



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, February 18, 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 January 21, 2026, Meeting Minutes (*Voice Vote*)
- V. Public Comment (*Limited to 5 minutes per speaker*)

RESOLUTIONS

- VI. **Resolution 3010:** Authorizing the Submission of the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2025. (*Roll Call Vote*)
- VII. **Resolution 3011:** Authorizing the Chief Executive Officer to Implement the Use of an Independent Professional Hearing Officer for Formal Hearings and to Update Applicable Policies and Lease Provisions Through the PHA Plan and Administrative Plan Processes. (*Roll Call Vote*)
- VIII. **Resolution 3012:** Authorizing Updates to the CHA Personnel Policy Appendices Relating to Resignations and Employee Separations Benefits. (*Roll Call Vote*)

REPORTS

- IX. **CEO Report:** 5-Year PHA Plan Updates, Local Funders Roundtable Results
- 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.

XV. Adjournment

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

Media Contact: Randy Cole, CEO
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 January 21, 2026, 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 January 21, 2026, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 5:29 p.m.

II. Roll Call:

Present:

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

CHA Staff:

Randy Cole, CEO
Laura Lewis, Director of Affordable Housing Operations
Justin Anthony, Director of Facilities and Modernization
Mary Ann Gelina, Director of Affordable Housing Development
Caitlin Hammons, Director of Resident Services
Jeff Forck, Director of Safety
Darcie Hamilton, Housing Development Coordinator
Margaret Patrick Flowers Affordable Housing Operations Manager
Jamica Lawson, PBV/Affordable Housing Intake Coordinator

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 the Minutes

Approval of December 17, 2025 Open Meeting Minutes:

Mr. Cole shared that there were a few amendments to the minutes included on pages 2 and 7 and reviewed the changes with the board. Mr. Hutton called for a motion to approve the minutes

as amended from the open meeting that occurred on December 17, 2025. Ms. Oliveri made a motion to approve the minutes as amended. A second was made by Mr. Smith. All Commissioners voted "aye". Mr. Hutton declared the agenda adopted.

V. Public Comment

None

SPECIAL ITEMS

VI. Staff Recognition

Ms. Hammons introduced FSS Graduate Ashley Galvin Willis. Ms. Galvin Willis joined the FSS program in 2022 and was able to utilize her escrow funds to purchase a vehicle. Upon graduation Ms. Galvin Willis was able to take home over \$8,000. Staff shared a gift certificate and certificate recognizing their efforts as congratulations.

Mr. Cole shares that the Kinney Point Apartments project is fully leased. He explains that it took a lot of effort from many staff across the organization as well as at the board level. Mr. Cole shares that at this meeting Operations/Property Management staff worked through a new funding source with new requirements and were able to fully lease the units prior to the deadline of December 31. Mr. Cole then hands it over to Ms. Lewis to introduce her staff, Ms. Patrick Flowers and Ms. Lawson. She shares that she would like to recognize them for their exceptional work getting Kinney Point leased up by working with referrals from multiple agencies qualifying 24 families for housing in an extremely short amount of time, approximately 31 days. Ms. Lewis reviewed the many tasks that were completed to qualify those families including review of eligibility paperwork, gathering required documentation and conducting one-on-one meetings with each family, and scheduling individual move in appointments. Ms. Lewis explains that this additional work was completed all while continuing to complete their daily tasks as well as not taking additional time off during the holiday season. Ms. Lewis shared that staff were able to meet all requirements prior to the end of the year with final move ins completed on 12/31 at 4:45pm. Ms. Lewis highlighted their commitment to the work and teamwork that resulted in several families receiving housing. Thanks was expressed by the board and other staff and certificates were presented.

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

Mr. Cole shares that Resolution 3008 consists of a similar action to that of the Blind Boone action. He shares that it is important to seek an early start on the project to meet the strict expenditure deadlines on several of the funding sources including City ARPA funding. The resolution includes an early start for the purchase of materials and scoped construction. It also includes the sale of the non-public housing lots on Worley Street. The resolution includes the waiver approved by MHDC as an exhibit to the resolution and a reference with approval and compliance with the existing Declaration of Trust. Mr. Cole shares that there will be no work completed on the units along Trinity Street at this time as those are included in Public Housing. He shares that HUD is more restrictive on what can be completed prior to the closing of the project. Mr. Cole goes on

to share that HUD has allowed for expenditures on relocation, abatement and some equipment removals specified in the RAD Conversion Commitment (RCC) that staff expect to receive in April. The RCC is issued prior to closing and will stipulate what staff can and can't do prior to closing. Mr. Cole goes on to explain that the \$3,000,000 ARPA expenditure deadline is October and the purchase of material and other allowed construction will help to meet that deadline as well as managing risk by including the requirements of the other public housing units to ensure compliance. Mr. Cole reviews a map of the units included in the Providence Walkway Project. Mr. Hutton asked for a motion to approve Resolution 3008. A motion to approve the resolution was made by Mr. Smith. Mr. Calloway seconded the motion.

Yes: Calloway, Allen, Oliveri, Hutton, Smith

VIII. Resolution 3009: Authorizing CHA staff to utilize 110% fair market rent rate payment standards in FY 2026 for all CHA voucher programs.

Mr. Cole shares that Resolution 3009 pertains to payment standards. He explains that this process is usually completed in December but HUD was not available at that time. Staff recommend that the board approve 110% of fair market rates. Last year the board approved 120%, however funds were being spent too quickly due to higher rents and low attrition therefore payment standards were moved to 100% during 2025. Due to Ms. Jackson and her teams efforts staff feel confident with 110% which would be valuable for residents to maintain housing. Mr. Cole shared that staff felt 120% would be too aggressive at this time, and explained there would need to be a board action should staff recommend that in the future. Ms. Jackson reviewed this recommendation with the HUD Field Representative and reviewed the Two-Year Tool. It was determined that this was a reasonable recommendation. Mr. Smith asks if the budget reflects 100%. Ms. Jackson shares that the budget reflects 110%. Discussion is had about HUD's approved rents and the purchasing power that this process allows residents to have when leasing up as well as reviewing the rent-reasonable process that staff complete for each lease up.

Mr. Hutton asked for a motion to approve Resolution 3009. A motion to approve the resolution was made by Mr. Calloway. Ms. Oliveri seconded the motion.

Yes: Calloway, Allen, Oliveri, Hutton, Smith

REPORTS

IX. CEO Report: FY 2026 Meeting Calendar, 5 Year PHA Plan, Lobbying Firm Update

Mr. Cole provided a calendar for the year to the board outlining what topics the board and staff are to review at each meeting with activities like grant applications being kept in mind. Mr. Cole also requested to move the October 2026 meeting from the third Wednesday of the month to the second Wednesday, October 14th to allow for the PHA Approval to meet the required deadline of 75 days before the end of the calendar year. Mr. Cole also gives an example of a deeper dive into a departments activities. He uses the example of Resident Services and their grants and activities and reviews other highlights for the calendar ahead. Mr. Cole also shares that the 5-Year Plan is a HUD requirement that requires staff to update priorities and the Annual

Plan completed each year. Mr. Cole shares that the current plan has stayed on track. Mr. Cole reviews engagement activities that will be included in the 5-Year Plan process as well as the timeline.

Mr. Cole reviews the Federal Lobbying memo explaining that the top reason to explore would be to potentially seek a funding source not yet accessed, that being the Community Project Funding (CPF) as well as potentially improving situational awareness during federal uncertainty. Mr. Cole reviews what other PHA's that received CPF have in place and have done to receive funding outlined in the memo. Mr. Cole also shared that the CPF funding was a multi-year process and not guaranteed if earmarked. Discussion was had about the relationship with the lobbyist as well as potentially engaging the City to share cost and benefit of the funding and whether or not to engage a lobbying firm at all.

X. Monthly Financial Report

Mr. Cole reviews the monthly financial report through November 30, 2025 sharing that overall the organization is doing well.

XI. Department Reports Affordable Housing Operations, Facilities and Modernization, Affordable Housing Development, Resident Services, HCV Programs, Safety, Human Resources

Affordable Housing Operations: Ms. Lewis reviews the Affordable Housing Operations report highlighting Kinney Point operations and staffing.

Facilities and Modernization: Mr. Anthony reviews the Facilities and Modernization report sharing that workorders had an increase due to end-of-year turnovers and HVAC calls. Mr. Anthony also reviews the completion of the units that had fire damage. Mr. Cole compliments Mr. Anthony on his efforts to get the units with fire damage back into compliance.

Affordable Housing Development: Ms. Gelina reviews the Affordable Housing Development report noting the efforts to get Providence Walkway to financial closing. She shared that HUD indicated that RCC issuance could occur as soon as March with a closing in April.

Resident Services: Ms. Hammons reviewed the Resident Services report sharing that \$8,655 was raised during the Comogives fundraiser and was the largest amount raised to date. Ms. Hammons also shares that Michaela Flores, MAP Program Coordinator was one of 30 chosen as a member of the National Afterschool Leadership team for 2026 and she will be traveling to Washington D.C. in March.

HCV Programs: Ms. Jackson reviews the HCV Program report discussing the landlord meeting that she and her staff attended as well as the SEMAP and Audit. Mr. Cole shares a compliment that he received from a landlord about Ms. Jackson and her team following the presentation at a landlord meeting.

Human Resources: Mr. Cole reviews the Human Resources report noting open positions.

