes, HUD modernization standards, and ARPA/HUD funding requirements.
- Implementation of safety plan, signage, and resident protection measures.
- Proper disposal and recycling of construction waste.
- Documentation of progress, photos, and daily reporting.
- Coordination with utility providers and inspection authorities.
- Compliance with Davis-Bacon wage requirements and certified payroll reporting.

5. Deliverables

- Mobilization and erosion control in place.
- Site grading and utility stub-outs on Worley lots completed.
- Rough-in and framing underway on initial new construction lots.
- Rehabilitation completed and units at 1307 and 1309 Trinity ready for occupancy.
- Exterior envelope upgrades (windows, siding, roofing) completed on occupied Trinity units.
- As-built documentation and photographic record submitted at phase completion.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 21, 2026

Re: Resolution 3009 Housing Choice Vouchers & Special Programs – 2026 Payment Standards

Executive Summary

This memo summarizes a board action to adopt new payment standards for CHA Voucher Program based on the new FY 2026 Fair Market Rents for the Columbia Metropolitan Area.

Discussion

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

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

In Columbia, there is a shortage of affordable housing. Therefore, CHA staff is recommending utilizing the payment standard for all unit sizes at 110% of the FY2026 FMR. Increasing the payment standard will ensure that participants of the Housing Choice Voucher Program are not presented with limited choices or concentration in one area.

PHA's are allowed to increase the payment standards up to 120% annually with HUD's approval, however high utilization and budgetary uncertainty has resulted in staff recommending 110% FMR. This recommendation is also informed by HUD 2-Year Tool analysis in partnership with CHA's HUD Field Office Representative. This FMR rate would go into effect April 1, 2026, to align with current recertification processes and scheduling. A copy of the payment standards is included in the packet.

Recommended Commission Action

Approve Resolution 3009 adopting 2026 payment standards for the Section 8 Housing Choice Voucher Program based on the new FY 2026 fair market rent for the Columbia Housing Authority.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 3009

To Adopt Updated Payment Standards for the Section 8 Housing Choice Voucher Program Based on the FY 2026 Fair Market Rents for the Columbia Metropolitan Statistical Area.

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

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

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

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

WHEREAS, The CHA desires to improve the access of participants in the Section 8 Housing Choice Voucher Program to affordable housing choices by increasing the payment standard 110% of the FMR as detailed in the FY 2026 CHA Payment Standards Chart for Columbia and Boone County.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 3009 approving new payment standards for the Section 8 Housing Choice Voucher Program Based on 110% FY 2026 fair market rents for the Columbia Metropolitan Statistical Area as attached hereto and made a part hereof.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted January 21, 2026

	0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
Total Available Based on Number of Bedrooms	\$ 879.00	\$ 948.00	\$ 1,107.00	\$ 1,495.00	\$ 1,761.00	\$ 2,026.00
Use if all utilities are paid by landlord	UTILS	RENT	UTILS	RENT	UTILS	RENT
Single Family Detached						
Gas Heat, Gas Range, Gas Water Heater	198	681	213	735	262	845
Gas Heat, Electric Range, Gas Water Heater	200	679	216	732	266	841
Gas Heat, Electric Range, Electric Water Heater	208	671	225	723	276	831
Electric Heat, Electric Range, Electric Water Heater	203	676	223	725	277	830
Gas Heat, Gas Range, Electric Water Heater	206	673	222	726	272	835
Apartment						
Gas Heat, Gas Range, Gas Water Heater	182	697	194	754	228	879
Gas Heat, Electric Range, Gas Water Heater	184	695	197	751	232	875
Gas Heat, Electric Range, Electric Water Heater	190	689	204	744	240	867
Electric Heat, Electric Range, Electric Water Heater	171	708	184	764	225	882
Gas Heat, Gas Range, Electric Water Heater	188	691	201	747	236	871
Mobile Home						
Gas Heat, Gas Range, Gas Water Heater			178	770	223	884
Gas Heat, Electric Range, Gas Water Heater			181	767	227	880
Gas Heat, Electric Range, Electric Water Heater			190	758	237	870
Electric Heat, Electric Range, Electric Water Heater			210	738	255	852
Gas Heat, Gas Range, Electric Water Heater			187	761	233	874
Duplex						
Gas Heat, Gas Range, Gas Water Heater	194	685	208	740	251	856
Gas Heat, Electric Range, Gas Water Heater	196	683	211	737	255	852
Gas Heat, Electric Range, Electric Water Heater	204	675	220	728	265	842
Electric Heat, Electric Range, Electric Water Heater	187	692	203	745	253	854
Gas Heat, Gas Range, Electric Water Heater	202	677	217	731	261	846
Row/Townhouse						
Gas Heat, Gas Range, Gas Water Heater	194	685	208	740	251	856
Gas Heat, Electric Range, Gas Water Heater	196	683	211	737	255	852
Gas Heat, Electric Range, Electric Water Heater	204	675	220	728	265	842
Electric Heat, Electric Range, Electric Water Heater	187	692	203	745	253	854
Gas Heat, Gas Range, Electric Water Heater	202	677	217	731	261	846
If the following utilities are furnished, add to rent column:						
Water - Municipal	38	39	49	58	68	77
Sewer - Municipal (only choice)	37	38	43	49	54	60
Trash - Municipal	17	17	17	17	17	17
If the following are not furnished, subtract from rent column:						
Range	11	11	11	11	11	11
Refrigerator	12	12	12	12	12	12
Tenant provided A/C: add appropriate amount to rent (see Section 8 Specialist)						

Boone County Electric

Voucher Payment Standard

Effective April 2026

	0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms						
Total Available Based on Number of Bedrooms	\$ 879.00	\$ 948.00	\$ 1,107.00	\$ 1,495.00	\$ 1,761.00	\$ 2,026.00						
Use if all utilities are paid by landlord	UTILS	RENT	UTILS	RENT	UTILS	RENT						
Single Family Detached												
Gas Heat, Gas Range, Gas Water Heater	235	644	248	700	299	808	350	1145	400	1361	451	1575
Gas Heat, Electric Range, Gas Water Heater	236	643	250	698	301	806	353	1142	404	1357	456	1570
Gas Heat, Electric Range, Electric Water Heater	241	638	255	693	307	800	359	1136	410	1351	461	1565
Electric Heat, Electric Range, Electric Water Heater	231	648	246	702	299	808	351	1144	404	1357	455	1571
Gas Heat, Gas Range, Electric Water Heater	240	639	253	695	305	802	356	1139	406	1355	456	1570
Apartment												
Gas Heat, Gas Range, Gas Water Heater	220	659	231	717	270	837	310	1185	351	1410	392	1634
Gas Heat, Electric Range, Gas Water Heater	221	658	233	715	272	835	313	1182	355	1406	397	1629
Gas Heat, Electric Range, Electric Water Heater	224	655	237	711	277	830	317	1178	360	1401	402	1624
Electric Heat, Electric Range, Electric Water Heater	203	676	214	734	258	849	300	1195	345	1416	388	1638
Gas Heat, Gas Range, Electric Water Heater	223	656	235	713	275	832	314	1181	356	1405	397	1629
Mobile Home												
Gas Heat, Gas Range, Gas Water Heater			193	755	240	867	288	1207	336	1425		
Gas Heat, Electric Range, Gas Water Heater			195	753	242	865	291	1204	340	1421		
Gas Heat, Electric Range, Electric Water Heater			200	748	248	859	297	1198	346	1415		
Electric Heat, Electric Range, Electric Water Heater			213	735	258	849	303	1192	349	1412		
Gas Heat, Gas Range, Electric Water Heater			198	750	246	861	294	1201	342	1419		
Duplex												
Gas Heat, Gas Range, Gas Water Heater	231	648	244	704	290	817	336	1159	382	1379	429	1597
Gas Heat, Electric Range, Gas Water Heater	232	647	246	702	292	815	339	1156	386	1375	434	1592
Gas Heat, Electric Range, Electric Water Heater	237	642	251	697	298	809	345	1150	392	1369	439	1587
Electric Heat, Electric Range, Electric Water Heater	216	663	230	718	280	827	329	1166	379	1382	428	1598
Gas Heat, Gas Range, Electric Water Heater	236	643	249	699	296	811	342	1153	388	1373	434	1592
Row/Townhouse												
Gas Heat, Gas Range, Gas Water Heater	231	648	244	704	290	817	336	1159	382	1379	429	1597
Gas Heat, Electric Range, Gas Water Heater	232	647	246	702	292	815	339	1156	386	1375	434	1592
Gas Heat, Electric Range, Electric Water Heater	237	642	251	697	298	809	345	1150	392	1369	439	1587
Electric Heat, Electric Range, Electric Water Heater	216	663	230	718	280	827	329	1166	379	1382	428	1598
Gas Heat, Gas Range, Electric Water Heater	236	643	249	699	296	811	342	1153	388	1373	434	1592
If the following utilities are furnished, add to rent column:												
Water - Consolidated	32	33	42	51			60		69			
Sewer - Municipal (only choice)	60	61	74	87			100		113			
Trash - Independent	23	23	23	23			23		23			
If the following are not furnished, subtract from rent column:												
Range	11	11	11	11			11		11			
Refrigerator	12	12	12	12			12		12			
Tenant provided A/C: add appropriate amount to rent (see Section 8 Specialist).												

FY 2026 CHA Board of Commissioners Meeting Calendar

Planned Agenda Topic Highlights & Department Focus

Meeting Date	Planned Agenda Topic Highlights	Primary Department Focus
January 21	• FY 2026 Board meeting calendar and annual planning overview • Providence Walkway – early start authorization • LIHTC property insurance update	Development / Facilities / Operations
February 18	• Safety software update • Housing Choice Voucher (HCV) SEMAP annual report • CHA line of credit renewal	HCV / Safety
March 18	• FY 2025 year-end departmental reports • Providence Walkway – RAD closing documents*	All CHA
April 15	• FY 2025 LIHTC audits and 2025 distributions (consideration) • LIHTC compliance calendar and updates • Annual certification of MHAPCI fiduciary (D&O) • Fair Housing Month recognition • FY 2026 CDBG and HOME application resolutions	Finance / Operations/Facilities / HCV
May 20	• 1st quarter financials • 1st quarter accounts payable (AP) batch report • Resident Services / CHALIS – 1st quarter report • Safety Updates: Software/Property Performance	Finance / Resident Services/Safety Updates
June 17	• Annual Meeting of the CHA Board of Commissioners • Annual bylaws review • FY 2027–2031 PHA Plan work session	All CHA
July 15	• Mid-year voucher utilization update (HAP and admin fee revenue/expense trends) • LIHTC Property Performance	HCV/Operations/Facilities
August 19	• Agencywide audit and single audit report • 2nd quarter financials • 2nd quarter AP batch report	Finance
September 16	• Facilities & Modernization update and forward look	Facilities / Operations
October (target week of 10/12) PHA HUD deadline	• Five-Year PHA Plan and Annual Plan consideration • Administrative Plan updates • FY 2027 LIHTC budgets and MHDC submission • CHALIS updates • FSS annual grant submission • CCHT and CHALIS 990 submissions	Finance / Resident Services
November 18	• FY 2026 budget adoption/consideration: Agencywide, LIHTC, CHALIS, CCHT, and employee benefits • 3rd quarter financials • 3rd quarter AP batch report	All CHA
December 16	• HCV payment standards for FY 2027 • CEO agenda items	HCV / CEO



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 21, 2026

Re: CHA 5-Year PHA Plan

Executive Summary

The Columbia Housing Authority is required to submit a PHA Plan consisting of a Five-Year Strategic Plan and Annual Plan to qualify for 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. CHA's current Five-Year Strategic Plan covers FY 2022 through FY 2026; therefore, CHA is required to have a new plan formulated by the October 2026 CHA Board of Commissioners meeting. This memo provides an overview of anticipated planning efforts to take place throughout calendar year 2026.

Discussion

CHA's previous Five-Year Plan was informed by Housing and Needs Data, Resident Engagement, Senior Staff and local funder SWOT Analysis, a Survey of CHA Participants, an employee engagement survey, and CHA Board of Commissioner priorities. A similar approach is recommended for this planning process, along with additional enhancements and involvement of the CHA Leadership Team. A draft outline of initial plans and tentative dates is as follows:

- January 21st: CHA Board of Commissioners, Process Overview and Commissioner Feedback.
- February 11th: Local Funder Roundtable and SWOT Analysis. (City-Housing, City-Health Dept, County Community Services, United Way, Veterans United Foundation, WGL Foundation).
- March-April: CHA Resident Survey.
- March-April: Employee Engagement Survey.
- March 18th: Board Meeting Topic: Vision, Mission and Values.
- April 15th: CHA Open House to Celebrate 70-Year Anniversary and Feedback from Community Partners
- April 23rd: Resident Advisory Board Meeting (RAB)-Engagement Session.
- May: CHA Senior Staff: SWOT Analysis, Mission and Values Review.
- June 4th: CHA Directors Formulate "draft" strategic objectives/goals.
- June 17th: CHA Board of Commissioners Annual Meeting-Dept Strategic Objectives/Goals Review.
- August 31st: 45-Day PHA Plan Notice posted for draft plan.
- September 24th: Resident Advisory Board Meeting to review draft plan.
- October 21st: CHA Board of Commissioners consideration of the PHA Plan.

Recommended Commission Action

Review and consider the report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 21, 2026

Re: CHA 5-Year PHA Plan

Executive Summary

This memo provides an update on CHA's evaluation of whether to engage a federal government relations (lobbying) firm to support Community Project Funding (CPF) efforts and broader federal funding monitoring. As CHA's portfolio and scope of work have grown, particularly through redevelopment, RAD conversion, and expanded supportive services, CHA's work increasingly intersects with federal appropriations, HUD policy, and congressional processes. In that context and at the direction of the CHA Board of Commissioners, staff has explored whether external federal advocacy support could improve CHA's positioning in the CPF/earmark process, provide timely monitoring and analysis during periods of federal funding uncertainty (including court injunctions and NOFO delays or rescissions), support coordination with Missouri's congressional delegation, and complement, rather than replace, CHA's existing staff capacity and relationships.

Discussion

To inform this evaluation, staff sought peer and industry input. NAHRO is not aware of widespread use of lobbying firms by PHAs specifically for CPF, does not maintain a vendor directory or CPF-specific case studies, and noted that CPF grant agreements contain explicit lobbying restrictions that are expected to continue in future rounds; accordingly, any engagement would require careful structuring to ensure compliance. Staff also spoke with peer housing authorities. Jefferson County (CO) PHA does not use a lobbyist, and relies on strong relationships with its congressional delegation, and emphasized that the earmark/CPF process is multi-year process with no guaranteed outcome. Santa Fe County PHA uses an internal staff member for federal advocacy and lobbying, has received CPF funding, and likewise emphasized that timelines are long and outcomes uncertain. One firm noted cities or counties closely aligned with their local housing authority that engaged in lobbying assistance for related activities. The consistent takeaway is that there is no single dominant model among PHAs; agencies pursue CPF and federal funding through a mix of direct relationships, internal staff capacity, and external firms, with uncertain outcomes.