Safety: Mr. Forck reviews the safety report noting that Kinney Point had its first report to safety and was non-resident related.

XII. Current Events

Mr. Cole reviewed the current events.

PUBLIC AND COMMISSIONER COMMENT

XIII. Public Comment

None.

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 CEO and CHA Board of Commissioners discussed further formalizing annual CEO performance review guidelines within the CHA Personnel Procedures. Discussion also included required transition time periods for various CHA positions, and considerations for longer duration according to responsibilities.

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.

The CEO and CHA Board of Commissioners discussed HUD regulations for grievance procedures and potential revisions.

XV. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Mr. Hutton. Seconded by Mr. Calloway Mr. Hutton called the meeting adjourned at 7:15 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 January 16, 2026, I posted public notice of the January 21, 2026, Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

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

Randy Cole, Chief Executive Officer

Date



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Department Source: Housing Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 18, 2026

Re: Resolution 3010 to Authorize the Submission of the FY 2025 Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD)

Executive Summary

The Section Eight Management Assessment Program (SEMAP) measures the performance of public housing agencies (PHAs) that administer the Section 8 Housing Choice Voucher Program. SEMAP assists HUD in monitoring program performance of PHA voucher programs, and local needs. The attached resolution provides board authorization to submit the FY 2025 the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD).

Discussion

SEMAP assesses 14 indicators of performance designed to show whether PHAs help eligible families to afford decent rental units at a reasonable subsidy cost as intended by Federal housing legislation.

The 14 key indicators of PHA performance are:

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of the current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correcting housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

SEMAP is used to remotely measure PHA performance and administration of the housing choice voucher program. SEMAP uses HUD's national database of tenant information and information from audits conducted annually by independent auditors. HUD annually assigns each PHA a rating on each of the 14 indicators and an overall performance rating of high, standard, or troubled. Metropolitan PHAs will also be able to earn bonus points for their achievements in encouraging assisted families to choose housing in low poverty areas.



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PHAs that fail to perform adequately on any of the 14 indicators or have an overall performance rating of troubled are required to take corrective action. HUD conducts on-site reviews of PHAs rated troubled to assess the magnitude and seriousness of the problems. The PHA must implement a thorough corrective action plan that HUD will monitor, to ensure improvement in program management.

For FY 2025, CHA anticipates receiving High Performer status. Highlights for the past fiscal year include the following:

- **Reasonable Rents Paid:** A sample list of Housing Choice Voucher Program assisted families indicates at least 98% of units sampled demonstrated rent amounts paid to the owner were reasonable and compared with market rates for unassisted units. For FY 2025, CHA updated the reasonable rent software (GoSection8.com) to ensure we have the most accurate and up to date rental rates for unassisted units.
- **Housing Quality Standards Inspections and HQS Quality Control Inspections:** McCright Inspection Services provided inspections for the Columbia Housing Authority. Director of HCV Operations and HCV staff performed Quality Control Inspections to ensure these inspections are high quality as well as ensuring that the rental housing that is subsidized meets all HQS requirements.
- **Timely Annual Reexaminations:** CHA completes annual recertification's or updates at least 90-120 days in advance of the anniversary date, including notifying the family and landlords of any increases or decreases in rent at least 30 days before the anniversary date. Our sample of Housing Choice Voucher Program assisted families indicate that 98% of files sampled documented that the Annual reexamination was completed timely.
- **Proper selection of applicants from the housing choice voucher waiting list:** Due to rising HAP expenditure and insufficient HAP funding CHA's HCV waiting list was closed through end of the 2025 calendar year. CHA still followed policy 100% of the time which has been documented in Indicator 1, under policies in the comments section. This approved through HUD as cost-effective measure will not affect our high performer status.
- **Determination of Adjusted Income:** Quality control sample of tenant files shows that at the time of admission and reexamination; staff properly obtained the verification of adjusted income and used the verified information in determining adjusted income. CHA has properly attributed allowances for expenses, and where the family is responsible for utilities under their lease, we have used the appropriate utility allowance unit leased in determining gross rent for at least 98% of our file sampled.

Recommended Commission Action

Approve the Resolution authorizing staff to submit the FY 2025 Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD).



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 3010

A Resolution To Approve The Submission of the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2025

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established the Section Eight Management Assessment Program (SEMAP) for the purpose of measuring the annual performance of public housing agencies (PHAs) that administer the Section 8 Housing Choice Voucher program; and

WHEREAS, SEMAP applies to PHA administration of the Tenant-Based Section 8 Rental Voucher and Rental Certificate Programs (24 CFR part 982), the Project-Based Component (PBC) of the Certificate Program (24 CFR part 983), and enrollment levels and contributions to escrow accounts for Section 8 participants under the Family Self-Sufficiency Program (FSS) (24 CFR part 984), and

WHEREAS, SEMAP assesses 14 indicators of performance designed to assess whether Section 8 tenant-based assistance programs operate to help eligible families afford decent rental units at the correct subsidy cost; and

WHEREAS, SEMAP also establishes a system for HUD to measure PHA performance in key Section 8 program areas and to assign performance ratings; and

WHEREAS, SEMAP provides procedures for HUD to identify PHA management capabilities and deficiencies in order to target monitoring and program assistance more effectively; and

WHEREAS, PHAs can use the SEMAP performance analysis to assess and improve their own program operations; and

WHEREAS, the Chief Executive Officer has compiled Section 8 Housing Choice Voucher Program data as required for the annual SEMAP submission to the U.S. Department of Housing and Urban Development; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 3010 approving the submission of the annual Section Eight Management Assessment Program (SEMAP) report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2025.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted February 18, 2026



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Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 18, 2026

Re: Resolution 3011: Use of an Independent Hearing Officer for Formal Hearings

Executive Summary

This memo summarizes a board action to adopt a new process for implementing a professional hearing officer for formal hearings.

Discussion

CHA has historically relied on a volunteer Formal Hearing Panel. While this model has met regulatory requirements, the Authority's operational complexity has increased significantly in recent years, including heightened legal exposure, evolving regulatory expectations, and RAD-related housing transitions.

To strengthen due process protections, improve consistency, and reduce organizational risk, staff recommend transitioning to the use of an independently procured professional hearing officer to conduct formal hearings and issue written decisions. This approach is used among larger housing authorities and provides clearer separation between staff advocacy and independent adjudication. This revised approach was also advised by CHA legal counsel.

CHA proposes a phased implementation:

- Procure an independent, qualified hearing officer through CHA procurement policies.
- Assign formal hearings to the professional hearing officer during an interim transition period.
- Complete any necessary policy and lease updates through the annual PHA Plan and Administrative Plan processes, including required resident consultation and public notice.

The attached resolution authorizes the CEO to proceed with procurement and interim implementation, while retaining Board approval authority over any contract award and future policy amendments. The attached resolution has been reviewed by CHA's legal representative.

Recommended Commission Action

Approve Resolution 3011 formally authorizing the CEO to procure a 3rd party hearing officer and to proceed with updates to appropriate policies and procedures as a part of the FY 2027 PHA Plan.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 3011

A Resolution Authorizing the Chief Executive Officer to Implement the Use of an Independent Professional Hearing Officer for Formal Hearings and to Update Applicable Policies and Lease Provisions Through the PHA Plan and Administrative Plan Processes

WHEREAS, The Columbia Housing Authority's grievance and formal hearing procedures are governed by federal regulations at 24 CFR Part 966, which require that hearings be conducted by an impartial hearing officer or panel and that written decisions on the merits be issued to the parties; and

WHEREAS, The Columbia Housing Authority has historically utilized a volunteer Formal Hearing Panel, which has met regulatory requirements, however evolving regulatory standards, and consultation with legal counsel have identified potential risks associated with the current process; and

WHEREAS, CHA legal counsel has advised that use of an independently procured, impartial professional hearing officer who authors and issues written decisions reduces risk, strengthens due process protections, and improves consistency and defensibility of hearing outcomes; and

WHEREAS, Use of a professional hearing officer is a common and accepted practice among larger public housing authorities, particularly those operating in complex regulatory environments and participating in Rental Assistance Demonstration Program (RAD); and

WHEREAS, The Chief Executive Officer has recommended a phased transition approach allowing CHA to immediately improve procedural safeguards while ensuring that policy and lease updates are completed in compliance with HUD notice, Resident Advisory Board (RAB) consultation, public comment, and PHA Plan requirements; and

WHEREAS, The Board of Commissioners desires to authorize the Chief Executive Officer to proceed with implementation steps consistent with this phased approach, while retaining Board approval authority over any resulting contract award and future policy amendments.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby:

1. Authorizes the Chief Executive Officer to proceed with procurement and implementation of an independent, professional third-party hearing officer to conduct formal grievance hearings in accordance with applicable HUD regulations and CHA procurement policies;
2. Authorizes the Chief Executive Officer to assign formal hearings to the professional hearing officer under CHA's existing grievance procedures during the transition period, pending formal policy and lease updates, and unless a resident specifically requests review by the formal hearing panel;
3. Directs the Chief Executive Officer to develop proposed updates to CHA's grievance policies, Administrative Plan, and lease provisions to reflect the use of a professional hearing officer, with such updates to be completed through the annual PHA Plan process, including required HUD notice, Resident Advisory Board consultation, and public comment;

4. Affirms that no contract award or policy amendment shall take effect without subsequent Board review and approval; and

Authorizes the Chief Executive Officer to take all actions necessary and appropriate to carry out the intent of this Resolution, consistent with federal regulations and Board oversight.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted February 18, 2026



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Department Source: Human Resources

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 18, 2026

Re: **Resolution 3012:** Proposed amendment to Columbia Housing Authority (CHA) Personnel Policy IV.E.1-2 Resignations.

Executive Summary

Approval of the resolution would authorize updates to CHA's Personnel Policy to align resignation notice requirements with employee salary ranges, requiring longer resignation notice periods for employees in higher salary range.

Discussion

Updating the resignation notice requirements to reflect the increasing specialization and complexity of positions in higher salary ranges. These roles often require more time to recruit qualified candidates and to ensure adequate knowledge transfer and training. Adjusting the notice period based on salary range will support operational continuity, reduce service disruptions, and allow CHA sufficient time to hire and prepare a replacement when vacancies occur.

Personnel Policy IV.E.1-2:

Current Policy

E. Resignations.

1. An employee desiring to terminate his or her employment submits a written, signed resignation at least two weeks in advance of the effective date. Failure to submit such notifications deprives the employee of separation benefits. Payment for any accrued annual leave will be included in the employee's final paycheck following the effective date of the written, signed resignation.
2. The two-week time period requirement may be waived at the discretion of the Chief Executive Officer and the department supervisor.

Proposed Updated Policy

E. Resignations.

1. An employee desiring to terminate their employment submits a written, signed resignation in advance of the effective date. Required advance notice periods are outlined in the chart below. Failure to submit such notifications deprives the employee of separation benefits. Payment for any accrued annual leave will be included in the employee's final paycheck following the effective date of the written, signed resignation.



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A. Required Advance Notice Periods

Salary Range	Required Advance Notice
A – E	2 Weeks
F – G	4 Weeks
H	60 Days
I	90 Days

2. The time period requirement may be waived at the discretion of the Chief Executive Officer for extenuating circumstances.

Recommended Commission Action

Review the proposed updated policy and approve the resolution.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 3012

A Resolution Authorizing Amendment to CHA Personnel Policy IV.E.1–2 (Resignations) to Update Required Resignation Notice Periods by Salary Range

WHEREAS, the Columbia Housing Authority (“CHA”) is responsible for maintaining personnel policies that support effective operations, continuity of services, and appropriate workforce management; and

WHEREAS, CHA’s current Personnel Policy IV.E.1–2 requires employees to provide a minimum of two (2) weeks written notice prior to resignation; and

WHEREAS, CHA has experienced increasing specialization, complexity, and operational impact associated with vacancies in higher salary ranges, which often require additional time for recruitment, transition planning, and knowledge transfer; and

WHEREAS, CHA has taken deliberate steps in recent years to raise leadership and mid-management salary ranges in order to attract and retain qualified professionals, which further underscores the importance of providing adequate transition time when vacancies occur in these specialized roles; and

WHEREAS, CHA staff has recommended updating resignation notice requirements to align with employee salary ranges in order to reduce service disruptions and support orderly transitions; and

WHEREAS, the proposed amendment establishes required advance notice periods as follows:

- Salary Ranges A–E: Two (2) weeks
- Salary Ranges F–G: Four (4) weeks
- Salary Range H: Sixty (60) days
- Salary Range I: Ninety (90) days; and

WHEREAS, the Board of Commissioners has directed the CEO to retain the ability to waive resignation notice requirements in extenuating circumstances in order to remain a thoughtful and professional employer, maintain long-term relationships, and support the Authority’s broader organizational interests; and

WHEREAS, the Board of Commissioners finds that adoption of this policy amendment is in the best interest of CHA’s operations and mission.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI, THAT:

1. The Board hereby approves and adopts the amendment to CHA Personnel Policy IV.E.1–2 (Resignations) to update required resignation notice periods based on salary range as described above.
2. The Board authorizes the Chief Executive Officer to implement the revised resignation notice policy and incorporate it into CHA’s official Personnel Policy Manual.

3. The Board affirms that failure to provide the required notice may result in loss of separation benefits consistent with CHA policy.
4. The Board affirms the Authority's intent to maintain professionalism, fairness, and a long-term perspective in employee transitions, and therefore authorizes the Chief Executive Officer to waive the required notice period in extenuating circumstances when appropriate.
5. The Chief Executive Officer is authorized to take all actions necessary and appropriate to carry out the intent of this Resolution.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted February 18, 2026



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 18, 2026

Re: CHA 5-Year PHA Plan Progress, Feb 11th Local Funders Roundtable

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 summarizes feedback from a Local Funders Roundtable that was held at the CHA Administration Building on Feb. 11th, 2026. Attendees including Boone County Community Services Department, City/County Health Department, City of Columbia Housing and Neighborhood Services, United Way, Veterans United Foundation, and William Guitar Little Foundation staff representatives.

Discussion

A group of local funders conducted a feedback session to assist CHA in aligning its 2027-2031 5-Year PHA Plan to community needs and partnerships. The exercise included a summary of CHA operations, as well as a look back at the previous local funder SWOT analysis conducted in 2021 and CHA progress to date. There was significant positive feedback relating to the efforts of CHA staff at all levels and the impact the organization has on the community. A summary of each SWOT category with grouped themes and verbatim written comments is as follows:

Strengths (verbatim; grouped)

Voucher utilization / participation

"↑ voucher utilization & landlord participation."

"~ Fully utilized CoC vouchers"

"↳ landlord cooperation"

"Prog Utilization"

"Voucher Use"

Staff / collaboration / capacity

"informed, capable staff w. collaborative mindsets"

"problem solving"

"~ Staff"

"Collaborative approach"

"Collaborative"

"Staff - Caitlin, Kendra & Randy"



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Safety / Security

“~ Security/safety of units”

“Safety”

Trust / partnerships / reputation

“~ Trust (w/ landlords)”

“~ Trust w/ local funders”

“Good Partners with funders & community”

“Trust (with local funders too)”

“Trust in community & local funders”

“Great Partner”

Programs / funding positioning

“~ Revenue diversification”

“Section 8 federal funding”

“~ Moving Ahead program”

Weaknesses (verbatim; grouped)

Myths / misinformation / perception

“dispell myths & misinformation”

“~ Myths of ‘public housing’ projects”

“Dispel myths”

Aging units / maintenance

“~ Older units + maintenance costs associated w/ those”

“maintnce of older units”

“Older units & maintenance”

Staffing / bandwidth

“~ Staffing capacity/bandwidth”

“Staffing Capacity Issues (Bandwidth)”

“staff Bandwith”

Opportunities (verbatim; grouped)

Affordable housing + supportive services growth

“↑ affordable housing & ↑ supportive services”

“~ Continued growing affordable housing + supportive svc”

“Growing affordable Housing”

“in supportive services”

“Growing housing”

“Growing services for clients”

Public education / narrative / image

“~ highlight what’s ‘next’ for CHA in terms of not being ‘public housing’”

“↳ imaging campaign”

“Education to the community about what housing looks like & image of housing”



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Vouchers / targeted programs

"Foster Youth Vouchers"

"F/Y Vouchers"

Child care

"~ Expanded child care"

"Child Care"

Self-sufficiency

"~ Expansion of family self-sufficiency"

Land trust

"Columbia Land Trust"

"Land Trust -"

"Columbia Land Trust" (written with a star)

Capacity

"↑ staff to ↑ capacity"

"Staffing capacity"

Threats (verbatim; grouped)

Funding instability

"↑ instability of Fed. Funding"

"~ HUD funding instability"

"↓ general outside funding (state)"

"HUD Funding & Outside funding"

"Federal funding"

"state funding"

Insurance / operating cost pressure

"↑ property insurance costs"

"~ Insurance costs"

"Property Insurance Cost"

"Insurance costs tripled"

"~ inflation driving operational costs up"

"Operations Cost"

Loss of affordability / supply constraints

"↓ naturally occurring affordable housing"

"~ general lack of supply of affordable housing"

"in the area" "naturally occurring affordable housing"

"Less naturally occurring affordable housing (HOAH)"

"Less NOAH"

Community opposition

"NIMBYism"



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In summary staff took away that CHA is widely trusted and recognized as a capable, collaborative organization with strong voucher performance and growing momentum. With its mix of housing, supportive services, safety and strong partner relationships, CHA is building a scalable, modern model that can be expanded to meet community needs. At the same time, CHA navigates on-going challenges including aging assets, the need for more staffing, and external pressures such as funding environmental changes, rising costs, and the loss of naturally occurring affordable housing. The group supported the importance of strategic investment and aligned partnerships to sustain and scale a model that is working.

Materials provided to attendees are attached and included within the board packet. Also, remaining plan formulation events and dates are 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.



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Columbia Housing Authority (CHA) – Local Funder Snapshot

Summary

- **CHA is a high-performing housing authority** with a track record of strong compliance, stable operations, and mission-driven leadership as one of the region's most trusted affordable housing institutions.
- **CHA is led by a multidisciplinary team of approximately 78 dedicated staff and 5 board members** with expertise spanning property management; resident services/social work; childcare/early education; law enforcement/safety; maintenance and HVAC; affordable housing development; general contracting and construction oversight; low-income housing tax credits; banking and finance; appraisal; public financing; residential and commercial insurance brokerage; and government program administration, providing in-house capacity to plan, finance, build, operate, and support affordable housing communities end-to-end.