To better understand scope, cost, and service models, CHA reviewed materials and/or proposals from four firms: Alcalde & Fay, GrayRobinson, The Ferguson Group (TFG), and Nelson Mullins. Alcalde & Fay described a federal advocacy approach centered on CPF while also covering monitoring and analysis of broader federal funding issues affecting CHA (including HUD programs and Continuum of Care NOFO uncertainty) under a monthly retainer; they noted that while CPF is typically a roughly 12-month process per cycle, federal advocacy is inherently multi-year, even when contracts are structured annually. Their retainer was discussed in the range of approximately \$6,000 per month with typical annual contracting and termination flexibility. GrayRobinson proposed federal government affairs services with a strong emphasis on appropriations and CPF strategy and execution, highlighted experience with housing authorities and the Missouri congressional delegation, and proposed a retainer of approximately \$15,000 per month, with willingness to discuss scope and pricing. TFG proposed a federal advocacy retainer that includes legislative and regulatory tracking, appropriations and CPF support, and grant application advocacy, at \$5,000 per month (\$60,000 annually), with



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travel and certain expenses billed separately and optional expanded grant services available at additional cost. Nelson Mullins described government relations capacity through a full-service law firm platform; no specific monthly retainer was proposed in the materials reviewed, with government relations pricing to be negotiated and legal services billed separately on an hourly basis.

Across the firms reviewed, estimated annual costs range approximately \$60,000–\$180,000 depending on scope and firm. Most firms favor annual retainers, broader advocacy and monitoring scopes, and do not guarantee funding outcomes. From a governance and compliance standpoint, CPF and federal grant programs include strict lobbying restrictions, and any engagement would need to clearly distinguish allowable advocacy, monitoring, and analysis from prohibited lobbying activity, avoid the use of federal funds for lobbying, and be transparent, auditable, and defensible from a public-trust perspective. Because there is no standard NAHRO best-practice template, compliance would rely on contract structure, scope definition, and active oversight.

Strategically, federal funding opportunities are competitive, political, and uncertain. CHA does maintain strong relationships at the local, state, and federal levels. External advocacy support may improve timing, coordination, and situational awareness and add capacity during periods of heightened uncertainty. The costs are material and outcomes are not guaranteed. The firm interviewed, Alcalde & Faye, has confirmed their agreement would cover assistance with informational requests and tracking of current RAD progress with HUD staff. The firm stated this was within the scope of services to be provided and articulated experience working with HUD D.C. on similar matters. Given the impact of the fall disruptions in federal staffing, the CEO recommends proceeding with obtaining a formalized draft contract to bring back before the CHA Board of Commissioners for consideration.

Recommended Commission Action

Review and consider the report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

900Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 21, 2026

Re: Year to date financials through November 30, 2025

Executive Summary

This report includes financial statements for the CHA entities for the first 11 months of FY 2025 January 1, 2025 through November 30, 2025.

Discussion

Financial Report Summary

Year-to-Date (YTD) through November 30, 2025

Key Financial Highlights:

- **Total Revenues:** \$20,574,571
- **Total Expenditures:** \$19,753,975
- **Net Gain (Including Depreciation and Amortization):** \$820,596
- **Net Income (Before Depreciation, Amortization):** \$2,734,470

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 (\$340,591). 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 (\$21,163).

Affordable Housing Development

- Total net gain/loss was (\$69,081).

CHA Central Office

- Total net gain/loss was (\$35,125).



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

LIHTC Properties

LIHTC properties are performing sufficiently in terms of revenues and expenses. Insurance continues to impact Bryant Walkway, Bryant Walkway II, Patriot Place and Oak Towers. However, changes to Bryant Walkway and Bryant Walkway II insurance will reflect improvement in the coming months. Bear Creek received \$196,285 in insurance reimbursement checks 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: (28,990)	Total Utilities: 44,820 Insurance: 45,943	\$29,510
Bear Creek	*	Insurance: 6,043	\$258,866 \$62,581 w/o ins check
Oak	Investment Income – Unrestricted: (10,567)	Total Utilities: 22,637 Total Maintenance: 14,467 Insurance: \$74,197	(\$68,466)
MMV (Patriot)	*	Insurance: \$18,727	(\$13,001)
BWW	*	Maint. Oper. Contracts: \$25,420 Insurance: \$53,797	(\$102,598)
BWWII	*	Total Utilities: 13,190 Insurance: \$24,489	(\$20,794)

Housing Choice Voucher (HCV)

- The HCV fund improved its net gain/loss to \$196,999 in October. 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 - \$1,838,537, and budget is \$1,883,420.
- Total YTD Expenses - \$1,550,792, and budget is \$1,738,051.

Recommended Commission Action

Review and consider the report.



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

MONTHLY FINANCIAL STATEMENTS

(unaudited)

November 30, 2025

**Fiscal Year End
December 2025
Month 11 of 12**

as submitted by:

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

Housing Authority of the City of Columbia, MO (MO007)

Entity Wide Revenue and Expense Summary

November 30, 2025

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Total Revenue	\$ 785,509	\$ 7,053,119	\$ 12,370,335	\$ 4,038	\$ 329,751	\$ 414,606	\$ 207,124	\$ 56,982	\$ 233,957	\$ 981,747	\$ 121,340	\$ 195,161	\$ 129,162	\$ 1,230,399	\$ 478,976	\$ 24,592,204	\$ (4,017,634)	\$ 20,574,571
<hr/>																		
Total Operating Expenses	\$ 975,888	\$ 4,644,545	\$ 1,309,856	\$ 2,224	\$ 6,277	\$ 15,187	\$ 4,261	\$ 938	\$ 233,957	\$ 985,597	\$ 13,694	\$ 224,544	\$ 198,243	\$ 839,545	\$ 513,004	\$ 9,967,761	\$ (1,590,450)	\$ 8,377,311
<hr/>																		
Excess of Operating Revenue over	\$ (190,379)	\$ 2,408,574	\$ 11,060,479	\$ 1,814	\$ 323,473	\$ 399,420	\$ 202,862	\$ 56,044	\$ -	\$ (3,851)	\$ 107,646	\$ (29,384)	\$ (69,081)	\$ 390,854	\$ (34,028)	\$ 14,624,443	\$ (2,427,184)	\$ 12,197,259
Extraordinary Maintenance	-	186,105	-	-	-	-	-	-	-	-	-	-	-	-	-	186,105	-	186,105
Housing Assistance Payments	-	-	10,843,276	-	291,672	384,642	201,837	53,568	-	-	5,700	-	-	-	-	11,780,694	(2,427,184)	9,353,510
Depreciation Expense	150,212	1,628,978	20,203	-	-	-	-	-	17,312	3,116	-	-	16,130	1,097	1,837,048	-	1,837,048	
Total Expenses	\$ 1,126,100	\$ 6,459,628	\$ 12,173,335	\$ 2,224	\$ 297,949	\$ 399,829	\$ 206,098	\$ 54,506	\$ 233,957	\$ 1,002,910	\$ 22,510	\$ 224,544	\$ 198,243	\$ 855,675	\$ 514,101	\$ 23,771,608	\$ (4,017,634)	\$ 19,753,975
<hr/>																		
Net Gain (Loss)	\$ (340,591)	\$ 593,491	\$ 196,999	\$ 1,814	\$ 31,801	\$ 14,777	\$ 1,026	\$ 2,476	\$ -	\$ (21,163)	\$ 98,831	\$ (29,384)	\$ (69,081)	\$ 374,724	\$ (35,125)	\$ 820,596	- \$	\$ 820,596

Housing Authority of the City of Columbia, MO (M0007)

Entity Wide Balance Sheet Summary

November 30, 2025

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Total
100 Total Cash	1,051,713	5,459,255	992,951	26,465	128,395	102,701	37,423	29,323	-	53,995	3,357,361	-	319,451	383,456	61,506	12,003,995
120 Total Receivables, Net of Allowances for Doubtful Accounts	772,084	66,412	69,929	-	4,289	10,647	2,562	10,998	9,195	78,905	78,006	-	271,533	7,849,684	-	9,224,245
150 Total Current Assets	2,958	83,041	2,123	-	-	-	-	-	-	10,284	265,593	-	129,077	37,625	571,184	1,101,886
160 Total Capital Assets, Net of Accumulated Depreciation	1,040,078	69,395,421	329,277	-	-	-	-	-	-	554,696	272,299	-	-	447,709	26,408	72,065,889
180 Total Non-Current Assets	-	503,820	-	-	-	-	-	-	-	-	5,712,149	2,031,629	550,254	35,333,027	-	44,130,879
190 Total Assets	2,866,833	75,507,948	1,394,280	26,465	132,684	113,349	39,985	40,321	9,195	697,880	9,685,409	2,031,629	1,270,315	44,051,502	659,098	138,526,893
310 Total Current Liabilities	70,399	3,284,037	60,264	-	5,038	5,662	33,323	33,531	9,195	250,332	1,892	302,717	170,854	301,313	340,103	4,868,660
350 Total Non-Current Liabilities	3,657	44,138,011	407,407	-	-	-	-	-	-	672,620	-	4,858	2,155	20,098,045	9,480	65,336,234
300 Total Liabilities	74,055	47,422,048	467,671	-	5,038	5,662	33,323	33,531	9,195	922,952	1,892	307,575	173,009	20,399,358	349,583	70,204,894
400 Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	1,169,273	-	1,169,273
513 Total Equity/Net Assets	2,792,778	28,085,900	926,609	26,465	127,646	107,687	6,662	6,791	-	(225,072)	9,683,517	1,723,954	1,097,305	22,482,871	309,515	67,152,627
600 Total Liabilities and Equity/Net Assets	2,866,833	75,507,948	1,394,280	26,465	132,684	113,349	39,985	40,321	9,195	697,880	9,685,409	2,031,529	1,270,315	44,051,502	659,098	138,526,793

Columbia Housing Authority
Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total	
Tenant Rental																			
Revenue	\$ 431,219	\$ 2,170,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,407	\$ 13,530	\$ -	\$ -	\$ -	\$ -	\$ 2,647,444	\$ -	\$ 2,647,444		
Rental Subsidies		2,427,184														2,427,184	(2,427,184)		
Vacancy Loss	(218,122)	(177,407)														(395,529)		(395,529)	
Net Rental Revenue	213,097	4,420,064								32,407	13,530					4,679,099	(2,427,184)	2,251,915	
Tenant Revenue - Other	2,708	33,812														36,520		36,520	
Total Tenant Revenue	215,805	4,453,876								32,407	13,530					4,715,618	(2,427,184)	2,288,434	
HUD PHA																			
Operating Grants	445,044		-	10,995,022	2,922	325,056	410,607	206,098		233,957						12,618,706		12,618,706	
HUD Voucher																			
Admin Fees		-	-	1,339,250	-	-	-	-		-	-	-	-	-		1,339,250		1,339,250	
Management Fee		-	-	-	-	-	-	-		-	-	-	-	-		302,829	302,829	(302,829)	
Asset Management Fee		-	-	-	-	-	-	-		-	-	-	-	-		13,200	(13,200)		
Book Keeping Fee		-	-	-	-	-	-	-		-	-	-	-	-		145,853	145,853	(145,853)	
Total Fee Revenue	445,044		-	12,335,772	2,922	325,056	410,607	206,098		233,957						461,881	14,421,337	(461,881)	13,959,455
Other																			
Government Grants		-	-	-	-	-	-	-	56,139		909,750						965,890		965,890
Interest Income	45,753	158,285	21,745	1,116	4,695	3,999	1,026	843		2,294	43,367		28,496	19,596	12,026	343,239		343,239	
Investment Income		-	-	-	-	-	-	-		-	-	-	-	715,747		715,747	(715,747)		
Fraud Recovery		-	-	12,560	-	-	-	-		-	-	-	-	-		12,560		12,560	
Other Revenue	78,908	2,440,958	257	-	-	-	-	-		37,296	52,520	195,161	100,666	472,415	5,069	3,383,248	(412,822)	2,970,426	
Gain/Loss on Sale of Capital Assets		-	-	-	-	-	-	-		-	11,923		-	22,642		34,565		34,565	
Total Revenue	\$ 785,509	\$ 7,053,119	\$ 12,370,335	\$ 4,038	\$ 329,751	\$ 414,606	\$ 207,124	\$ 56,982	\$ 233,957	\$ 981,747	\$ 121,340	\$ 195,161	\$ 129,162	\$ 1,230,399	\$ 478,976	\$ 24,592,204	\$ (4,017,634)	\$ 20,574,571	
Administrative																			
Salaries	94,454	255,232	520,411	-	3,323	2,203	2,663	457		72,788	-	-	106,518	272,252	289,030	1,619,332		1,619,332	
Auditing Fees	4,770	79,350	45,965	-	-	-	-	-		3,889	862		-	4,183	9,081	148,100		148,100	
Management Fee		-	-	-	-	-	-	-		1,375	945	-	-	-	-	532,655	(532,655)		
LIHTC Asset Mgmt		5,310	66,337	137,243	-	-	3,300	-		-	-	-	-	-	-	212,190	(145,853)	66,337	