Additional Descriptors

- **Serves more than 2,000 households annually**, providing safe, stable housing alongside supportive services that strengthen families and neighborhoods.
- **Invests in leadership development and governance strength**, including staff and Board of Commissioners training (e.g., Predictive Index), team-building, and ongoing improvements to bylaws, policies, and board-level financial reporting to support transparency and accountability.
- **Expanded affordable housing development capacity**, managing multiple major projects simultaneously (Kinney Point, Park Avenue, Providence Walkway, Blind Boone) in a complex and evolving funding environment.
- **Demonstrated strong financial stewardship and growth**, with total assets and revenues increasing from FY 2021 to FY 2024 while expense growth remained proportionally lower.
- **Leveraged VUF, ARPA, HOME-ARP, county and city investment into long-term housing assets**, structuring soft funds strategically as loans to maximize tax credit and underwriting advantages.
- **Restructured and strengthened the organization**, adding mid-level management and expanding key departments to support sustainable growth and operational accountability.
- **Invested heavily in frontline workforce stability**, including significant pay increases and improved staffing structures to support retention and service quality.
- **Expanded Resident Services programming**, including the expansion of the Family Self-Sufficiency Program, Moving Ahead Program, and health partnerships.
- **Modernized technology and infrastructure**, including replacement of outdated equipment, strengthened networks, and increased internet capacity to support professional operations and groundwork for a 2027/2028 ERP system upgrade.
- **Remains committed to safety, stability, and community trust**, responding transparently to challenges while recognizing that the overwhelming majority of residents live in compliance and contribute positively to CHA communities.

Columbia Housing Authority Local Funder SWOT Analysis

Veterans United Foundation • City of Columbia •
Boone County • United Way • WGL Foundation



Columbia Housing Authority



Affordable Housing

CHA-Owned Property

- Downtown Units
- Paquin Tower
- Patriot Place
- Oak Tower
- Bear Creek
- Kinney Point

Vouchers

- Housing Choice Voucher
- Non-elderly disabled
- VASH (Veterans)
- EHV (ARPA funded)
- CoC (chronic homeless)

Supportive Services

Elderly & Disabled

- Case Mgt.
- Ind. Living Serv.
- Transportation
- Food pantry

Families & Youth

- Moving Ahead Program (MAP)
- Case Mgt.
- Family Dev.
- Self-Sufficiency

Veterans

- Supportive serv.
- Employment
- Health



Columbia Housing Authority



Overview

- **Governance:** 5-member Board
- **Team:** 78 dedicated staff
- **In-house capacity:** Finance, property management, maintenance/HVAC, safety, and resident services
- **Scale:** \$22M annual operating budget
- **Financial capacity:** \$138.5M total assets

What Makes CHA Unique?

- **Mayoral-appointed** Board of Commissioners
- **Public mission/duty** codified in federal, state, and local law with 70+ years of operational exp.
- **24 affiliated legal entities** (governmental, nonprofit, and for-profit) supporting housing and development work
- State authority to issue housing bonds/debt.

 2,000+ Households Served |  78 Staff |  \$22M Budget |  Major Developments Underway

Upward Economic Mobility and Modern Day Housing Authority vs. Legacy Pruitt-Igoe Development

Demolished 1972



Pruitt-Igoe (St. Louis)

2,870 Units in 33 Buildings

Outdated Policies that are now disallowed:

- ✓ No single mothers on lease; tenants could be evicted for having an able-bodied man in the household.
- ✓ No air conditioning allowed.
- ✓ No community rooms or on-site programming allowed.

CHA Housing in Columbia 2026



Paquin Tower
200 Units

Oak Tower
146 Units

Park Avenue 79 Units
(10% Market Rate)

Close to Employment Centers

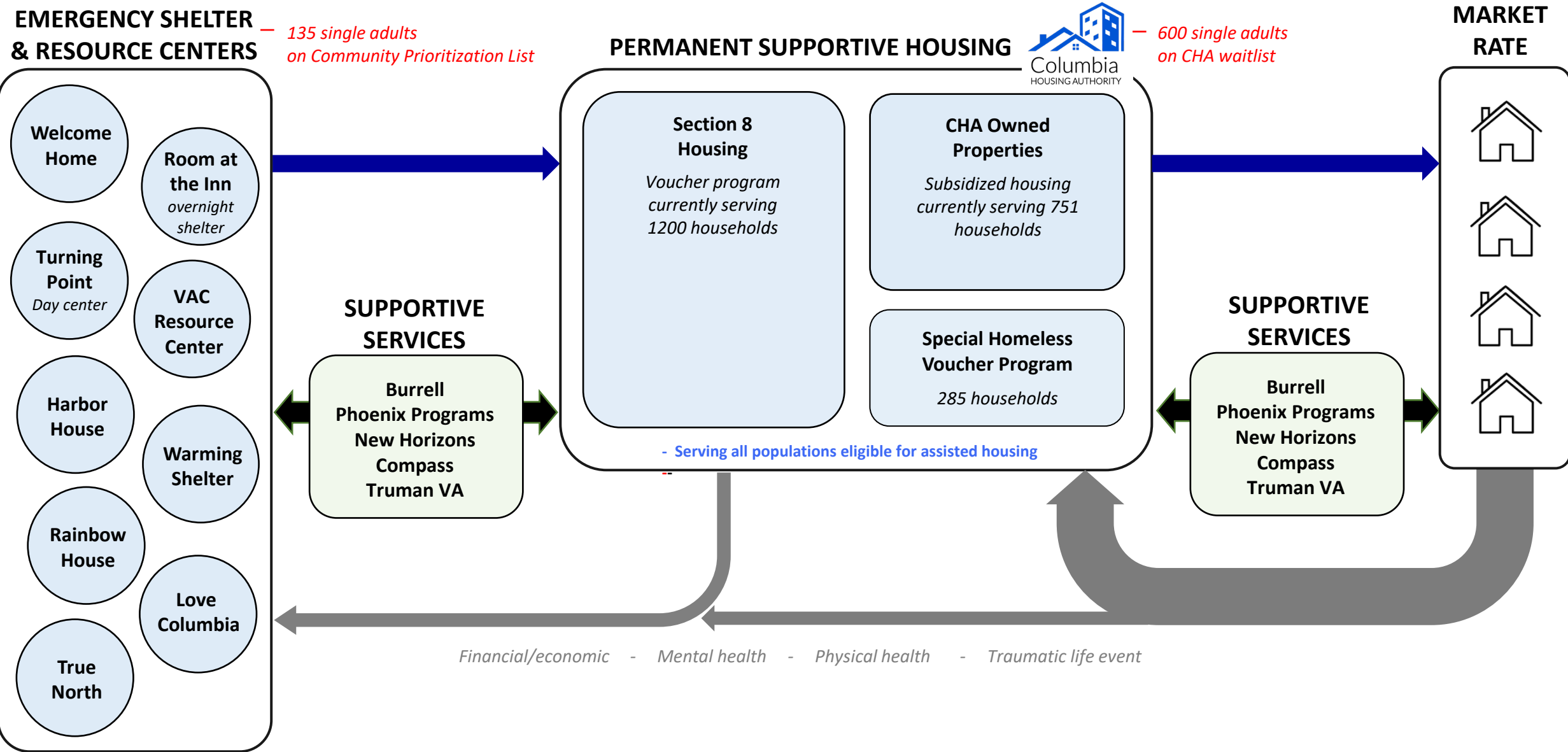
- ✓ More Services & Support
- ✓ Modern Units & Amenities
- ✓ Trauma Informed
- ✓ Resident Governance



100 Households Moving
to Market Rate Housing Annually

Columbia Homelessness & Housing Continuum-(PPT Slide from 2022)

LITERALLY HOMELESS - FLEEING DOMESTIC VIOLENCE - DOUBLED-UP - AT RISK FOR



Columbia Housing Authority 2021 SWOT Analysis and Progress to Date

2021 Local Funder SWOT-Strengths



2021 Strengths

Financial and Capital Assets of CHA



- **Assets increased** from \$57.6M (2021) to \$58.2M (2024).
- **Revenue grew** from \$16.1M → \$20.0M.
- **Expenses remained controlled** (\$7.2M → \$8.7M).

Dedicated and Competent Staff



- Implemented **Performance Reviews** tied to COLA.
- **Increased frontline pay** (HCV, Maint. & MAP) over 25%.
- Staff Appreciation days.
- Trauma informed property management

Significant Trust with Local Funders



- Moving Ahead Program restructure and investments.
- Healthy Homes Connections Reporting Improvements.
- VUF, City & County Affordable Housing Development.
- VUF Leadership Training for Staff and Board.

Progress to Date

2021 Local Funder SWOT-Weaknesses



2021 Weaknesses

Lack of Public Awareness



- New logo.
- Minimum of quarterly press, often monthly.
- Regional and national recognition by HUD.

Housing Units Concentration of Poverty & Urban Renewal



- HUD analysis verified current investments preserve opportunity.
- Park Avenue will include 10% Market Rate units.
- Strong and steady upward economic mobility outcomes.

Landlord Participation



- Full utilization of vouchers due to expanded partnership.
- Expanded annual landlord training.
- Expanded by 112 vouchers since 2021 (EHV, HCV & VASH).

Local CoC part./homeless impact branding



- Reliable, steady and performative participation.
- Use of Local CoC partners for Kinney Point Lease-up.
- Professional training for staff boundaries with local partners.