Columbia Housing Authority
Entity Wide Revenue and Expense Summary

Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total		
<hr/>																			
Advertising and Marketing	96	-	-	-	-	-	-	-	122	-	-	-	1,229	-	1,447	-	1,447		
Employee	29,938	76,981	143,108	-	945	247	414	51	-	10,761	-	-	26,895	69,067	71,600	430,006	-	430,006	
Office Expenses	17,102	68,912	48,411	-	66	472	187	122	2,118	19,453	172	132	3,326	20,781	72,191	253,444	-	253,444	
Legal Expense	1,193	12,654	-	-	-	-	-	-	-	-	-	-	-	22,099	35,945	-	35,945		
Training & Travel	-	6,604	5,786	-	-	-	-	250	15,286	-	-	308	1,857	6,436	36,528	-	36,528		
Other	7,549	22,168	93,314	134	1,904	1,763	954	301	7,560	436	220	663	8,766	59,910	10,220	215,862	-	215,862	
Total Operating -																			
Admin.	202,211	851,905	1,213,826	134	6,237	13,265	4,219	931	9,927	124,110	2,199	795	145,814	429,280	480,657	3,485,510	(678,508)	2,807,002	
<hr/>																			
Asset Management																			
Fee	13,200	-	-	-	-	-	-	-	-	-	-	-	-	-	13,200	(13,200)	-		
Salaries	949	92,702	-	-	-	-	-	-	157,848	519,328	-	-	-	-	770,826	-	770,826		
Employee	383	31,762	-	-	-	(5)	-	-	47,984	114,130	-	-	-	-	194,254	-	194,254		
Tenant Services -	3,503	35,652	763	2,090	-	-	-	-	-	153,616	-	-	-	-	195,624	-	195,624		
Total Tenant Services																			
Services	6,309	160,116	763	2,090	-	(5)	-	-	205,832	787,073	-	-	-	-	1,162,177	-	1,162,177		
Water	24,633	185,023	675	-	-	-	-	-	-	-	60	-	-	491	225	211,107	-	211,107	
Electricity	28,616	323,163	6,446	-	-	-	-	-	-	-	108	-	-	2,947	2,149	363,428	-	363,428	
Gas	14,148	35,905	1,491	-	-	-	-	-	-	-	283	-	-	1,531	497	53,856	-	53,856	
Sewer	20,496	121,289	351	-	-	-	-	-	-	-	78	-	-	319	117	142,650	-	142,650	
Total Utilities															5,289	2,988	771,041	-	771,041
<hr/>																			
Maintenance -																			
Labor	215,120	341,537	-	-	-	-	-	-	-	-	-	-	-	-	556,656	-	556,656		
Maintenance - Materials	42,691	174,576	-	-	-	-	-	-	-	75	161	2,223	-	7	1,499	221,231	-	221,231	
Maintenance Contracts	150,754	474,535	2,813	-	-	-	-	-	-	20,190	7,591	455	-	2,176	4,322	662,837	(108,300)	554,537	
Employee Benefits - Maint.	59,003	113,235	-	-	-	-	-	-	-	-	-	-	-	-	-	172,238	172,238		
Total Maintenance																			
Protective Services - Labor	35,915	10,170	-	-	-	-	-	-	-	-	158,194	-	-	-	-	204,279	-	204,279	
Employee	10,723	3,091	-	-	-	-	-	-	-	-	46,718	-	-	-	-	60,531	-	60,531	
Total Protective Services																			
Property Insurance	73,560	756,311	6,044	-	-	-	-	-	-	5,942	1,705	-	-	2,205	2,015	847,781	-	847,781	

Columbia Housing Authority
Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Liability																		
Insurance	8,662	9,844	9,494	-	-	-	-	-	-	5,079	156	-	-	14,640	-	47,875	-	47,875
Workmen's Compensation	6,201	12,545	10,125	-	41	35	42	7	2,774	9,835	-	2,699	1,806	4,530	4,795	55,435	-	55,435
All Other Insurance	6,298	12,451	-	-	-	-	-	-	-	5,900	-	-	962	962	3,871	30,444	-	30,444
Total Insurance	94,721	791,150	25,663	-	41	35	42	7	2,774	26,755	1,861	2,699	2,768	22,337	10,680	981,535	-	981,535
Other General Expenses	784	17,510	12,149	-	-	1,891	-	-	-	100	-	1,711	43,377	75,649	2,216	155,388	(74,696)	80,692
Compensated Absences	42,396	82,588	45,678	-	-	-	-	-	15,424	24,054	-	10,426	6,285	10,621	10,642	248,114	-	248,114
Payments in Lieu of Taxes	14,439	149,699	-	-	-	-	-	-	-	3,241	1,353	-	-	-	-	168,732	-	168,732
Bad debt - Tenant Rents	(300)	2,489	-	-	-	-	-	-	-	-	-	-	-	-	-	2,189	-	2,189
Total Other Expenses	57,319	252,287	57,828	-	-	1,891	-	-	15,424	27,394	1,353	12,137	49,661	86,270	12,858	574,422	(74,696)	499,726
Interest of Mortgage Payable	-	280,503	-	-	-	-	-	-	-	-	-	1,199	-	273,859	-	555,560	-	555,560
Interest on Notes Payable	-	449,227	-	-	-	-	-	-	-	-	-	-	-	20,327	-	469,554	-	469,554
Amortization of Loan Costs	-	76,826	-	-	-	-	-	-	-	-	-	-	-	-	-	76,826	-	76,826
Total	-	806,556	-	-	-	-	-	-	-	-	-	1,199	-	294,186	-	1,101,941	(715,747)	386,194
Total Operating Expenses	\$ 975,888	\$ 4,644,545	\$ 1,309,856	\$ 2,224	\$ 6,277	\$ 15,187	\$ 4,261	\$ 938	\$ 233,957	\$ 985,597	\$ 13,694	\$ 224,544	\$ 198,243	\$ 839,545	\$ 513,004	\$ 9,967,761	\$ (1,590,450)	\$ 8,377,311
Excess of Operating	\$ (190,379)	\$ 2,408,574	\$ 11,060,479	\$ 1,814	\$ 323,473	\$ 399,420	\$ 202,862	\$ 56,044	\$ -	\$ (3,851)	\$ 107,646	\$ (29,384)	\$ (69,081)	\$ 390,854	\$ (34,028)	\$ 14,624,443	\$ (2,427,184)	\$ 12,197,259
Extraordinary Maintenance	-	186,105	-	-	-	-	-	-	-	-	-	-	-	-	-	186,105	-	186,105
Housing Assistance Payments	-	-	10,843,276	-	291,672	384,642	201,837	53,568	-	-	5,700	-	-	-	-	11,780,694	(2,427,184)	9,353,510
Depreciation Expense	150,212	1,628,978	20,203	-	-	-	-	-	-	17,312	3,116	-	-	16,130	1,097	1,837,048	-	1,837,048
Total Expenses	\$ 1,126,100	\$ 6,459,628	\$ 12,173,335	\$ 2,224	\$ 297,949	\$ 399,829	\$ 206,098	\$ 54,506	\$ 233,957	\$ 1,002,910	\$ 22,510	\$ 224,544	\$ 198,243	\$ 855,675	\$ 514,101	\$ 23,771,608	\$ (4,017,634)	\$ 19,753,975
Net Gain (Loss)	\$ (340,591)	\$ 593,491	\$ 196,999	\$ 1,814	\$ 31,801	\$ 14,777	\$ 1,026	\$ 2,476	\$ -	\$ (21,163)	\$ 98,831	\$ (29,384)	\$ (69,081)	\$ 374,724	\$ (35,125)	\$ 820,596	\$ -	\$ 820,596

Housing Authority of the City of Columbia, MO (MO007)
Entity Wide Balance Sheet Summary
November 30, 2025

		Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Total
111	111 Cash - Unrestricted	651,556	1,211,835	594,244	-	128,395	102,701	37,423	29,323	-	22,005	55,269	-	319,451	78,393	61,506	3,292,102
112	112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113-020	113-020 Sect 8 FSS	-	-	398,707	-	-	-	-	-	-	-	-	-	-	-	-	398,707
113	113 Cash - Other Restricted	400,156	4,247,420	-	26,465	-	-	-	-	-	31,990	3,302,093	-	-	305,063	-	8,313,186
114	114 Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
115	115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	100 Total Cash	1,051,713	5,459,255	992,951	26,465	128,395	102,701	37,423	29,323	-	53,995	3,357,361	-	319,451	383,456	61,506	12,003,995
121	121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122	122 Accounts Receivable - HUD Other Projects	500,000	-	-	-	1,161	3,135	1,914	-	9,195	-	-	-	-	-	-	515,405
124	124 Accounts Receivable - Other Government	-	9,542	-	-	-	-	-	7,737	-	77,052	-	-	-	-	-	94,331
125-010	125-010 Operating Loan Receivable	-	-	-	-	-	-	-	-	-	-	76,000	-	210,905	-	-	286,905
125-040	125-040 Accounts Receivable - Tax Credit	262,900	95	-	-	-	-	-	-	-	-	-	-	-	-	-	262,995
125-050	125-050 Accounts Receivable - Other	1,007	-	-	-	-	-	-	-	-	-	-	-	-	(3,915)	-	(2,908)
125	125 Accounts Receivable - Miscellaneous	-	-	66,035	-	3,128	7,512	648	3,261	-	-	-	-	-	-	-	80,584
126	126 Accounts Receivable - Tenants	14,391	105,211	-	-	-	-	-	-	-	2,552	2,726	-	-	-	-	124,880
126.1	126.1 Allowance for Doubtful Accounts - Tenants	(6,214)	(48,435)	-	-	-	-	-	-	(700)	(720)	-	-	-	-	-	(56,069)
126.2	126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	(631)	-	(631)
127	127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	5,713,438	-	5,713,438
128	128 Fraud Recovery	2,399	-	7,789	-	-	-	-	-	-	-	-	-	-	-	-	10,188
128.1	128.1 Allowance for Doubtful Accounts - Fraud	(2,399)	-	(3,894)	-	-	-	-	-	-	-	-	-	-	-	-	(6,293)
129	129 Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	-	60,628	2,140,792	-	2,201,419
	120 Total Receivables, Net of Allowances for Doubtful Accounts	772,084	66,412	69,929	-	4,289	10,647	2,562	10,998	9,195	78,905	78,006	-	271,533	7,849,684	-	9,224,245
131	131 Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
132	132 Investments - Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
135	135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	142 Prepaid Expenses and Other Assets	2,958	83,041	2,123	-	-	-	-	-	-	10,284	99	-	87	2,118	3,298	104,008
143	143 Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	245	245
143.1	143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
144	144 Inter Program Due From	-	-	-	-	-	-	-	-	-	-	-	-	128,990	35,308	567,640	731,938
145	145 Assets Held for Sale	-	-	-	-	-	-	-	-	-	265,494	-	-	200	-	-	265,694
	150 Total Current Assets	2,958	83,041	2,123	-	-	-	-	-	-	10,284	265,593	-	129,077	37,625	571,184	1,101,886
161	161 Land	339,845	4,345,561	-	-	-	-	-	-	-	138,819	179,365	-	-	-	24,513	5,028,103
162	162 Buildings	4,692,157	64,954,221	354,155	-	-	-	-	-	-	696,504	136,000	-	-	414,098	-	71,247,134
163	163 Furniture, Equipment & Machinery - Dwellings	25,520	112,687	-	-	-	-	-	-	-	-	-	-	-	-	-	138,207
164	164 Furniture, Equipment & Machinery - Administration	519,933	990,597	93,285	-	-	-	-	-	-	7,363	-	-	-	67,475	125,147	1,803,801
165	165 Leasehold Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
166	166 Accumulated Depreciation	(4,537,378)	(16,390,149)	(118,163)	-	-	-	-	-	-	(287,990)	(43,066)	-	-	(125,292)	(123,252)	(21,625,290)
167	167 Construction in Progress	-	12,799,075	-	-	-	-	-	-	-	-	-	-	-	35,000	-	12,834,075
168	168 Infrastructure	-	2,583,429	-	-	-	-	-	-	-	-	-	-	-	56,428	-	2,639,857
	160 Total Capital Assets, Net of Accumulated Depreciation	1,040,078	69,395,421	329,277	-	-	-	-	-	-	554,696	272,299	-	-	447,709	26,408	72,065,889
171	171 Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-	-	-	-	-	-	-	5,712,149	-	210,000	1,140,399	-	7,062,548
171-040	171-040 Notes Receivable - Other	-	-	-	-	-	-	-	-	-	-	-	-	34,192,628	-	34,192,628	
172	172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
173	173 Grants Receivable - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174	174 Other Assets	-	503,820	-	-	-	-	-	-	-	-	-	-	-	-	-	503,820
174-040	174-040 Deferred Developer Fees	-	-	-	-	-	-	-	-	-	-	-	-	340,254	-	340,254	

176	176 Investments in Joint Ventures	-	-	-	-	-	-	-	-	-	-	-	2,031,629	-	-	-	2,031,629	
	180 Total Non-Current Assets	-	503,820	-	-	-	-	-	-	-	-	-	5,712,149	2,031,629	550,254	35,333,027	-	44,130,879
	190 Total Assets	2,866,833	75,507,948	1,394,280	26,465	132,684	113,349	39,985	40,321	9,195	697,880	9,685,409	2,031,629	1,270,315	44,051,502	659,098	138,526,893	
311	311 Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
312	312 Accounts Payable <= 90 Days	(434)	100,869	4,603	-	-	-	-	-	-	(354)	(78)	-	-	(380)	145,740	249,966	
313	313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
321	321 Accrued Wage/Payroll Taxes Payable	13,361	33,033	27,457	-	-	-	-	-	8,396	26,042	8,395	8,524	11,908	11,686	148,801		
322	322 Accrued Compensated Absences - Current Portion	5,485	29,699	12,445	-	-	-	-	-	-	5,430	-	7,287	3,233	9,204	14,220	87,003	
324	324 Accrued Contingency Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
325	325 Accrued Interest Payable	-	2,201,455	-	-	-	-	-	-	-	-	-	-	-	253,870	-	2,455,325	
331	331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
332	332 Account Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
333	333 Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
341	341 Tenant Security Deposits	37,612	310,459	-	-	-	-	-	-	-	2,297	740	-	-	-	-	351,108	
342	342 Deferred Revenues	-	-	-	-	-	-	3,840	-	32,121	-	20,480	-	-	-	-	56,442	
343	343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	188,249	-	-	-	-	-	-	-	-	-	-	-	-	-	188,249	
344	344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
345	345 Other Current Liabilities	10,611	61,315	-	-	-	-	-	-	-	3,243	1,353	-	-	-	-	76,519	
346	346 Accrued Liabilities - Other	3,764	1,508	6,764	-	4,215	191	32,752	1,358	326	(7,273)	(2,252)	(2,431)	6,570	39,468	84,959		
347	347 Inter Program - Due To	-	205,919	8,995	-	823	1,631	571	51	472	200,469	(123)	243,723	161,529	(180,704)	128,990	772,347	
348-010	348-010 Operating Loan Payable	-	151,531	-	-	-	-	-	-	-	-	-	45,564	-	-	-	197,095	
348-040	348-040 Notes Payable - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	200,845	-	200,845	
348	348 Loan Liability - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	310 Total Current Liabilities	70,399	3,284,037	60,264	-	5,038	5,662	33,323	33,531	9,195	250,332	1,892	302,717	170,854	301,313	340,103	4,868,660	
351	351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	43,777,958	-	-	-	-	-	-	-	669,000	-	-	-	-	-	44,446,958	
352	352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
353	353 Non-current Liabilities - Other	-	340,254	399,111	-	-	-	-	-	-	-	-	-	-	-	-	739,365	
354	354 Accrued Compensated Absences - Non Current	3,657	19,800	8,296	-	-	-	-	-	-	3,620	-	4,858	2,155	6,136	9,480	58,002	
355-010	355-010 Note Payable - CHA AHD noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	210,000	-	210,000	
355-040	355-040 FHLB LONG TERM DEBT - Project	-	-	-	-	-	-	-	-	-	-	-	-	-	19,881,909	-	19,881,909	
355	355 Loan Liability - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
356	356 FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
357	357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	350 Total Non-Current Liabilities	3,657	44,138,011	407,407	-	-	-	-	-	-	672,620	-	4,858	2,155	20,098,045	9,480	65,336,234	
	300 Total Liabilities	74,055	47,422,048	467,671	-	5,038	5,662	33,323	33,531	9,195	922,952	1,892	307,575	173,009	20,399,358	349,583	70,204,894	
400	400 Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,169,273	
508.1	508.1 Invested In Capital Assets, Net of Related Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
508.4	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	31,853,702	
511.1	511.1 Restricted Net Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
511.4	511.4 Admin Fee Reserves	1,108,997	-	24,651	-	-	-	-	-	-	32,556	240,681	-	-	309,047	-	1,715,932	
512.1	512.1 Unrestricted Net Assets	(543,822)	448,330	196,999	1,814	31,801	14,777	1,026	2,476	-	(21,163)	4,968,473	(29,384)	(69,081)	1,455,082	(35,125)	6,422,204	
512.4	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	27,160,790	
	513 Total Equity/Net Assets	2,792,778	28,085,900	926,609	26,465	127,646	107,687	6,662	6,791	-	(225,072)	9,683,517	1,723,954	1,097,305	22,482,871	309,515	67,152,627	
	600 Total Liabilities and Equity/Net Assets	2,866,833	75,507,948	1,394,280	26,465	132,684	113,349	39,985	40,321	9,195	697,880	9,685,409	2,031,529	1,270,315	44,051,502	659,098	138,526,793	

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	\$ 955,325	\$ 924,128	\$ 31,197	\$ 10,995,022	\$ 10,165,408	\$ 829,614	8%
HUD Admin Fees Earned	135,513	123,498	12,015	1,339,250	1,358,480	(19,230)	-1%
Homeownership Closing Fees Earned	-	-	-	1,500	-	1,500	0%
Cares Act - COVID-19 Revenue	-	-	-	-	-	-	-
Total Fee Revenue	1,090,838	1,047,626	43,212	12,335,772	11,523,888	811,884	7%
Investment Income - Unrestricted	2,476	2,200	276	21,745	24,195	(2,450)	-10%
Fraud Recovery - HAP	182	231	(49)	8,595	2,540	6,055	238%
Fraud Recovery - Admin	182	231	(49)	3,966	2,540	1,426	56%
Other Revenue	257	273	(16)	257	3,001	(2,744)	-91%
Total Revenue	\$ 1,093,934	\$ 1,050,560	\$ 43,373	\$ 12,370,335	\$ 11,556,165	\$ 814,170	7%
Administrative Salaries	45,277	60,810	(15,533)	520,411	668,907	(148,496)	-22%
Auditing Fees	4,179	4,063	116	45,965	44,693	1,272	3%
Management Fee	19,356	21,605	(2,249)	219,588	237,655	(18,067)	-8%
Book-keeping Fee	12,098	12,264	(166)	137,243	134,901	2,341	2%
Advertising and Marketing	-	83	(83)	-	917	(917)	-100%
Employee Benefit contributions - Administrative	12,944	17,705	(4,761)	143,108	194,751	(51,642)	-27%
Office Expenses	4,214	7,446	(3,232)	48,411	81,904	(33,494)	-41%
Training & Travel	-	333	(333)	5,786	3,667	2,119	58%
Other Administrative Expenses	6,263	9,167	(2,903)	93,314	100,832	(7,518)	-7%
Total Operating - Administrative	104,330	133,475	(29,145)	1,213,826	1,468,227	(254,402)	-17%
Total Tenant Services	-	111	(111)	763	1,225	(462)	-
Total Utilities	907	929	(22)	8,963	10,219	(1,256)	-12%
Bldg. Maintenance	-	1,028	(1,028)	2,813	11,305	(8,491)	-75%
Insurance Premiums	2,726	1,172	1,554	25,663	12,888	12,775	99%
Other General Expenses	1,449	796	654	12,149	8,753	3,396	39%
Compensated Absences	3,790	-	3,790	45,678	-	45,678	-
Other General Expenses	5,240	796	4,444	57,828	8,753	49,074	561%
Total Operating Expenses	\$ 113,203	\$ 137,511	\$ (24,308)	\$ 1,309,856	\$ 1,512,617	\$ (202,761)	-13%
Excess of Operating Revenue over Operating Expenses	\$ 980,731	\$ 913,050	\$ 67,681	\$ 11,060,479	\$ 10,043,548	\$ 1,016,931	10%
Homeownership	4,345	3,945	400	46,042	43,390	2,652	6%
Portable Housing Assistance Payments	33,704	23,710	9,994	322,383	260,807	61,576	24%
S8 FSS Payments	14,972	15,488	(516)	185,537	170,365	15,172	9%
VASH Housing Assistance Payments	77,816	59,053	18,763	829,191	649,585	179,606	28%
All Other Vouchers Housing Assistance Payments	807,601	808,208	(606)	9,460,122	8,890,283	569,840	6%
Total Housing Assistance Payments	938,438	910,403	28,036	10,843,276	10,014,430	828,846	8%
Depreciation Expense	1,837	1,837	-	20,203	20,203	-	-
Total Expenses	\$ 1,053,478	\$ 1,049,750	\$ 3,728	\$ 12,173,335	\$ 11,547,250	\$ 626,085	5%
Net Gain (Loss)	\$ 40,455	\$ 810	\$ 39,645	\$ 196,999	\$ 8,914	\$ 188,085	2110%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 34,428	\$ 30,529	\$ 3,899	\$ 431,219	\$ 335,814	\$ 95,405	28%
Vacancy Loss	(22,335)	(10,871)	(11,464)	(218,122)	(119,580)	(98,542)	82%
Net Tenant Rental Revenue	12,093	19,658	(7,564)	213,097	216,235	(3,138)	-1%
Tenant Revenue - Other	330	500	(170)	2,708	5,500	(2,792)	-51%
Total Tenant Revenue	12,424	20,158	(7,734)	215,805	221,735	(5,930)	-3%
HUD PHA Operating Grants	57,124	37,167	19,957	419,600	408,833	10,767	3%
Capital Fund Grants	-	30,227	(30,227)	25,444	332,493	(307,050)	-92%
Total Grant Revenue	57,124	67,393	(10,269)	445,044	741,327	(296,283)	-40%
Investment Income - Unrestricted	3,400	5,417	(2,017)	45,753	59,583	(13,830)	-23%
Fraud Recovery	-	83	(83)	-	917	(917)	0%
Other Revenue	7,811	5,125	2,686	78,908	56,375	22,533	40%
Gain or Loss on Sale of Capital Assets	-	-	-	-	-	-	-
Total Revenue	\$ 80,759	\$ 98,176	\$ (17,417)	\$ 785,509	\$ 1,079,937	\$ (294,427)	-27%
Administrative Salaries	8,344	6,427	1,917	94,454	70,699	23,755	34%
Auditing Fees	434	1,313	(879)	4,770	14,438	(9,668)	-67%
Management Fee	2,539	8,250	(5,711)	41,800	90,750	(48,950)	-54%
Book-keeping Fee	323	597	(275)	5,310	6,571	(1,261)	-19%
Advertising and Marketing	-	-	-	96	-	96	-
Employee Benefit contributions - Administrative	2,030	2,429	(399)	29,938	26,718	3,219	12%
Office Expenses	1,197	1,150	47	17,102	12,650	4,452	35%
Legal Expense	-	83	(83)	1,193	917	276	30%
Training & Travel	-	354	(354)	-	3,896	(3,896)	-100%
Other	1,424	417	1,007	7,549	4,583	2,966	65%
Total Operating - Administrative	16,290	21,020	(4,730)	202,211	231,222	(29,011)	-13%
Asset Management Fee	1,200	1,200	-	13,200	13,200	-	0%
Tenant Services - Salaries	71	478	(407)	949	5,255	(4,306)	-82%
Employee Benefit Contributions - Tenant Services	47	164	(117)	383	1,808	(1,425)	-79%
Tenant Services - Other	-	350	(350)	3,503	3,850	(347)	-9%
Total Tenant Services	118	992	(874)	6,309	10,913	(4,604)	-42%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	\$ 1,172	\$ 2,328	\$ (1,156)	\$ 24,633	\$ 25,606	\$ (973)	-4%
Electricity	1,890	2,172	(282)	28,616	23,893	4,723	20%
Gas	1,304	1,070	235	14,148	11,765	2,383	20%
Sewer	904	2,115	(1,211)	20,496	23,269	(2,773)	-12%
Total Utilities	5,270	7,685	(2,414)	87,893	84,533	3,360	4%
Maintenance - Labor	17,061	20,170	(3,109)	215,120	221,870	(6,751)	-3%
Maintenance - Materials & Other	1,854	5,083	(3,229)	42,691	55,917	(13,225)	-24%
Maintenance and Operations Contracts	2,352	9,375	(7,023)	150,754	103,125	47,629	46%
Employee Benefit Contributions - Maintenance	4,506	5,256	(749)	59,003	57,811	1,192	2%
Total Maintenance	25,773	39,884	(14,111)	467,568	438,723	28,845	7%
Total Protective Services	3,072	4,526	(1,455)	46,667	49,791	(3,125)	-6%
Total Insurance Premiums	2,811	10,001	(7,191)	94,721	110,015	(15,294)	-14%
Other General Expenses	80	42	38	784	458	326	71%
Compensated Absences	721	-	721	42,396	-	42,396	
Payments in Lieu of Taxes	682	2,284	(1,602)	14,439	25,128	(10,689)	-43%
Bad debt - Tenant Rents	-	417	(417)	(300)	4,583	(4,883)	-107%
Total Other General Expenses	1,484	2,743	(1,259)	57,319	30,170	27,149	90%
Interest on Notes Payable	-	-	-	-	-	-	
Total Operating Expenses	\$ 56,018	\$ 88,052	\$ (32,034)	\$ 975,888	\$ 968,568	\$ 7,320	1%
Excess of Operating Revenue over Operating Expenses	\$ 24,741	\$ 10,124	\$ 14,616	\$ (190,379)	\$ 111,369	\$ (301,748)	-271%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	12,664	14,411	(1,747)	150,212	158,518	(8,306)	-5%
Total Expenses	\$ 68,682	\$ 102,462	\$ (33,780)	\$ 1,126,100	\$ 1,127,086	\$ (986)	0%
Net Gain (Loss)	\$ 12,077	\$ (4,286)	\$ 16,363	\$ (340,591)	\$ (47,149)	\$ (293,442)	622%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 80,931	\$ 84,336	\$ (3,404)	\$ 935,157	\$ 927,692	\$ 7,466	1%
Rental Subsidies	99,007	90,908	8,099	1,044,161	999,983	44,178	4%
Vacancy Loss	(2,689)	(4,310)	1,621	(72,493)	(47,408)	(25,085)	53%
Net Rental Revenue	177,249	170,933	6,316	1,906,825	1,880,266	26,559	1%
Tenant Revenue - Other	2,100	1,178	922	14,246	12,962	1,284	10%
Total Tenant Revenue	179,349	172,112	7,238	1,921,071	1,893,228	27,843	1%
Investment Income - Unrestricted	7,485	10,629	(3,144)	87,933	116,923	(28,990)	-25%
Other Revenue	25,328	8,240	17,089	168,612	90,635	77,977	86%
Total Revenue	\$ 212,162	\$ 190,981	\$ 21,182	\$ 2,177,615	\$ 2,100,786	\$ 76,829	4%
Administrative Salaries	8,903	10,311	(1,409)	104,913	113,426	(8,513)	-8%
Auditing Fees	1,183	3,751	(2,568)	13,017	41,266	(28,250)	-68%
Property Management Fee	11,396	10,430	966	121,910	114,734	7,176	6%
Asset Management Fees	1,169	1,190	(21)	12,858	13,095	(236)	-2%
Advertising and Marketing	-	8	(8)	-	92	(92)	-100%
Employee Benefit contributions - Administrative	2,642	3,248	(606)	30,550	35,726	(5,176)	-14%
Office Expenses	2,196	2,123	72	25,343	23,357	1,986	9%
Legal Expense	485	429	56	5,597	4,721	876	19%
Training & Travel	-	500	(500)	2,940	5,500	(2,560)	-47%
Other	888	666	223	6,952	7,321	(369)	-5%
Total Operating - Administrative	28,862	32,658	(3,796)	324,079	359,237	(35,158)	-10%
Total Tenant Services	7,032	8,568	(1,536)	82,451	94,249	(11,798)	-13%
Water	6,160	6,602	(442)	88,420	72,622	15,798	22%
Electricity	12,417	13,474	(1,057)	170,945	148,213	22,733	15%
Gas	1,550	1,464	86	15,000	16,104	(1,104)	-7%
Sewer	4,824	4,477	348	56,636	49,242	7,394	15%
Total Utilities	\$ 24,951	\$ 26,016	\$ (1,066)	\$ 331,001	\$ 286,181	\$ 44,820	16%