Progress to Date

2021 Local Funder SWOT-Opportunities



2021 Opportunities

Growing affordable housing



- 43 units additional units w/in Kinney Point and Park, 112 add. Vouchers.

Growing supportive services



- Moving Ahead by 40%, Burrell partnership, CMCA, Safety staff.

Source of Income Ordinance



- Presented data at request of City to assist with policy analysis.

Columbia Community Land Trust partnership



- Offered several solutions, but untenable. Completed home w/Job Point.

Increased CDBG & HOME



- Annual awards. \$1 million CDBG investment for Park Avenue.

HOME ARPA Funding



- Received \$2 million award for Kinney Point.

Housing Counseling Agency



- Love Columbia established this. CHA has on-going partnership & referrals.

Expansion of Family Self-Sufficiency



- Increased capacity by 33%. Over \$250,000 paid to residents per year.

Expanded child-care services



- Strengthened partnership with CMCA for Head Start.

Progress to Date

2021 Local Funder SWOT-Threats



2021 Strengths

Competition for tax credits through MHDC



- Four projects awarded funding in 4 years.
- \$55 million in development in progress.
- Beginning concepts for next project(s).

Political History of CHA



- Political history of CHA is Columbia's history...
- Diversity in hiring, particularly in leadership.
- Resident Advisory Board & resident engagement.
- Resident Commissioner position in governance.

Growing Economic Divide



- Expansion of housing and services.
- Growth of partnerships. CMCA, Burrell, Food Bank, and local CoC partners.

Progress to Date



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Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 18, 2026

Re: Year to date financials through December 31, 2025

Executive Summary

This report includes financial statements for the CHA entities for 12 months of FY 2025 January 1, 2025 through December 31, 2025.

Discussion

Financial Report Summary

Year-to-Date (YTD) through December 31, 2025

Key Financial Highlights:

- **Total Revenues:** \$22,140,303
- **Total Expenditures:** \$21,610,356
- **Net Gain (Including Depreciation and Amortization):** \$529,946
- **Net Income (Before Depreciation, Amortization):** \$2,615,081

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 (\$339,698). 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.

Affordable Housing Development

- Total net gain/loss was (\$58,189).

CHA Central Office

- Total net gain/loss was (\$47,044).



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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 a \$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: (31,630)	Total Utilities: 47,453 Insurance: 53,303	\$35,511
Bear Creek	*	*	\$275,420
Oak	Investment Income – Unrestricted: (11,898)	Total Utilities: 24,185 Total Maintenance: 16,313 Insurance: \$81,333	(\$82,263)
MMVH (Patriot)	*	Insurance: \$17,619	(\$9,028)
BWW	*	Maint. Oper. Contracts: \$28,718 Insurance: \$50,137	(\$113,023)
BWWII	*	Total Utilities: 13,471 Insurance: \$17,843	(\$10,554)

Housing Choice Voucher (HCV)

- The HCV fund's net gain was \$102,127 through December. 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 - \$1,994,674, and budget is \$2,054,640.
- Total YTD Expenses - \$1,685,117, and budget is \$1,933,343.

Recommended Commission Action

Review and consider the report.



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MONTHLY FINANCIAL STATEMENTS

(unaudited)

December 31, 2025

Fiscal Year End
December 2025
Month 12 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
December 31, 2025

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communtiy Housing Trust	Affordable Housing General Partners	Affordable Housing Developme nt	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Total Revenue	\$ 853,134	\$7,560,974	\$13,363,082	\$ 4,187	\$ 358,704	\$ 451,434	\$ 228,647	\$ 64,213	\$ 257,339	\$1,077,343	\$ 134,604	\$ 202,444	\$ 131,650	\$1,346,160	\$ 516,864	\$26,550,779	\$ (4,410,477)	\$ 22,140,303
Total Operating Expenses	\$1,038,542	\$5,116,484	\$ 1,455,982	\$ 2,261	\$ 7,157	\$ 18,030	\$ 6,000	\$ 4,297	\$ 257,339	\$1,064,233	\$ 14,103	\$ 259,066	\$ 189,839	\$ 913,774	\$ 562,711	\$10,909,817	\$ (1,743,879)	\$ 9,165,938
Excess of Operating Revenue	\$ (185,408)	\$2,444,490	\$11,907,100	\$ 1,926	\$ 351,547	\$ 433,404	\$ 222,647	\$ 59,916	\$ -	\$ 13,110	\$ 120,501	\$ (56,622)	\$ (58,189)	\$ 432,386	\$ (45,847)	\$15,640,962	\$ (2,666,598)	\$ 12,974,364
Extraordinary Maintenance	-	311,157	-	-	-	-	-	-	-	-	-	-	-	-	-	311,157	-	311,157
Housing Assistance Payments	-	-	11,782,933	-	317,639	411,762	221,533	58,968	-	-	5,700	-	-	-	-	12,798,534	(2,666,598)	10,131,936
Depreciation Expense	154,291	1,783,915	22,040	-	-	-	-	-	-	18,886	3,400	-	-	17,596	1,197	2,001,324	-	2,001,324
Total Expenses	\$1,192,832	\$7,211,556	\$13,260,955	\$ 2,261	\$ 324,796	\$ 429,793	\$ 227,533	\$ 63,264	\$ 257,339	\$1,083,119	\$ 23,203	\$ 259,066	\$ 189,839	\$ 931,370	\$ 563,908	\$26,020,833	\$ (4,410,477)	21,610,356
Net Gain (Loss)	\$ (339,698)	\$ 349,418	\$ 102,127	\$ 1,926	\$ 33,908	\$ 21,642	\$ 1,114	\$ 949	\$ -	\$ (5,776)	\$ 111,401	\$ (56,622)	\$ (58,189)	\$ 414,790	\$ (47,044)	\$ 529,946	\$ -	\$ 529,946

Housing Authority of the City of Columbia, MO (MO007)
Entity Wide Balance Sheet Summary
December 31, 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	1,200,567	5,252,301	886,917	26,602	126,334	110,397	39,689	34,117	-	46,559	2,918,577	-	295,073	353,620	32,480	11,323,231
120 Total Receivables, Net of Allowances for Doubtful Accounts	715,701	78,098	56,880	-	4,289	4,074	897	-	11,895	104,253	233,016	-	272,912	7,824,330	-	9,306,345
150 Total Current Assets	79,648	84,837	35,197	-	-	-	-	-	-	31,658	267,245	2,452	134,325	320,075	457,764	1,413,199
160 Total Capital Assets, Net of Accumulated Depreciation	1,036,000	71,896,865	327,440	-	-	-	-	-	-	553,122	272,015	-	-	446,243	26,308	74,557,993
180 Total Non-Current Assets	-	496,836	-	-	-	-	-	-	-	-	6,202,668	2,031,629	550,254	36,322,130	-	45,603,518
190 Total Assets	3,031,915	77,808,937	1,306,434	26,602	130,623	114,471	40,586	34,117	11,895	735,592	9,893,520	2,034,081	1,252,562	45,266,399	516,552	142,204,286
310 Total Current Liabilities	234,461	4,372,154	60,057	25	870	(80)	33,835	28,854	11,895	272,657	197,433	331,497	138,023	221,932	208,052	6,111,666
350 Total Non-Current Liabilities	3,784	45,602,239	414,640	-	-	-	-	-	-	672,620	-	5,768	6,342	21,352,258	10,942	68,068,591
300 Total Liabilities	238,244	49,974,393	474,697	25	870	(80)	33,835	28,854	11,895	945,277	197,433	337,265	144,365	21,574,189	218,994	74,180,257
400 Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	1,169,273	-	1,169,273
513 Total Equity/Net Assets	2,793,671	27,834,544	831,737	26,577	129,752	114,551	6,751	5,263	-	(209,685)	9,696,087	1,696,716	1,108,198	22,522,937	297,559	66,854,657
600 Total Liabilities and Equity/Net Assets	3,031,915	77,808,937	1,306,434	26,602	130,623	114,471	40,586	34,117	11,895	735,592	9,893,520	2,033,981	1,252,562	45,266,399	516,552	142,204,186