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	\$ 12,601	\$ 15,388	\$ (2,786)	\$ 179,213	\$ 169,263	\$ 9,950	6%
Maintenance - Materials & Other	4,445	11,126	(6,681)	79,350	122,381	(43,030)	-35%
Maintenance and Operations Contracts	13,339	15,530	(2,191)	175,665	170,829	4,836	3%
Employee Benefit Contributions - Maintenance	5,119	5,514	(394)	61,596	60,650	946	2%
Total Maintenance	35,504	47,557	(12,052)	495,825	523,122	(27,298)	-5%
Total Insurance Premiums	33,861	27,086	6,775	343,884	297,941	45,943	15%
Other General Expenses	949	758	190	7,532	8,342	(809)	-10%
Compensated Absences	2,644	-	2,644	36,853	-	36,853	
Taxes	5,000	5,000	-	56,240	55,000	1,240	2%
Bad debt - Tenant Rents	-	833	(833)	2,689	9,167	(6,477)	-71%
Total Other General Expenses	8,593	6,592	2,001	103,315	72,508	30,807	42%
Interest of Mortgage (or Bonds) Payable	15,906	15,906	-	174,969	174,969	-	0%
Interest on Notes Payable (Seller Financing)	20,967	20,966	0	230,632	230,631	0	0%
Amortization of Loan Costs	2,275	2,274	0	25,020	25,018	3	0%
Total Interest Expense and Amortization Cost	39,147	39,147	0	430,621	430,618	3	0%
Total Operating Expenses	\$ 177,951	\$ 187,623	\$ (9,673)	\$ 2,111,176	\$ 2,063,857	\$ 47,319	2%
Excess of Operating Revenue over Operating Expenses	\$ 34,212	\$ 3,357	\$ 30,855	\$ 66,440	\$ 36,929	\$ 29,510	80%
Extraordinary Maintenance	9,044	-	9,044	45,566	-	45,566	
Depreciation Expense	53,786	53,610	176	591,642	589,715	1,927	0%
Total Expenses	\$ 240,781	\$ 241,234	\$ (453)	\$ 2,748,383	\$ 2,653,571	\$ 94,812	4%
Net Gain (Loss)	\$ (28,618)	\$ (50,253)	\$ 21,635	\$ (570,768)	\$ (552,785)	\$ (17,983)	3%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 50,064	\$ 52,561	\$ (2,497)	\$ 567,748	\$ 578,173	\$ (10,425)	-2%
Rental Subsidies	50,729	46,897	3,833	540,975	515,864	25,112	5%
Vacancy Loss	(1,777)	(4,764)	2,986	(35,278)	(52,401)	17,123	-33%
Net Rental Revenue	99,016	94,694	4,321	1,073,445	1,041,636	31,809	3%
Tenant Revenue - Other	610	673	(63)	8,097	7,407	690	9%
Total Tenant Revenue	99,626	95,367	4,258	1,081,542	1,049,042	32,499	3%
Investment Income - Unrestricted	1,937	3,472	(1,536)	27,630	38,197	(10,567)	-28%
Other Revenue	2,064	2,928	(864)	31,139	32,208	(1,069)	-3%
Total Revenue	\$ 103,626	\$ 101,768	\$ 1,858	\$ 1,140,311	\$ 1,119,447	\$ 20,864	2%
Administrative Salaries	5,354	8,291	(2,937)	66,940	91,202	(24,263)	-27%
Auditing Fees	1,183	1,942	(758)	13,017	21,360	(8,343)	-39%
Property Management Fee	6,234	5,764	471	66,761	63,401	3,360	5%
Asset Management Fees	1,084	1,101	(18)	12,268	12,115	153	1%
Advertising and Marketing	-	8	(8)	-	92	(92)	-100%
Employee Benefit contributions - Administrative	2,074	2,315	(241)	23,539	25,467	(1,928)	-8%
Office Expenses	1,298	1,975	(677)	21,390	21,725	(335)	-2%
Legal Expense	284	167	117	4,102	1,833	2,268	124%
Training & Travel	-	250	(250)	1,418	2,750	(1,332)	-48%
Other	443	708	(266)	5,383	7,792	(2,409)	-31%
Total Operating - Administrative	17,954	22,521	(4,567)	214,816	247,736	(32,920)	-13%
Total Tenant Services	6,360	7,481	(1,121)	72,615	82,295	(9,679)	-12%
Water	1,674	1,803	(129)	24,687	19,833	4,854	24%
Electricity	8,904	9,609	(705)	119,737	105,696	14,041	13%
Gas	1,004	644	360	8,593	7,079	1,514	21%
Sewer	1,143	1,089	55	14,201	11,974	2,227	19%
Total Utilities	\$ 12,724	\$ 13,144	\$ (420)	\$ 167,219	\$ 144,582	\$ 22,637	16%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 3,329	\$ 7,030	\$ (3,701)	\$ 84,206	\$ 77,334	\$ 6,872	9%
Maintenance - Materials & Other	4,794	4,017	777	39,609	44,187	(4,578)	-10%
Maintenance and Operations Contracts	12,528	9,160	3,368	116,681	100,757	15,924	16%
Employee Benefit Contributions - Maintenance	2,626	2,702	(76)	25,972	29,722	(3,751)	-13%
Total Maintenance	23,277	22,909	368	266,468	252,001	14,467	6%
Property Insurance	11,447	3,730	7,717	114,490	41,031	73,458	179%
Workmen's Compensation	227	-	227	3,421	-	3,421	
All Other Insurance	308	552	(244)	3,392	6,074	(2,682)	-44%
Total Insurance Premiums	11,983	4,282	7,700	121,302	47,105	74,197	158%
Other General Expenses	404	500	(96)	4,917	5,504	(587)	-11%
Compensated Absences	1,683	-	1,683	18,456	-	18,456	
Taxes	5,062	2,500	2,562	30,682	27,500	3,182	12%
Bad debt - Tenant Rents	-	83	(83)	-	917	(917)	-100%
Total Other General Expenses	7,149	3,084	4,066	54,055	33,921	20,134	59%
Interest of Mortgage (or Bonds) Payable	5,162	5,166	(4)	57,322	56,827	495	1%
Interest on Notes Payable (Seller Financing)	9,215	9,215	(0)	101,367	101,368	(1)	0%
Amortization of Loan Costs	1,568	1,568	(0)	17,248	17,248	(0)	0%
Total Interest Expense and Amortization Cost	15,945	15,949	(4)	175,937	175,443	495	0%
Total Operating Expenses	\$ 95,393	\$ 89,371	\$ 6,022	\$ 1,072,413	\$ 983,083	\$ 89,330	9%
Excess of Operating Revenue over Operating Expenses	\$ 8,233	\$ 12,397	\$ (4,164)	\$ 67,898	\$ 136,364	\$ (68,466)	-50%
Extraordinary Maintenance	1,089	-	1,089	88,669	-	88,669	
Depreciation Expense	31,671	40,528	(8,857)	348,376	445,808	(97,432)	-22%
Total Expenses	\$ 128,153	\$ 129,899	\$ (1,746)	\$ 1,509,458	\$ 1,428,891	\$ 80,567	6%
Net Gain (Loss)	\$ (24,527)	\$ (28,131)	\$ 3,605	\$ (369,147)	\$ (309,444)	\$ (59,703)	19%

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	\$ 25,215	\$ 20,400	\$ 4,815	\$ 255,113	\$ 224,400	\$ 30,713	14%
Rental Subsidies	29,836	31,894	(2,059)	336,397	350,834	(14,438)	-4%
Vacancy Loss	(4,449)	(2,625)	(1,824)	(28,648)	(28,875)	227	-1%
Net Rental Revenue	50,602	49,669	932	562,862	546,359	16,502	3%
Tenant Revenue - Other	637	338	299	5,517	3,713	1,805	49%
Total Tenant Revenue	51,238	50,007	1,232	568,379	550,072	18,307	3%
Investment Income - Unrestricted	2,438	1,842	597	24,583	20,258	4,325	21%
Other Revenue	2,236	2,828	(592)	224,019	31,112	192,907	620%
Total Revenue	\$ 55,913	\$ 54,677	\$ 1,236	\$ 816,981	\$ 601,442	\$ 215,539	36%
Administrative Salaries	(636)	2,773	(3,409)	24,845	30,500	(5,655)	-19%
Auditing Fees	1,183	1,004	179	13,017	11,043	1,974	18%
Property Management Fee	2,674	2,557	116	29,716	28,132	1,584	6%
Asset Management Fees	1,067	1,084	(17)	11,736	11,920	(184)	-2%
Advertising and Marketing	-	-	-	-	-	-	-
Employee Benefit contributions - Administrative	550	880	(330)	9,153	9,682	(529)	-5%
Office Expenses	564	896	(332)	8,097	9,854	(1,758)	-18%
Legal Expense	-	42	(42)	409	458	(49)	-11%
Training & Travel	-	-	-	915	-	915	
Other	100	292	(192)	3,407	3,208	198	6%
Total Operating - Administrative	5,501	9,527	(4,026)	101,294	104,798	(3,504)	-3%
Total Tenant Services	45	268	(223)	2,283	2,948	(665)	-23%
Water	2,495	2,792	(297)	24,600	30,712	(6,112)	-20%
Electricity	609	1,037	(428)	8,648	11,406	(2,758)	-24%
Gas	695	558	137	4,651	6,139	(1,488)	-24%
Sewer	1,798	2,128	(329)	17,475	23,405	(5,930)	-25%
Total Utilities	\$ 5,597	\$ 6,515	\$ (917)	\$ 55,374	\$ 71,662	\$ (16,288)	-23%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 3,019	\$ 3,231	\$ (213)	\$ 26,279	\$ 35,544	\$ (9,266)	-26%
Maintenance - Materials & Other	1,342	2,892	(1,550)	17,869	31,808	(13,940)	-44%
Maintenance and Operations Contracts	5,901	7,074	(1,173)	68,400	77,819	(9,418)	-12%
Employee Benefit Contributions - Maintenance	496	1,216	(720)	6,580	13,371	(6,791)	-51%
Total Maintenance	10,757	14,413	(3,656)	119,127	158,542	(39,414)	-25%
Total Insurance Premiums	10,293	9,785	509	113,672	107,630	6,043	6%
Other General Expenses	93	50	43	1,185	550	635	116%
Compensated Absences	1,472	-	1,472	8,899	-	8,899	
Property Taxes	3,895	1,950	1,945	23,348	21,448	1,900	9%
Bad debt - Tenant Rents	-	83	(83)	-	917	(917)	-100%
Total Other General Expenses	5,460	2,083	3,377	33,433	22,915	10,518	46%
Interest of Mortgage (or Bonds) Payable	3,041	3,139	(98)	34,515	34,530	(15)	0%
Interest on Notes Payable (Seller Financing)	6,714	6,714	-	73,849	73,849	-	0%
Amortization of Loan Costs	1,664	1,664	-	18,301	18,301	-	0%
Total Interest Expense and Amortization Cost	11,418	11,516	(98)	126,664	126,680	(15)	0%
Total Operating Expenses	\$ 49,072	\$ 54,107	\$ (5,034)	\$ 551,847	\$ 595,174	\$ (43,327)	-7%
Excess of Operating Revenue over Operating Expenses	\$ 6,840	\$ 570	\$ 6,270	\$ 265,134	\$ 6,268	\$ 258,866	4130%
Extraordinary Maintenance	19,953	-	19,953	28,052	-	28,052	
Depreciation Expense	18,807	18,774	33	206,871	206,519	352	0%
Total Expenses	\$ 87,832	\$ 72,881	\$ 14,951	\$ 786,770	\$ 801,693	\$ (14,923)	-2%
Net Gain (Loss)	\$ (31,920)	\$ (18,205)	\$ (13,715)	\$ 30,211	\$ (200,251)	\$ 230,461	-115%

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	\$ 11,444	\$ 9,646	\$ 1,798	\$ 125,803	\$ 106,110	\$ 19,694	19%
Rental Subsidies	7,856	8,301	(445)	81,622	91,314	(9,692)	-11%
Vacancy Loss	(429)	(467)	38	(6,706)	(5,133)	(1,573)	31%
Net Rental Revenue	18,871	17,481	1,390	200,719	192,290	8,429	4%
Tenant Revenue - Other	23	83	(61)	1,060	917	143	16%
Total Tenant Revenue	18,894	17,564	1,330	201,779	193,207	8,572	4%
Investment Income - Unrestricted	417	673	(257)	5,692	7,407	(1,715)	-23%
Other Revenue	224	302	(78)	4,483	3,318	1,165	35%
Total Revenue	\$ 19,535	\$ 18,539	\$ 995	\$ 211,953	\$ 203,932	\$ 8,022	4%
Administrative Salaries	(202)	938	(1,140)	7,918	10,316	(2,398)	-23%
Auditing Fees	1,183	330	853	13,017	3,633	9,384	258%
Property Management Fee	956	882	74	10,313	9,703	610	6%
Asset Management Fees	1,346	1,370	(24)	12,564	15,066	(2,503)	-17%
Employee Benefit contributions - Administrative	187	298	(111)	3,032	3,276	(244)	-7%
Office Expenses	518	271	247	5,747	2,979	2,768	93%
Legal Expense	-	63	(63)	550	688	(138)	-20%
Training & Travel	-	33	(33)	282	367	(85)	-23%
Other	104	292	(187)	883	3,208	(2,325)	-72%
Total Operating - Administrative	4,092	4,476	(384)	54,304	49,235	5,069	10%
Total Tenant Services	4	51	(47)	290	557	(268)	-48%
Water	271	300	(29)	3,669	3,301	368	11%
Electricity	1,109	1,159	(50)	14,839	12,747	2,092	16%
Gas	481	458	23	4,407	5,036	(629)	-12%
Sewer	211	199	12	2,427	2,190	238	11%
Total Utilities	\$ 2,071	\$ 2,116	\$ (45)	\$ 25,342	\$ 23,274	\$ 2,069	9%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 1,006	\$ 1,077	\$ (71)	\$ 8,926	\$ 11,848	\$ (2,922)	-25%
Maintenance - Materials & Other	84	888	(804)	8,915	9,763	(847)	-9%
Maintenance and Operations Contracts	1,455	1,907	(452)	23,338	20,973	2,365	11%
Employee Benefit Contributions - Maintenance	240	405	(165)	2,227	4,457	(2,230)	-50%
Total Maintenance	2,785	4,276	(1,491)	43,406	47,041	(3,635)	-8%
Total Protective Services	1,102	1,389	(287)	13,266	15,277	(2,011)	-13%
Total Insurance Premiums	3,420	1,568	1,851	35,979	17,252	18,727	109%
Other General Expenses	(1,148)	92	(1,239)	1,612	1,008	604	60%
Compensated Absences	539	-	539	3,570	-	3,570	
Taxes	1,275	625	650	7,775	6,875	900	13%
Bad debt - Tenant Rents	-	333	(333)	-	3,667	(3,667)	-100%
Total Other General Expenses	666	1,050	(384)	12,957	11,550	1,407	12%
Interest of Mortgage (or Bonds) Payable	621	675	(54)	7,089	7,425	(336)	-5%
Amortization of Loan Costs	681	681	0	7,487	7,487	0	0%
Total Interest Expense and Amortization Cost	1,302	1,356	(54)	14,577	14,912	(336)	-2%
Total Operating Expenses	\$ 15,441	\$ 16,282	\$ (840)	\$ 200,121	\$ 179,098	\$ 21,023	12%
Excess of Operating Revenue over Operating Expenses	\$ 4,093	\$ 2,258	\$ 1,836	\$ 11,833	\$ 24,834	\$ (13,001)	-52%
Extraordinary Maintenance	(14,585)	-	(14,585)	17,896	-	17,896	
Depreciation Expense	10,559	10,277	282	116,145	113,047	3,098	3%
Total Expenses	\$ 11,415	\$ 26,559	\$ (15,144)	\$ 334,162	\$ 292,145	\$ 42,017	14%
Net Gain (Loss)	\$ 8,120	\$ (8,019)	\$ 16,139	\$ (122,208)	\$ (88,213)	\$ (33,995)	39%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 14,948	\$ 17,239	\$ (2,291)	\$ 152,348	\$ 189,624	\$ (37,276)	-20%
Rental Subsidies	19,399	17,165	2,234	225,469	188,813	36,656	19%
Vacancy Loss	(1,462)	(1,157)	(305)	(26,323)	(12,727)	(13,596)	107%
Net Rental Revenue	32,885	33,246	(361)	351,494	365,710	(14,216)	-4%
Tenant Revenue - Other	516	437	79	3,970	4,809	(840)	-17%
Total Tenant Revenue	33,401	33,684	(282)	355,463	370,519	(15,056)	-4%
Investment Income - Unrestricted	263	844	(581)	5,869	9,279	(3,410)	-37%
Other Revenue	728	375	353	3,317	4,130	(812)	-20%
Total Revenue	\$ 34,393	\$ 34,903	\$ (510)	\$ 364,650	\$ 383,928	\$ (19,278)	-5%
Administrative Salaries	2,322	3,569	(1,246)	30,278	39,255	(8,976)	-23%
Auditing Fees	1,183	713	470	13,017	7,846	5,170	66%
Property Management Fee	2,004	1,856	148	21,495	20,419	1,077	5%
Asset Management Fees	769	769	-	8,456	8,456	0	0%
Advertising and Marketing	-	6	(6)	-	69	(69)	-100%
Employee Benefit contributions - Administrative	303	795	(492)	5,974	8,740	(2,766)	-32%
Office Expenses	351	459	(108)	4,470	5,047	(577)	-11%
Legal Expense	50	21	29	1,997	236	1,760	746%
Training & Travel	-	58	(58)	784	642	142	22%
Other	216	212	4	2,661	2,333	328	14%
Total Operating - Administrative	7,198	8,458	(1,260)	89,132	93,042	(3,911)	-4%
Total Tenant Services	45	202	(157)	2,247	2,224	23	1%
Water	2,075	1,278	797	19,456	14,056	5,400	38%
Electricity	174	552	(378)	5,936	6,077	(141)	-2%
Gas	-	260	(260)	1,486	2,865	(1,379)	-48%
Sewer	1,496	1,078	417	14,619	11,863	2,755	23%
Total Utilities	\$ 3,745	\$ 3,169	\$ 576	\$ 41,497	\$ 34,862	\$ 6,635	19%

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	\$ 2,971	\$ 3,095	\$ (124)	\$ 29,187	\$ 34,042	\$ (4,855)	-14%
Maintenance - Materials & Other	257	1,764	(1,507)	22,988	19,403	3,585	18%
Maintenance and Operations Contracts	3,939	2,714	1,225	55,274	29,854	25,420	85%
Employee Benefit Contributions - Maintenance	1,129	1,262	(133)	12,408	13,885	(1,477)	-11%
Total Maintenance	8,296	8,835	(539)	119,856	97,183	22,673	23%
Total Insurance Premiums	10,127	5,928	4,200	119,000	65,203	53,797	83%
Other General Expenses	60	83	(23)	1,818	917	901	98%
Compensated Absences	449	-	449	10,243	-	10,243	
Property Taxes	1,667	1,667	-	18,751	18,333	418	2%
Bad debt - Tenant Rents	-	644	(644)	(200)	7,081	(7,281)	-103%
Total Other General Expenses	2,176	2,394	(217)	30,612	26,331	4,281	16%
Interest of Mortgage (or Bonds) Payable	594	617	(23)	6,608	6,786	(178)	-3%
Interest on Notes Payable	1,268	1,268	-	13,947	13,947	-	0%
Amortization of Loan Costs	526	526	0	5,791	5,791	0	0%
Total Interest Expense and Amortization Cost	2,388	2,411	(23)	26,346	26,524	(178)	-1%
Total Operating Expenses	\$ 33,977	\$ 31,397	\$ 2,579	\$ 428,690	\$ 345,370	\$ 83,320	24%
Excess of Operating Revenue over Operating Expenses	\$ 416	\$ 3,505	\$ (3,089)	\$ (64,040)	\$ 38,558	\$ (102,598)	-266%
Extraordinary Maintenance	-	-	-	1,975	-	1,975	
Depreciation Expense	21,756	24,812	(3,056)	239,312	272,931	(33,620)	-12%
Total Expenses	\$ 55,732	\$ 56,209	\$ (477)	\$ 669,976	\$ 618,301	\$ 51,675	8%
Net Gain (Loss)	\$ (21,340)	\$ (21,307)	\$ (33)	\$ (305,326)	\$ (234,373)	\$ (70,953)	30%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 9,447	\$ 9,697	\$ (250)	\$ 99,876	\$ 106,669	\$ (6,793)	-6%
Rental Subsidies	11,567	10,602	965	131,278	116,624	14,654	13%
Vacancy Loss	(1,159)	(1,090)	(69)	(7,958)	(11,991)	4,032	-34%
Net Rental Revenue	19,855	19,209	646	223,196	211,302	11,894	6%
Tenant Revenue - Other	130	116	13	922	1,278	(356)	-28%
Total Tenant Revenue	19,985	19,325	659	224,118	212,580	11,538	5%
Investment Income - Unrestricted	403	664	(261)	5,679	7,300	(1,620)	-22%
Other Revenue	-	25	(25)	419	278	142	51%
Total Revenue	\$ 20,388	\$ 20,014	\$ 373	\$ 230,217	\$ 220,157	\$ 10,059	5%
Administrative Salaries	938	1,628	(690)	13,497	17,908	(4,411)	-25%
Auditing Fees	1,183	476	708	13,017	5,231	7,785	0%
Property Management Fee	1,199	1,144	55	13,472	12,586	886	7%
Asset Management Fees	769	769	-	8,456	8,456	0	0%
Advertising and Marketing	-	-	-	-	-	-	-
Employee Benefit contributions - Administrative	145	411	(266)	3,279	4,526	(1,247)	-28%
Office Expenses	139	301	(162)	1,804	3,306	(1,501)	-45%
Legal Expense	-	43	(43)	-	472	(472)	-100%
Training & Travel	-	42	(42)	266	458	(192)	-42%
Other	115	129	(14)	1,750	1,421	329	23%
Total Operating - Administrative	4,489	4,942	(453)	55,541	54,365	1,176	2%
Total Tenant Services	23	126	(103)	229	1,382	(1,153)	-83%
Water	715	1,202	(487)	22,317	13,218	9,099	69%
Electricity	65	253	(188)	2,324	2,781	(457)	-16%
Gas	102	171	(69)	963	1,882	(919)	-49%
Sewer	683	849	(165)	14,802	9,336	5,467	59%
Total Utilities	\$ 1,565	\$ 2,474	\$ (909)	\$ 40,407	\$ 27,217	\$ 13,190	48%

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	\$ 990	\$ 1,032	\$ (41)	\$ 9,868	\$ 11,347	\$ (1,479)	-13%
Maintenance - Materials & Other	71	1,043	(972)	5,487	11,472	(5,984)	-52%
Maintenance and Operations Contracts	3,550	2,918	631	31,331	32,101	(770)	-2%
Employee Benefit Contributions - Maintenance	380	421	(41)	4,163	4,628	(465)	-10%
Total Maintenance	4,991	5,413	(423)	50,849	59,548	(8,699)	-15%
Total Insurance Premiums	4,680	2,963	1,717	57,083	32,594	24,489	75%
Other General Expenses	4	42	(37)	360	458	(98)	-21%
Compensated Absences	157	-	157	3,897	-	3,897	
Property Taxes	1,167	1,167	-	12,902	12,833	69	1%
Bad debt - Tenant Rents	-	183	(183)	-	2,017	(2,017)	-100%
Total Other General Expenses	1,328	1,392	(64)	17,159	15,308	1,851	12%
Interest on Notes Payable	2,676	2,676	0	29,433	29,432	0	0%
Amortization of Loan Costs	271	271	0	2,978	2,978	0	0%
Total Interest Expense and Amortization Cost	2,946	2,946	0	32,411	32,411	0	0%
Total Operating Expenses	\$ 20,022	\$ 20,257	\$ (235)	\$ 253,679	\$ 222,826	\$ 30,854	14%
Excess of Operating Revenue over Operating Expenses	\$ 365	\$ (243)	\$ 608	\$ (23,463)	\$ (2,668)	\$ (20,794)	779%
Extraordinary Maintenance	-	-	-	3,948	-	3,948	
Depreciation Expense	11,512	11,974	(462)	126,632	131,711	(5,079)	-4%
Total Expenses	\$ 31,534	\$ 32,231	\$ (696)	\$ 384,259	\$ 354,537	\$ 29,722	8%
Net Gain (Loss)	\$ (11,147)	\$ (12,216)	\$ 1,070	\$ (154,042)	\$ (134,379)	\$ (19,663)	15%

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	\$ -	\$ -	\$ 302,829	\$ 302,829	\$ 368,338	\$ (65,509)	-18%
Asset Management Fee	-	-	\$ 13,200	\$ 13,200	\$ 13,200	-	0%
Book Keeping Fee	-	-	\$ 145,853	\$ 145,853	\$ 145,805	\$ 47	0%
Fee Revenue	-	-	\$ 461,881	\$ 461,881	\$ 527,343	\$ (65,462)	-12%
Interest Income	14,275	19,596	12,026	45,896	39,956	5,940	15%
Investment Income	14,222	715,747	-	729,968	730,034	(66)	0%
Other Revenue	100,666	472,415	5,069	578,149	586,087	(7,938)	-1%
Gain or Loss on Sale of Capital Assets	-	22,642	-	22,642	-	22,642	
Total Revenue	\$ 129,162	\$ 1,230,399	\$ 478,976	\$ 1,838,537	\$ 1,883,420	\$ (44,884)	-2%
Administrative Salaries	106,518	272,252	289,030	667,801	856,442	(188,641)	-22%
Auditing Fees	-	4,183	9,081	13,264	16,363	(3,099)	-19%
Advertising and Marketing	-	1,229	-	1,229	2,292	(1,063)	-46%
Employee Benefits - Admin.	26,895	69,067	71,600	167,562	245,279	(77,718)	-32%
Office Expenses	3,326	20,781	72,191	96,298	110,346	(14,047)	-13%
Legal Expense	-	-	22,099	22,099	21,588	512	2%
Training & Travel	308	1,857	6,436	8,602	17,417	(8,815)	-51%
Other	8,766	59,910	10,220	78,896	26,041	52,856	203%
Total Operating - Administration	145,814	429,280	480,657	1,055,751	1,295,766	(240,015)	-19%
Water	-	491	225	716	1,203	(487)	-40%
Electricity	-	2,947	2,149	5,096	6,610	(1,515)	-23%
Gas	-	1,531	497	2,028	2,743	(715)	-26%
Sewer	-	319	117	436	713	(277)	-39%
Total Utilities	-	5,289	2,988	8,276	11,270	(2,993)	-27%
Maintenance - Labor	-	-	-	-	-	-	-
Maintenance - Materials	-	7	1,499	1,505	2,880	(1,374)	-48%
Maint Contracts, Miscellaneous	-	119	428	546	3,635	(3,089)	-85%
Maint Contracts-Trash Removal	-	522	-	522	1,183	(661)	-56%
Maint Contracts-Heating & Cooling	-	-	-	-	-	-	-
Maint Contracts-Snow Removal	-	-	-	-	-	-	-
Maint Contracts-Elevators	-	-	-	-	-	-	-
Maint Contracts-Landscape & Grounds	-	648	3,006	3,654	5,809	(2,155)	-37%
Maint Contracts-Unit Turnaround	-	-	-	-	-	-	-
Maint Contracts-Electrical	-	-	-	-	-	-	-
Maint Contracts-Plumbing	-	-	-	-	113	(113)	
Maint Contracts-Extermintation	-	-	-	-	-	-	-
Maint Contracts-Janitorial	-	888	888	1,776	7,318	(5,542)	-76%
Maintenance Contracts	-	2,176	4,322	6,498	18,058	(11,560)	-64%
Employee Benefits - Maint.	-	-	-	-	-	-	-
Total Maintenance	-	2,183	5,820	8,004	20,938	(12,934)	-62%
Total Insurance Premiums	2,768	22,337	10,680	35,786	24,048	11,738	49%
Other General Expenses	43,377	75,649	2,216	121,242	81,564	39,678	49%
Compensated Absences	6,285	10,621	10,642	27,547	-	27,547	
Total Other Expenses	49,661	86,270	12,858	148,789	81,564	67,225	82%
Interest of Bonds Payable	-	273,859	-	273,859	283,926	(10,067)	-4%
Interest on Notes Payable	-	20,327	-	20,327	20,540	(213)	-1%
Total Interest/Amortization	-	294,186	-	294,186	304,466	(10,280)	-3%
Total Operating Expenses	\$ 198,243	\$ 839,545	\$ 513,004	\$ 1,550,792	\$ 1,738,051	\$ (187,259)	-11%
Excess of Operating Revenue over Operating Expenses	\$ (69,081)	\$ 390,854	\$ (34,028)	\$ 287,745	\$ 145,369	\$ 142,376	98%
Depreciation Expense	-	16,130	1,097	17,227	34,180	(16,953)	-50%
Total Expenses	\$ 198,243	\$ 855,675	\$ 514,101	\$ 1,568,019	\$ 1,772,231	\$ (204,212)	-12%
Net Gain (Loss)	\$ (69,081)	\$ 374,724	\$ (35,125)	\$ 270,518	\$ 111,190	\$ 159,328	143%

Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 21, 2026

Re: Affordable Housing Report – CHA Public Housing, Project Based Vouchers and LIHTC

Executive Summary

This report provides a summary of statistics for CHA Public Housing, Project Based Vouchers and LIHTC units for the month of December 2025.

Discussion

In December twenty-six (26) families moved in or transferred units, and eleven (11) families moved out or transferred units. Of the eleven (11) families that moved out or transferred units, one (1) household abandoned their unit, four (4) households moved to the private sector, two (2) households were evicted, one (1) household moved to a care facility, one (1) household transferred to another property and one (1) household transferred to section 8. Out of 656 LIHTC/PBV units there were twenty-six (26) vacant as of December 31, 2025, which is an overall occupancy rate of 96%. Of the twenty-six (26) vacant LIHTC/PBV units, nine (9) were vacant over 60 days. Eleven (11) intents to vacate were submitted by participants. Thirty (30) non-payment terminations were issued, and five (5) terminations were issued for reasons other than non-payment.

The following table provides a year-to-date compliance reporting.