Columbia Housing Authority
Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communtiy Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental																		
Revenue	\$ 468,016	\$ 2,373,943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,676	\$ 14,760	\$ -	\$ -	\$ -	\$ -	\$ 2,891,396	\$ -	\$ 2,891,396
Rental Subsidies		2,666,598	-	-	-	-	-	-	-	-	-	-	-	-	-	2,666,598	(2,666,598)	-
Vacancy Loss	(239,617)	(190,223)	-	-	-	-	-	-	-	-	-	-	-	-	-	(429,840)		(429,840)
Net Rental	228,399	4,850,318	-	-	-	-	-	-	-	34,676	14,760	-	-	-	-	5,128,154	(2,666,598)	2,461,556
Revenue																		
Tenant Revenue -	2,760	36,622	-	-	-	-	-	-	-	-	-	-	-	-	-	39,382		39,382
Other																		
Total Tenant Revenue	231,159	4,886,941	-	-	-	-	-	-	-	34,676	14,760	-	-	-	-	5,167,536	(2,666,598)	2,500,938
HUD PHA																		
Operating Grants	484,290	-	11,867,095	2,975	321,359	410,520	221,533	-	257,339	-	-	-	-	-	-	13,565,111	-	13,565,111
HUD Voucher																		
Admin Fees	-	-	1,455,416	-	32,176	36,500	6,000	-	-	-	-	-	-	-	-	1,530,092	-	1,530,092
Management																		
Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	325,192	325,192	(325,192)	-
Asset																		
Management		-	-	-	-	-	-	-	-	-	-	-	-	-		14,400	(14,400)	-
Fee	-														14,400			
Book Keeping		-	-	-	-	-	-	-	-	-	-	-	-	-				
Fee	-													-	158,595	158,595	(158,595)	-
Total Fee Revenue	484,290	-	13,324,011	2,975	353,535	447,020	227,533	-	257,339	-	-	-	-	-	498,187	15,594,890	(498,187)	15,096,703
Other																		
Government			-	-	-	-	-	63,264	-	998,732	-	-	-	-	-	1,061,996	-	1,061,996
Grants	-	-																
Interest Income	49,292	177,901	23,641	1,212	5,169	4,414	1,114	949	-	2,914	55,401	-	30,984	20,881	13,608	387,480	-	387,480
Investment																		
Income	-	-	-	-	-	-	-	-	-	-	-	-	-	780,749	-	780,749	(780,749)	-
Fraud Recovery	-	-	12,815	-	-	-	-	-	-	-	-	-	-	-	-	12,815	-	12,815
Other Revenue	88,393	2,496,132	2,615	-	-	-	-	-	-	41,021	52,520	202,444	100,666	521,889	5,069	3,510,748	(464,942)	3,045,805
Gain/Loss on																		
Sale of Capital		-	-	-	-	-	-	-	-	-	11,923	-	-	22,642	-	34,565	-	34,565
Assets	-																	
Total Revenue	\$ 853,134	\$ 7,560,974	\$ 13,363,082	\$ 4,187	\$ 358,704	\$ 451,434	\$ 228,647	\$ 64,213	\$ 257,339	\$ 1,077,343	\$ 134,604	\$ 202,444	\$ 131,650	\$ 1,346,160	\$ 516,864	\$ 26,550,779	\$ (4,410,477)	\$ 22,140,303
Administrative																		
Salaries	100,555	278,437	578,854	-	3,760	2,361	3,458	483	-	69,625	-	-	133,453	300,978	316,750	1,788,714	-	1,788,714
Auditing Fees	5,203	88,950	50,143	-	-	-	-	-	-	4,243	941	10,150	-	4,563	9,906	174,100	-	174,100
Management																		
Fee	44,280	297,878	239,076	-	-	5,676	-	-	-	1,500	1,043	-	-	-	-	589,453	(589,453)	-
LIHTC Asset																		
Mgmt	5,625	84,025	149,423	-	-	3,548	-	-	-	-	-	-	-	-	-	242,620	(158,595)	84,025

Columbia Housing Authority
Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communtiy Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Advertising and Marketing	96	322	-	-	-	-	-	-	-	258	-	-	-	1,229	-	1,904	-	1,904
Employee	31,967	83,186	156,906	-	1,067	265	520	54	-	8,785	-	-	30,725	74,766	78,177	466,417	-	466,417
Office Expenses	18,424	79,343	52,077	-	69	486	211	123	2,297	21,218	172	132	3,572	22,772	79,205	280,102	-	280,102
Legal Expense	1,468	13,163	-	-	-	-	-	-	-	-	-	-	-	-	24,109	38,740	-	38,740
Training & Travel	-	6,604	5,786	-	-	-	-	-	250	15,646	-	-	308	1,857	6,436	36,888	-	36,888
Other	7,878	24,805	103,877	146	2,201	2,134	1,107	368	7,591	1,296	230	801	10,478	60,430	12,845	236,185	-	236,185
Total Operating - Admin.	215,497	956,711	1,336,142	146	7,097	14,469	5,297	1,028	10,139	122,570	2,386	11,083	178,537	466,596	527,428	3,855,124	(748,048)	3,107,076
Asset Management Fee	14,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,400	(14,400)	-
Salaries	951	100,556	-	-	-	-	-	-	173,740	571,829	-	-	-	-	-	847,076	-	847,076
Employee	426	34,764	-	-	-	-	-	-	52,898	126,737	-	-	-	-	-	214,825	-	214,825
Tenant Services -	3,728	38,657	763	2,115	-	-	-	-	-	165,303	-	-	-	-	-	210,565	-	210,565
Total Tenant Services	6,579	173,976	763	2,115	-	-	-	-	226,638	863,869	-	-	-	-	-	1,273,940	-	1,273,940
Water	25,898	202,964	727	-	-	-	-	-	-	-	60	-	-	509	242	230,400	-	230,400
Electricity	28,248	354,551	6,977	-	-	-	-	-	-	-	108	-	-	3,124	2,326	395,334	-	395,334
Gas	13,480	40,093	1,491	-	-	-	-	-	-	-	283	-	-	1,531	497	57,376	-	57,376
Sewer	21,425	132,749	378	-	-	-	-	-	-	-	78	-	-	328	126	155,083	-	155,083
Total Utilities	89,051	730,357	9,573	-	-	-	-	-	-	-	528	-	-	5,492	3,191	838,192	-	838,192
Maintenance - Labor	239,644	370,241	-	-	-	-	-	-	-	-	-	-	-	-	-	609,885	-	609,885
Maintenance - Materials	45,948	185,930	-	-	-	-	-	-	-	75	161	2,325	-	7	1,653	236,099	-	236,099
Maintenance Contracts	153,972	525,104	3,657	-	-	-	-	-	-	17,633	7,591	535	-	2,480	4,626	715,597	(119,196)	596,401
Employee Benefits - Maint.	67,008	121,701	-	-	-	-	-	-	-	-	-	-	-	-	-	188,709		188,709
Total Maintenance	506,572	1,202,975	3,657	-	-	-	-	-	-	17,708	7,752	2,860	-	2,487	6,279	1,750,290	(119,196)	1,631,094
Protective Services - Labor	36,030	12,563	-	-	-	-	-	-	-	-	-	174,701	-	-	-	223,294	-	223,294
Employee	11,388	3,524	-	-	-	-	-	-	-	-	-	51,420	-	-	-	66,333	-	66,333
Total Protective Services	47,446	16,096	-	-	-	-	-	-	-	-	-	226,246	-	-	-	289,789	-	289,789
Property Insurance	75,259	799,624	6,594	-	-	-	-	-	-	6,482	1,790	-	-	2,388	2,198	894,335	-	894,335

Columbia Housing Authority
Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergengy Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Communtiy Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Liability																		
Insurance	8,756	10,938	10,357	-	-	-	-	-	-	5,576	170	-	-	16,035	-	51,832	-	51,832
Workmen's																		
Compensation	6,736	13,747	11,587	-	60	38	55	8	3,061	10,666	-	2,990	2,095	4,932	5,208	61,183	-	61,183
All Other																		
Insurance	6,870	13,582	-	-	-	-	-	-	-	6,436	-	-	1,050	1,050	4,223	33,212	-	33,212
Total Insurance																		
Premiums	97,622	837,891	28,538	-	60	38	55	8	3,061	29,160	1,960	2,990	3,145	24,405	11,628	1,040,561	-	1,040,561
Other General																		
Expenses	807	19,222	13,119	-	-	1,878	-	-	-	100	-	1,772	990	82,459	2,458	122,803	(81,486)	41,317
Compensated																		
Absences	45,380	90,523	52,983	-	-	-	-	-	17,502	27,359	-	12,805	7,168	11,472	11,727	276,918	-	276,918
Payments in Lieu																		
of Taxes	15,488	157,960	-	-	-	-	-	-	-	3,468	1,476	-	-	-	-	178,392	-	178,392
Bad debt -																		
Tenant Rents	(300)	50,961	-	-	-	-	-	-	-	-	-	-	-	-	-	50,661	-	50,661
Total Other																		
Expenses	61,375	318,666	77,309	-	-	3,524	648	3,261	17,502	30,926	1,476	14,577	8,157	93,931	14,185	645,537	(81,486)	564,051
Interest of																		
Mortgage																		
Payable	-	305,934	-	-	-	-	-	-	-	-	-	1,310	-	298,697	-	605,940	-	605,940
Interest on Notes																		
Payable	-	490,066	-	-	-	-	-	-	-	-	-	-	-	22,167	-	512,233	-	512,233
Amortization of																		
Loan Costs	-	83,810	-	-	-	-	-	-	-	-	-	-	-	-	-	83,810	-	83,810
Total	-	879,810	-	-	-	-	-	-	-	-	-	1,310	-	320,864	-	1,201,984	(780,749)	421,235
Total Operating																		
Expenses	\$ 1,038,542	\$ 5,116,484	\$ 1,455,982	\$ 2,261	\$ 7,157	\$ 18,030	\$ 6,000	\$ 4,297	\$ 257,339	\$ 1,064,233	\$ 14,103	\$ 259,066	\$ 189,839	\$ 913,774	\$ 562,711	\$ 10,909,817	\$ (1,743,879)	\$ 9,165,938
Excess of																		
Operating	\$ (185,408)	\$ 2,444,490	\$ 11,907,100	\$ 1,926	\$ 351,547	\$ 433,404	\$ 222,647	\$ 59,916	\$ -	\$ 13,110	\$ 120,501	\$ (56,622)	\$ (58,189)	\$ 432,386	\$ (45,847)	\$ 15,640,962	\$ (2,666,598)	\$ 12,974,364
Extraordinary																		
Maintenance	-	311,157	-	-	-	-	-	-	-	-	-	-	-	-	-	311,157	-	311,157
Housing																		
Assistance																		
Payments	-	-	11,782,933	-	317,639	411,762	221,533	58,968	-	-	5,700	-	-	-	-	12,798,534	(2,666,598)	10,131,936
Depreciation																		
Expense	154,291	1,783,915	22,040	-	-	-	-	-	-	18,886	3,400	-	-	17,596	1,197	2,001,324	-	2,001,324
Total Expenses	\$ 1,192,832	\$ 7,211,556	\$ 13,260,955	\$ 2,261	\$ 324,796	\$ 429,793	\$ 227,533	\$ 63,264	\$ 257,339	\$ 1,083,119	\$ 23,203	\$ 259,066	\$ 189,839	\$ 931,370	\$ 563,908	\$ 26,020,833	\$ (4,410,477)	\$ 21,610,356
Net Gain (Loss)	\$ (339,698)	\$ 349,418	\$ 102,127	\$ 1,926	\$ 33,908	\$ 21,642	\$ 1,114	\$ 949	\$ -	\$ (5,776)	\$ 111,401	\$ (56,622)	\$ (58,189)	\$ 414,790	\$ (47,044)	\$ 529,946	\$ -	\$ 529,946