Month	Compliance Reports Due Year-to Date	Status
January	1/10 MHDC Vacancy/VAWA Report all LIHTC properties 1/10 MHDC Utility Allowance Bear Creek, Bryant Walkway I, II 1/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I 1/20 UMB Bank 4th Quarter Bond Reports All properties 1/31 MHDC Exhibit A (COL/AOC) Bear Creek-Stuart Parker/Paquin	Complete Complete Complete Complete Complete Complete
February	2/10 MHDC Vacancy/VAWA Report all LIHTC properties. 2/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I	Complete Complete
March	3/10 MHDC Vacancy/VAWA Report all LIHTC properties. 3/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I 3/31 MHDC Exhibit Z Bear Creek, Stuart Parker/Paquin 3/31 IRS 8703 Certification for bond projects. 3/31 MHDC Exhibit H McBaine Townhomes 3/31 MHDC Exhibit K McBaine Townhomes	Complete Complete Complete Complete Complete Complete

April	4/10 MHDC Vacancy/VAWA Report all LIHTC properties 4/10 MHDC Utility Allowance Bear Creek, Bryant Walkway I, II 4/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I 4/20 UMB Bank 1st Quarter Bond Reports All properties 4/30 MHDC Exhibit A (COL/AOC) Bryant Walkway II and Oak 4/30 MHDC Exhibit K Bryant Walkway II	Complete Complete Complete Complete Complete Complete
May	5/10 MHDC Vacancy/VAWA Report all LIHTC properties 5/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I	Complete Complete
June	6/10 MHDC Vacancy/VAWA Report all LIHTC properties 6/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I 6/30 MHDC Exhibit Z Oak, Bryant Walkway II	Complete Complete Complete
July	7/10 MHDC Vacancy/ VAWA Report all LIHTC properties. 7/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I 7/20 UMB Bank 2nd Quarter Bond Reports All properties 7/31 MHDC Exhibit A (COL/AOC) Bryant Walkway I 7/31 MHDC Exhibit K Bryant Walkway I 7/31 MHDC Exhibit AHAP-35 Mid Missouri Veterans (Patriot)	Complete Complete Complete Complete Complete Complete Complete Complete
August	8/10 MHDC Vacancy/VAWA Report all LIHTC properties. 8/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I	Complete Complete
September	9/09 MHDC Notified Down Unit at Stuart Parker 9/10 MHDC Vacancy/VAWA Report all LIHTC properties	Complete Complete
	9/10 MHDC Utility Allowance Bear Creek, Bryant Walkway I, II 9/10 MHDC Down Unit Status Bear Creek, Bryant Walkway I, Stuart Parker 9/30 MHDC Exhibit Z Bryant Walkway I	\$PNQMFUF \$PNQMFUF
October	10/10 MHDC Vacancy/VAWA Report all LIHTC properties. 10/10 MHDC Down Unit Status Bear Creek, Stuart Parker 10/20 UMB Bank 3rd Quarter Report All properties 10/31 MHDC Exhibit A (COL/AOC) Mid Missouri Veterans (Patriot)	\$PNQMFUF \$PNQMFUF \$PNQMFUF \$PNQMFUF
November	11/10 MHDC Vacancy/VAWA Report all LIHTC properties 11/10 MHDC Down Unit Status Bear Creek, Stuart Parker	\$PNQMFUF \$PNQMFUF
December	12/10 MHDC Vacancy/VAWA Report all LIHTC Prop. 12/10 MHDC Down Unit Status Bear Creek, Stuart Parker 12/10 MHDC Utility Allowance Bear Creek, Bryant Walkway I, II 12/31 MHDC Exhibit Z Mid Missouri Veterans (Patriot)	\$PNQMFUF \$PNQMFUF \$PNQMFUF \$PNQMFUF

Recommended Commission Action

Review and consider the report.

Property Management Report for December 2025

Property	Total units	Occupancy for December 31, 2024	Occupancy for December 31, 2025	Occupancy as of January 13, 2026	#Vacant units ≤ 60 days as of 12/31/25	#Vacant units > 61 days as of 12/31/25	Move-in December 2025	Move-outs December 2025	Rent unpaid for December 2025	Rents delinquent 31-60	Rents delinquent 61-90	Rents delinquent 90+	Retro Rents (repayment agreements)
Amp 1 - PH	50	66%	80%	80%	N/A	N/A	N/A	1	\$4,160.70	\$2,001.36	\$2,034.00	\$ 7,709.36	\$1197.00 (2)
Bear Creek	76	96%	91%	92%	3	4	1	3	\$14,184.57	\$6,116.77	\$2,360.36	\$ 3,868.32	\$9141.64 (9)
Oak Tower	147	97%	96%	96%	6	0	3	3	\$5,808.14	\$1,091.02	\$948.14	\$ 852.83	\$1342.28 (5)
Paquin Tower	200	99%	98%	98%	3	2	1	1	\$7,929.05	\$2,093.41	\$407.25	\$ 3,610.23	\$1143.05 (5)
Stuart Parker	84	99%	98%	96%	1	1	1	0	\$5,593.35	\$2,821.91	\$428.99	\$ 5,406.01	\$6547.10 (2)
BWW	54	94%	94%	94%	3	0	0	2	\$9,415.68	\$3,895.04	\$2,301.00	\$ 2,432.18	\$2278.76 (3)
BWWII	36	97%	92%	89%	1	2	0	1	\$1,719.97	\$200.16	\$0.00	\$ 1,291.65	\$0.00 (0)
Kinney Point	34	N/A	100%	100%	N/A	N/A	20	0	N/A	N/A	N/A	N/A	N/A
Patriot Place	25	100%	100%	100%	N/A	N/A	0	0	\$3,777.78	\$2,123.20	\$84.00	\$0.00	\$0.00



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Modernization

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 21, 2026

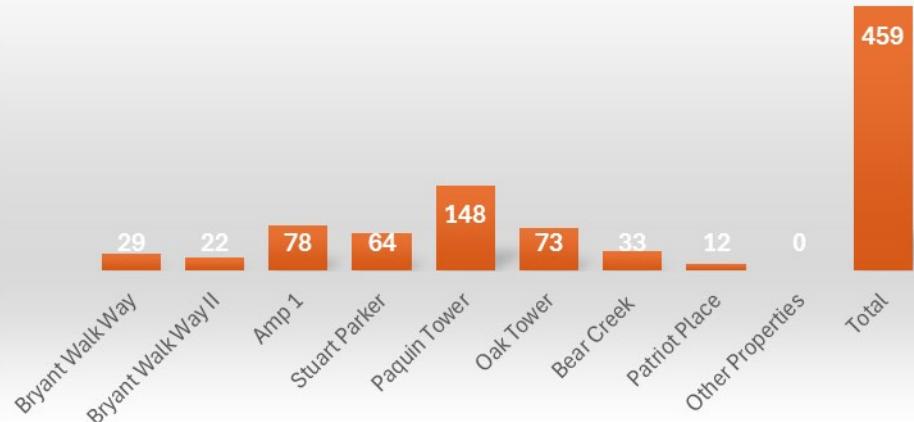
Re: Facilities and Modernization Monthly Report

Executive Summary

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

Discussion

Workorders



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

Maintenance

- Work orders increased slightly and pertained to HVAC and unit restorations.
- Maintenance staff also focused attention to preparing for upcoming MHDC inspections.

Modernization

- 1116 and 1118 Elleta are both back in compliance.
- Renovations under the Bear Creek ARPA contract have started with a focus on new Property management and resident services office space.

Development Construction

- Park Avenue
 - Framing and roofing are complete on building 9 and is nearing completion on building 15.
 - Foundations complete on buildings 7,8,9,10,11,12,13,14 and 15.
 - Construction is currently trending ahead of schedule.

- *Providence Walkway/Boone Apartments*
 - Construction permit review is ongoing.

Recommended Commission Action

Review and consider the report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Affordable Housing Development

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 21, 2026

Re: Affordable Housing Development

Executive Summary

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

Discussion

Kinney Point:

- CHA property management team met lease-up goal of December 31, 2025.
- Finalizing construction draws and close out is in process.
- 8609 and Redstone checklists received and in process.
- Cost Certification is underway and expected to be completed in Spring 2026.

Park Avenue:

- Phase 1 and 2 storm and sanitary utilities have been completed; The phase 1 water line has been completed; Phase 2 water line is in progress.
- Concrete footings and plumbing rough completed for buildings: 3, 8, 9, 10, 11, 12, 13, 14, and 15.
- Concrete slabs completed for buildings: 3, 8, 9, 10, 11, and 15.
- Framing building 9 complete, 8 & 15 in process. Roofing and windows complete building 9.
- Beginning discussions on relocating residents back to Park Avenue.

Providence Walkway:

- RAD – all Concept Call comments addressed and requested approval to submit financing plan.
- MHDC approved early start.
- Working to execute construction contract in January to meet ARPA deadlines.
- MHDC Firm Commitment –MHDC still reviewing items submitted in December. Addressing legal department title and survey comments and completing the closing checklist
- Finalized LOI with investor and setting up closing calls.

Blind Boone Apartments:

- RAD Concept Call completed November 20, 2025; comments are being addressed to advance the Financing Plan.
- MHDC Firm Commitment: working with underwriter to address all comments.
- Variance approved by the Board of Adjustment on November 18, 2025; City Council approval anticipated in January 2026.
- Construction contract executed and subcontractors have been identified to meet County ARPA December 31, 2026 deadline.

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: Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 21st, 2026

Re: Monthly Resident Services Report

Executive Summary

This report summarizes the Resident Services Department's activities for December 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 are provided in the tables below:

Resident Services December 2025 Highlights:

CoMoGives: The campaign raised a total of \$8,655, marking the largest donation amount to date and exceeding last year's record total of \$6,900.

ROSS Program: The new ROSS grant cycle began in June 2025. As of December 31, 54 participants have been re-enrolled under the new grant cycle, exceeding HUD's minimum requirement of 50 participants. The program's target is to enroll 80 participants by December 2026. To date, \$17,970 in matching grant agreement funds have been utilized.

Family Self-Sufficiency (FSS) Program: The FSS Program served 147 households in 2025. During the year, 16 households successfully graduated from the program, and a total of \$238,682 in escrow savings were paid out directly to families.

Health Home Connections Program: The Health Home Connections Program met all required outcomes, including unduplicated individuals served and billable units of service. In 2025, the program served 511 individuals and completed 11,655 case management units.

Independent Living Program: The Independent Living Program met all required outcomes, including unduplicated individuals served and billable units of service. The program served 469 individuals and completed 21,462 case management units of service.

Moving Ahead Program: The Moving Ahead Program met all required outcomes, including unduplicated individuals served and billable units of service. In 2025, the program served 376 individuals and completed 138,446 units of out-of-school-time programming.

Current Events

- 1/7 MAP Back In Session
- 1/21 State Capitol Show-Me Afterschool Day
- 1/30 21st Century CCLC Grant Writing Workshop
- 1/31 Year End Reports Due (all local funders)

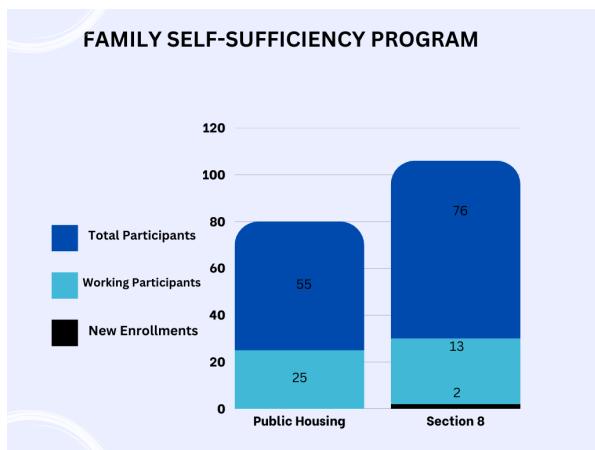


Housing Authority of the City of Columbia, Missouri

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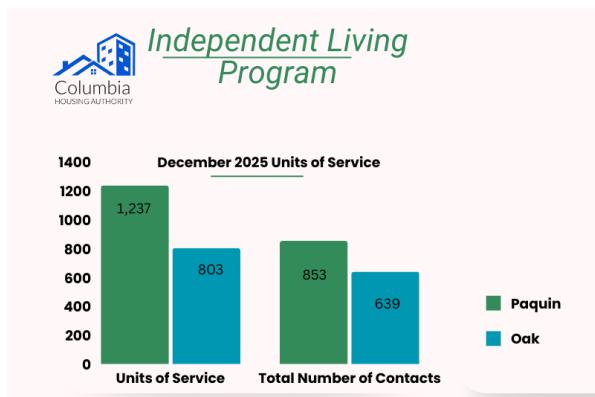
Family Self Sufficiency Program (FSS) – Serving Active FSS Participants from all CHA Housing Programs



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



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



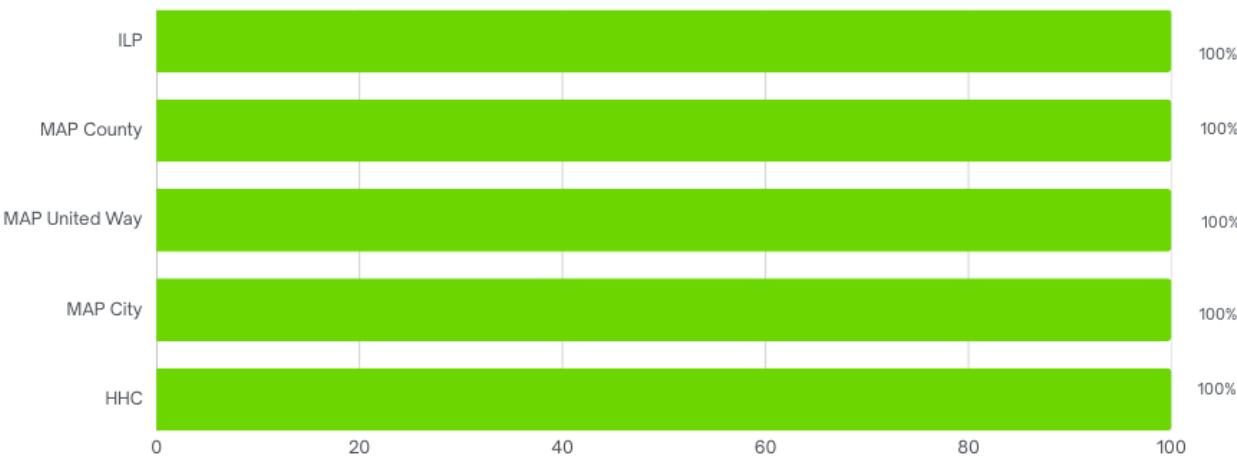


Housing Authority of the City of Columbia, Missouri

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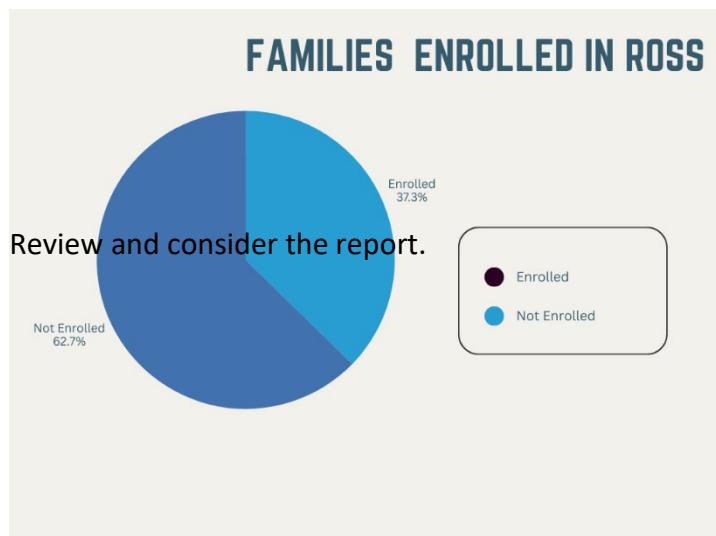
Year to Date Grant Totals

Percent of Billable Units Completed by Program (Jan-Dec)

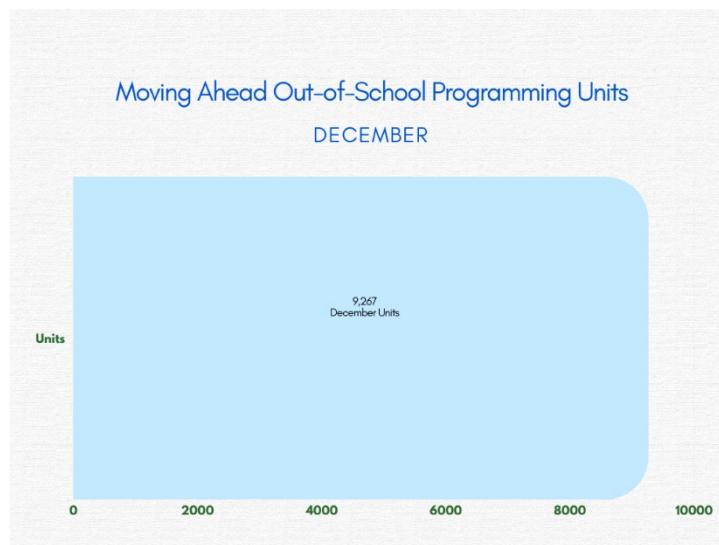


Percent of Billable Units Completed (through December)

ROSS – Amp I, Bryant Walkways I & II



Moving Ahead Program (MAP)



Recommended Commission Action

Review and consider the report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 21, 2026

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 1 new HCV lease up for the month. There were 13 attritions for a gain of 0 new participants, as of December 31, 2025. CHA maintained 1 voucher holder searching for homes from issuances occurring in 2025. CHA staff is also in the process of receiving shortfall funding for December HAP.

HCV EOP Reasons:

Terminated/Criminal Charges-1

Zero HAP- 3

Terminated/Non-Payment-2

Terminated/Eviction-1

Terminated/non-compliant-5

Deceased-1

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 December 31, 2025, there are 148 households receiving VASH program assistance including 123 HCV + 25 PBV (Patriot Place). CHA currently has 6 HCV VASH voucher holders searching for homes.

HUD VASH EOP Reasons:

Terminated/Lease Violation-1

Mainstream Vouchers

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA maintains the availability of 49 Mainstream Vouchers. As of December 31, 2025, CHA has 40 vouchers leased with 4 voucher holders searching for a home.

Mainstream EOP Reasons:

N/A



Housing Authority of the City of Columbia, Missouri

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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 December 31, 2025, CHA had 27 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 5 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 year’s CoC programming expenses to begin in July of 2025.

Continuum of Care (CoC) EOP Reasons:

N/A

Emergency Housing Vouchers (EHV) Program

CHA currently has 35 Emergency Housing Vouchers leased and 0 others with vouchers looking for housing. Just as required with the CoC program, the applicants must be added to the waitlist through the Boone County Coalition to End Homelessness (BCCEH) via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. CHA is no longer accepting referrals for Emergency Housing Vouchers.

Emergency Housing Vouchers (EHV) Program EOP Reasons:

Zero HAP-1

Tenant-Based Rental Assistance (TBRA) Program

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

Much like CoC and EHV, TBRA applicants must be referred to CHA from local agencies and receive supportive services to be eligible for assistance.

Move Out Reasons:

N/A

Recommended Commission Action

Review and consider the report.



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Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 21, 2026

Re: Safety Report

Executive Summary

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

Discussion

CHA Safety reports per property for December 2025

	January	February	March	April	May	June	July	August	September	October	November	December
	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025
Bear Creek	1	3	2	2	2	1	3	5	2	1	3	3
Bryant Walk	4	9	9	7	7	7	9	8	5	1	4	2
Downtown	1	11	9	5	6	3	6	4	6	3	3	2
Kinney Point												1
Oak Towers	16	7	3	10	7	9	4	9	9	8	8	4
Patriot Place	4	4	0	4	1	3	2	2	7	1	0	2
Paquin Towers	18	13	10	19	12	8	10	16	11	9	7	10
Stuart Parker	0	7	7	3	3	5	2	3	2	2	1	1
misc												
Total		44	54	40	48	32	36	36	42	42	25	26
												25

CHA Safety most notable reports: December 2025

Check Welfare	3
Disturbance Persons	2
Lease Violations	3
Trespass warnings	2
Parking violations	3
Animal bite	1

November 2022

Check Welfare	3
Disturbance Person	2
Lease Violations	5
Trespass Warnings	7
Parking Violations	0
Felony arrest	3

Joint Communications log for December 2025

	January	February	March	April	May	June	July	August	September	October	November	December
	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025
Columbia Police Response	92	67	86	127	129	106	122	142	110	136	106	104
Columbia Police Reports	8	11	25	17	12	14	11	20	13	13	14	11
Fire/Ems	102	113	81	96	86	110	101	79	67	91	100	129
Total		202	191	192	240	227	230	234	241	190	227	220
												244

Recommended Commission Action

Review and consider the report.



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Department Source: Human Resources

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 21, 2026

Re: Human Resources Monthly Report

Executive Summary

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

Discussion

Current Open Positions:

- Housing Development Coordinator – Facilities and Modernization
- Family Support Specialist
- Assistant Affordable Housing Manager – Paquin Tower
- Maintenance Mechanic II – Oak Tower
- Maintenance I – Oak Tower
- MAP Assistant – PT
- MAP Van Driver - PT

Staff Anniversary's

- January 9th: Justin Anthony – 3 Years (Director of Facilities and Modernization)
- January 25th: Ashley Mullins – 3 Years (PBV/LIHTC Specialist)

New Hires

- January 14th: Chanee Edwards (Affordable Housing Manager II – Bear Creek & Patriot Place)
- January 26th: Victoria Johnson (Housing Development Coordinator – Aff. Housing Development)

HR Activities:

- Work on ensuring all benefits are billed correctly for start of new year.
- Completing ACA 1095-C data preparation and submission process.

I.T. Activities:

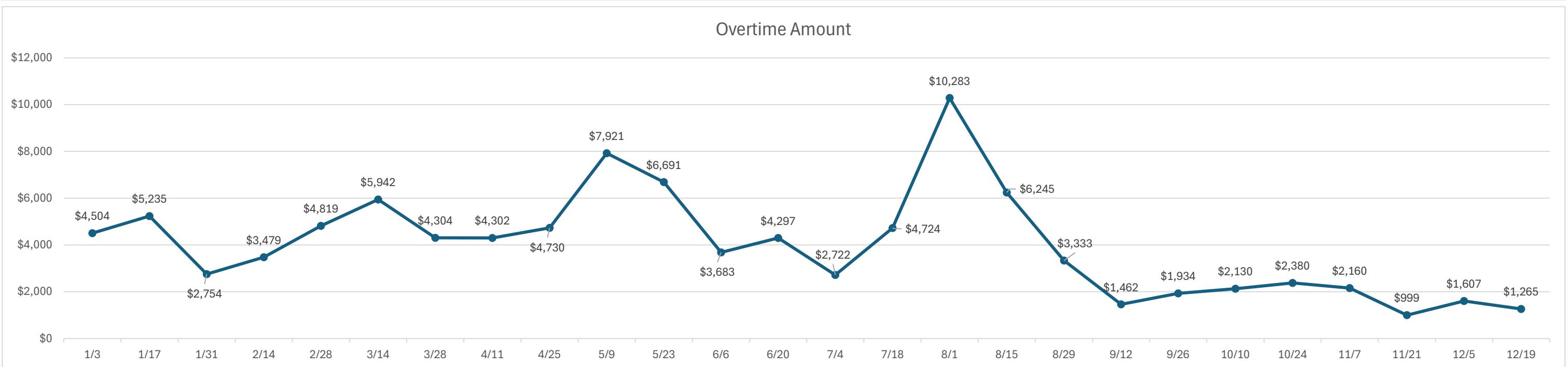
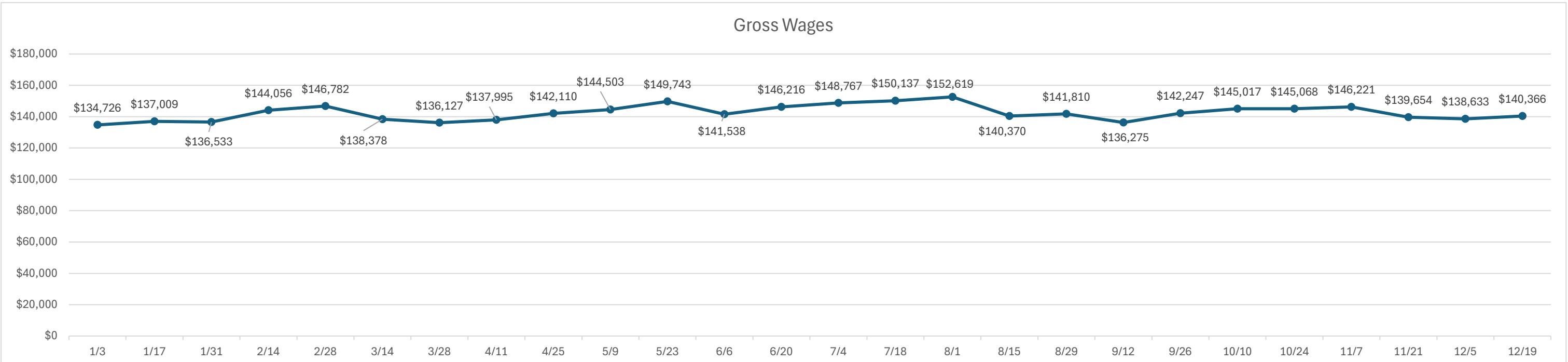
- Coordinating with 43Tc and Socket to transfer networking equipment to new Bear Creek management office.
- Working with 43Tc to establish IT management, install firewall and ethernet cabling, connecting camera systems for remote viewing, and setting up workstation for the Affordable Housing Manager at the Kinney Point community building.

Recommended Commission Action

Review and consider the report.

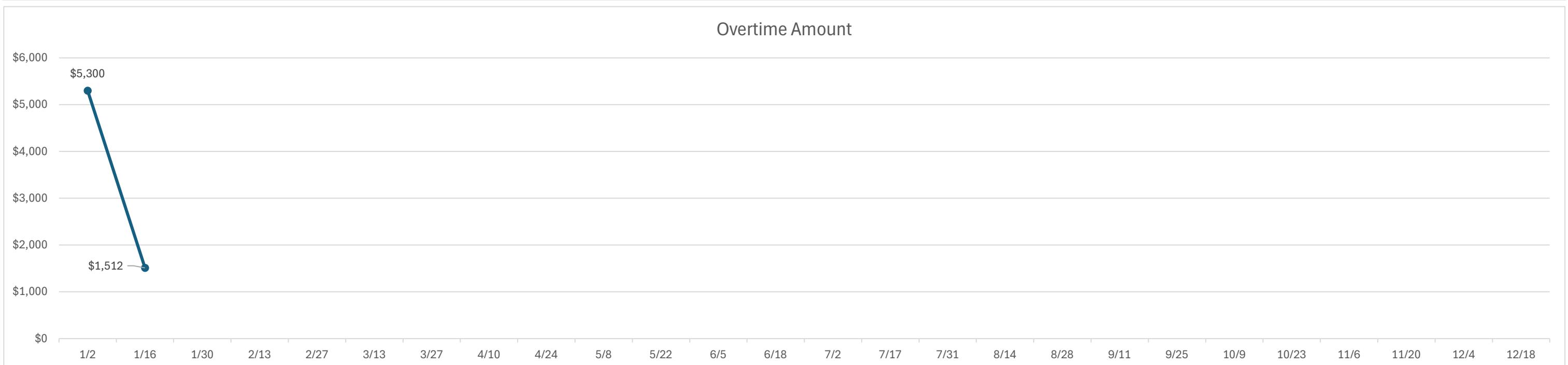
Columbia Housing Authority 2025 Organizational Summary

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	\$145,068	\$146,221	\$139,654	\$138,633	\$140,366
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	\$2,380	\$2,160	\$999	\$1,607	\$1,265
OT (Hrs)	123	146	76	90	127	159	118	112	136	232	184	111	123	86	159	334	172	91	42	54	54	66	57	25	37	35
Sick (Hrs)	176	166	176	265	188	116	143	336	252	170	135	205	233	150	150	219	137	198	253	242	202	210	159	183	84	180
Vac. (Hrs)	615	325	242	353	215	279	242	249	272	178	413	397	152	338	430	306	310	691	318	376	472	493	269	137	382	254



Columbia Housing Authority 2026 Organizational Summary

Date	1/2	1/16	1/30	2/13	2/27	3/13	3/27	4/10	4/24	5/8	5/22	6/5	6/18	7/2	7/17	7/31	8/14	8/28	9/11	9/25	10/9	10/23	11/6	11/20	12/4	12/18
Wages	\$144,867	\$138,757																								
OT Amount	\$5,300	\$1,512																								
OT (Hrs)	128	36																								
Sick (Hrs)	159	204																								
Vac. (Hrs)	502	452																								





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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 21, 2026

Re: Current Events

Executive Summary

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

Discussion

1/7: Chamber Governmental Affairs-Randy

1/8: Chamber Legislative Reception-Randy

1/13: MHDC Audit of Bear Creek. Laura, Margaret, Justin

1/14: Country Club Landlord 101 Presentation-Kendra, El Tonya

1/15: MHDC Audit of Bryant Walkway. Laura, Margaret, Justin

1/15: Housing Updates from Washington, Randy

1/15: National Low-Income Housing Coalition Meeting, Randy

1/28: Diversity Breakfast-4 seats available for staff and board

1/27: Kinney Point Dedication and Chamber Ribbon Cutting

1/29: Leadership Columbia Retreat-Randy

2/5: Partner for Better: Clifton Strengths. Caitlin, Randy

2/11: Local Funders Roundtable, Randy

2/18: CHA Board of Commissioners Meeting

Recommended Commission Action

Review and consider the report.