	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 Cash - Unrestricted	798,968	1,138,628	482,774	-	126,334	110,397	39,689	34,117	-	21,095	95,176	-	295,073	47,462	32,480	3,222,193
112 Cash - Restricted - Modernization and Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
113-020 Sect 8 FSS	-	-	404,143	-	-	-	-	-	-	-	-	-	-	-	-	404,143
113 Cash - Other Restricted	401,599	4,113,672	-	26,602	-	-	-	-	-	25,464	2,823,401	-	-	306,157	-	7,696,895
114 Cash - Tenant Security Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100 Total Cash	1,200,567	5,252,301	886,917	26,602	126,334	110,397	39,689	34,117	-	46,559	2,918,577	-	295,073	353,620	32,480	11,323,231

121 Accounts Receivable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
122 Accounts Receivable - HUD Other Projects	500,000	-	(38)	-	1,161	3,135	897	-	11,895	-	-	-	-	-	517,051
124 Accounts Receivable - Other Government	-	9,081	-	-	-	-	-	-	-	102,926	-	-	-	-	112,006
125-010 Operating Loan Receivable	-	-	-	-	-	-	-	-	-	231,009	-	211,016	-	-	442,025
125-040 Accounts Receivable - Tax Credit	202,863	-	-	-	-	-	-	-	-	-	-	-	-	-	202,863
125-050 Accounts Receivable - Other	1,907	14,548	-	-	-	-	-	-	-	-	-	-	(582)	-	15,873
125 Accounts Receivable - Miscellaneous	-	-	53,023	-	3,128	939	-	-	-	-	-	-	-	-	57,090
126 Accounts Receivable - Tenants	17,144	151,377	-	-	-	-	-	-	-	2,027	2,726	-	-	-	173,275
126.1 Allowance for Doubtful Accounts -Tenants	(6,214)	(96,907)	-	-	-	-	-	-	-	(700)	(720)	-	-	-	(104,541)
126.2 Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-	-	-	-	-	(631)	-	(631)
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-	-	-	-	-	-	-	-	-	5,722,768	-	5,722,768
128 Fraud Recovery	2,399	-	7,789	-	-	-	-	-	-	-	-	-	-	-	10,188
128.1 Allowance for Doubtful Accounts - Fraud	(2,399)	-	(3,894)	-	-	-	-	-	-	-	-	-	-	-	(6,293)
129 Accrued Interest Receivable	-	-	-	-	-	-	-	-	-	-	-	61,896	2,102,775	-	2,164,670
120 Total Receivables, Net of Allowances for Doubtful Accounts	715,701	78,098	56,880	-	4,289	4,074	897	-	11,895	104,253	233,016	-	272,912	7,824,330	9,306,345

131 Investments - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
132 Investments - Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
135 Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142 Prepaid Expenses and Other Assets	79,543	84,837	35,197	-	-	-	-	-	-	31,658	1,751	2,452	5,335	12,412	21,849	275,032
143 Inventories	105	-	-	-	-	-	-	-	-	-	-	-	-	-	245	350
143.1 Allowance for Obsolete Inventories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
144 Inter Program Due From	-	-	-	-	-	-	-	-	-	-	-	-	128,990	45,055	435,669	609,713
145 Assets Held for Sale	-	-	-	-	-	-	-	-	-	-	265,494	-	-	262,609	-	528,103
150 Total Current Assets	79,648	84,837	35,197	-	-	-	-	-	-	31,658	267,245	2,452	134,325	320,075	457,764	1,413,199

161 Land	339,845	4,345,561	-	-	-	-	-	-	-	138,819	179,365	-	-	-	24,513	5,028,103
162 Buildings	4,692,157	64,954,221	354,155	-	-	-	-	-	-	696,504	136,000	-	-	414,098	-	71,247,134
163 Furniture, Equipment & Machinery - Dwellings	25,520	112,687	-	-	-	-	-	-	-	-	-	-	-	-	-	138,207
164 Furniture, Equipment & Machinery - Administration	519,933	990,597	93,285	-	-	-	-	-	-	7,363	-	-	-	67,475	125,147	1,803,801
165 Leasehold Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
166 Accumulated Depreciation	(4,541,456)	(16,545,086)	(120,000)	-	-	-	-	-	-	(289,564)	(43,350)	-	-	(126,758)	(123,352)	(21,789,566)
167 Construction in Progress	-	15,381,299	-	-	-	-	-	-	-	-	-	-	-	35,000	-	15,416,299
168 Infrastructure	-	2,657,586	-	-	-	-	-	-	-	-	-	-	-	56,428	-	2,714,014
160 Total Capital Assets, Net of Accumulated Depreciation	1,036,000	71,896,865	327,440	-	-	-	-	-	-	553,122	272,015	-	-	446,243	26,308	74,557,993

[illegible]

174 Other Assets	-	496,836	-	-	-	-	-	-	-	-	-	-	-	-	-	496,836
174-040 Deferred Developer Fees	-	-	-	-	-	-	-	-	-	-	-	-	340,254	-	-	340,254
176 Investments in Joint Ventures	-	-	-	-	-	-	-	-	-	-	-	2,031,629	-	-	-	2,031,629
180 Total Non-Current Assets	-	496,836	-	-	-	-	-	-	-	-	6,202,668	2,031,629	550,254	36,322,130	-	45,603,518

190 Total Assets	3,031,915	77,808,937	1,306,434	26,602	130,623	114,471	40,586	34,117	11,895	735,592	9,893,520	2,034,081	1,252,562	45,266,399	516,552	142,204,286
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311 Bank Overdraft	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
312 Accounts Payable <= 90 Days	174,591	1,349,390	19,567	25	288	362	146	61	-	11,866	195,009	243	1,641	1,108	8,467	1,762,764
313 Accounts Payable >90 Days Past Due	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	4,458	10,269	8,591	-	-	-	-	-	2,500	5,500	-	2,283	2,474	3,447	3,649	43,170
322 Accrued Compensated Absences - Current Portion	5,675	25,501	15,745	-	-	-	-	-	-	5,430	-	8,652	9,513	13,254	16,412	100,183
324 Accrued Contingency Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
325 Accrued Interest Payable	-	2,164,706	-	-	-	-	-	-	-	-	-	-	-	177,530	-	2,342,236
331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
332 Account Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
333 Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341 Tenant Security Deposits	34,587	314,297	-	-	-	-	-	-	-	2,297	740	-	-	-	-	351,921
342 Deferred Revenues	-	38,312	-	-	-	3,840	-	28,763	-	8,097	-	-	-	-	-	79,012
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	210,175	-	-	-	-	-	-	-	-	-	-	-	-	-	210,175
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
345 Other Current Liabilities	11,419	-	-	-	-	-	-	-	-	3,468	1,476	-	-	-	-	16,363
346 Accrued Liabilities - Other	3,730	449	9,352	-	-	191	32,752	-	131	237	-	(140)	138	6,718	50,534	104,093
347 Inter Program - Due To	-	107,525	6,802	-	582	(4,473)	937	30	9,264	235,762	207	274,785	124,257	(190,300)	128,990	694,368
348-010 Operating Loan Payable	-	151,531	-	-	-	-	-	-	-	-	-	45,675	-	-	-	197,206
348-040 Notes Payable - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	210,175	-	210,175
348 Loan Liability - Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
310 Total Current Liabilities	234,461	4,372,154	60,057	25	870	(80)	33,835	28,854	11,895	272,657	197,433	331,497	138,023	221,932	208,052	6,111,666

351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	45,244,984	-	-	-	-	-	-	-	669,000	-	-	-	-	-	45,913,984
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
353 Non-current Liabilities - Other	-	340,254	404,143	-	-	-	-	-	-	-	-	-	-	-	-	744,396
354 Accrued Compensated Absences - Non Current	3,784	17,001	10,497	-	-	-	-	-	-	3,620	-	5,768	6,342	8,836	10,942	66,789
355-010 Note Payable - CHA AHD noncurrent	-	-	-	-	-	-	-	-	-	-	-	-	-	210,000	-	210,000
355-040 FHLB LONG TERM DEBT - Project	-	-	-	-	-	-	-	-	-	-	-	-	-	21,133,422	-	21,133,422
355 Loan Liability - Non Current	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
356 FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
350 Total Non-Current Liabilities	3,784	45,602,239	414,640	-	-	-	-	-	-	672,620	-	5,768	6,342	21,352,258	10,942	68,068,591

300 Total Liabilities	238,244	49,974,393	474,697	25	870	(80)	33,835	28,854	11,895	945,277	197,433	337,265	144,365	21,574,189	218,994	74,180,257
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400 Deferred Inflow of Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	1,169,273	-	1,169,273
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508.1 Invested In Capital Assets, Net of Related Debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
508.4 Investment in Net Fixed Assets	1,393,522	27,637,570	349,480	-	-	-	-	-	-	(96,992)	360,440	1,753,238	-	428,839	27,505	31,853,602
511.1 Restricted Net Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
511.4 Admin Fee Reserves	1,108,997	-	-	24,651	-	-	-	-	-	32,556	240,681	-	-	309,047	-	1,715,932
512.1 Unrestricted Net Assets	(542,930)	196,974	102,127	1,926	33,908	21,642	1,114	949	-	(5,776)	4,981,043	(56,522)	(58,189)	1,495,148	(47,044)	6,124,371
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	317,097	27,160,752
513 Total Equity/Net Assets	2,793,671	27,834,544	831,737	26,577	129,752	114,551	6,751	5,263	-	(209,685)	9,696,087	1,696,716	1,108,198	22,522,937	297,559	66,854,657

600 Total Liabilities and Equity/Net Assets	3,031,915	77,808,937	1,306,434	26,602	130,623	114,471	40,586	34,117	11,895	735,592	9,893,520	2,033,981	1,252,562	45,266,399	516,552	142,204,186
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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	\$ 872,073	\$ 924,128	\$ (52,055)	\$ 11,867,095	\$ 11,089,536	777,559	7%
HUD Admin Fees Earned	116,166	123,498	(7,332)	1,455,416	1,481,978	(26,562)	-2%
Homeownership Closing Fees Earned	-	-	-	1,500	-	1,500	0%
Cares Act - COVID-19 Revenue	-	-	-	-	-	-	
Total Fee Revenue	988,239	1,047,626	(59,387)	13,324,011	12,571,514	752,497	6%
Investment Income - Unrestricted	1,896	2,200	(304)	23,641	26,395	(2,754)	-10%
Fraud Recovery - HAP	(2,187)	231	(2,418)	6,408	2,771	3,637	131%
Fraud Recovery - Admin	2,442	231	2,211	6,407	2,771	3,637	131%
Other Revenue	2,358	273	2,085	2,615	3,274	(659)	-20%
Total Revenue	\$ 992,747	\$ 1,050,560	\$ (57,813)	\$ 13,363,082	\$ 12,606,725	\$ 756,357	6%
Administrative Salaries	58,443	60,810	(2,367)	578,854	729,717	(150,862)	-21%
Auditing Fees	4,179	4,063	116	50,143	48,756	1,387	3%
Management Fee	19,488	21,605	(2,117)	239,076	259,260	(20,184)	-8%
Book-keeping Fee	12,180	12,264	(84)	149,423	147,165	2,258	2%
Advertising and Marketing	-	83	(83)	-	1,000	(1,000)	-100%
Employee Benefit contributions - Administrative	13,797	17,705	(3,907)	156,906	212,455	(55,549)	-26%
Office Expenses	3,666	7,446	(3,779)	52,077	89,350	(37,273)	-42%
Training & Travel	-	333	(333)	5,786	4,000	1,786	45%
Other Administrative Expenses	10,562	9,166	1,396	103,877	109,999	(6,122)	-6%
Total Operating - Administrative	122,316	133,475	(11,159)	1,336,142	1,601,702	(265,560)	-17%
Total Tenant Services	-	111	(111)	763	1,336	(573)	
Total Utilities	610	929	(319)	9,573	11,148	(1,575)	-14%
Bldg. Maintenance	844	1,028	(184)	3,657	12,332	(8,675)	-70%
Insurance Premiums	2,875	1,172	1,703	28,538	14,060	14,478	103%
Other General Expenses	970	796	174	13,119	9,549	3,570	37%
Compensated Absences	7,305	-	7,305	52,983	-	52,983	
Other General Expenses	19,482	796	18,686	77,309	9,549	67,760	710%
Total Operating Expenses	\$ 146,126	\$ 137,510	\$ 8,616	\$ 1,455,982	\$ 1,650,127	\$ (194,145)	-12%
Excess of Operating Revenue over Operating Expenses	\$ 846,621	\$ 913,050	\$ (66,429)	\$ 11,907,100	\$ 10,956,598	\$ 950,502	9%
Homeownership	4,345	3,945	401	50,387	47,335	3,052	6%
Portable Housing Assistance Payments	29,639	23,710	5,929	352,022	284,517	67,505	24%
S8 FSS Payments	13,876	15,488	(1,612)	199,413	185,853	13,560	7%
VASH Housing Assistance Payments	81,493	59,053	22,440	910,684	708,638	202,046	29%
All Other Vouchers Housing Assistance Payments	809,804	808,207	1,596	10,270,426	9,698,490	571,936	6%
Total Housing Assistance Payments	939,157	910,403	28,754	11,782,933	10,924,833	858,100	8%
Depreciation Expense	1,837	1,837	-	22,040	22,040	-	
Total Expenses	\$ 1,087,119	\$ 1,049,750	\$ 37,370	\$ 13,260,955	\$ 12,597,000	\$ 663,955	5%
Net Gain (Loss)	\$ (94,372)	\$ 811	\$ (95,183)	\$ 102,127	\$ 9,725	\$ 92,402	950%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget	Variance	Year to Date		Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$	36,797	\$ (30,529)	\$ 67,326	\$ 468,016	\$ (366,343)	\$ 834,359	-228%	
Vacancy Loss		(21,495)	10,871	(32,366)	(239,617)	130,450	(370,067)	-284%	
Net Tenant Rental Revenue		15,302	(19,658)	34,960	228,399	(235,893)	464,292	-197%	
Tenant Revenue - Other		52	500	(448)	2,760	6,000	(3,240)	-54%	
Total Tenant Revenue		15,354	(19,158)	34,512	231,159	(229,893)	461,052	-201%	
HUD PHA Operating Grants		39,246	37,167	2,079	458,846	446,000	12,846	3%	
Capital Fund Grants		-	30,227	(30,227)	25,444	362,720	(337,277)	-93%	
Total Grant Revenue		39,246	67,393	(28,147)	484,290	808,720	(324,431)	-40%	
Investment Income - Unrestricted		3,539	5,417	(1,877)	49,292	65,000	(15,708)	-24%	
Fraud Recovery		-	83	(83)	-	1,000	(1,000)	0%	
Other Revenue		9,485	5,125	4,360	88,393	61,500	26,893	44%	
Gain or Loss on Sale of Capital Assets		-	-	-	-	-	-		
Total Revenue	\$	67,625	\$ 58,861	\$ 8,764	\$ 853,134	\$ 706,328	\$ 146,806	21%	
Administrative Salaries		6,101	6,427	(326)	100,555	77,127	23,429	30%	
Auditing Fees		434	1,313	(879)	5,203	15,750	(10,547)	-67%	
Management Fee		2,480	8,250	(5,770)	44,280	99,000	(54,720)	-55%	
Book-keeping Fee		315	597	(282)	5,625	7,169	(1,544)	-22%	
Advertising and Marketing		-	-	-	96	-	96		
Employee Benefit contributions - Administrative		2,029	2,429	(400)	31,967	29,147	2,820	10%	
Office Expenses		1,322	1,150	172	18,424	13,800	4,624	34%	
Legal Expense		276	83	192	1,468	1,000	468	47%	
Training & Travel		-	354	(354)	-	4,250	(4,250)	-100%	
Other		329	417	(88)	7,878	5,000	2,878	58%	
Total Operating - Administrative		13,285	21,020	(7,735)	215,497	252,242	(36,745)	-15%	
Asset Management Fee		1,200	1,200	-	14,400	14,400	-	0%	
Tenant Services - Salaries		2	478	(475)	951	5,732	(4,781)	-83%	
Employee Benefit Contributions - Tenant Services		43	164	(121)	426	1,972	(1,546)	-78%	
Tenant Services - Other		225	350	(125)	3,728	4,200	(472)	-11%	
Total Tenant Services		270	992	(722)	6,579	11,905	(5,326)	-45%	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Water	\$	1,266	\$	2,328	\$	(1,062)	\$	25,898	\$	27,934	\$	(2,035)	-7%
Electricity		(368)		2,172		(2,540)		28,248		26,065		2,183	8%
Gas		(668)		1,070		(1,738)		13,480		12,835		645	5%
Sewer		929		2,115		(1,187)		21,425		25,385		(3,960)	-16%
Total Utilities		1,158		7,685		(6,527)		89,051		92,218		(3,167)	-3%
Maintenance - Labor		24,525		20,170		4,355		239,644		242,040		(2,396)	-1%
Maintenance - Materials & Other		3,257		5,083		(1,826)		45,948		61,000		(15,052)	-25%
Maintenance and Operations Contracts		3,217		9,375		(6,158)		153,972		112,500		41,472	37%
Employee Benefit Contributions - Maintenance		8,005		5,256		2,749		67,008		63,067		3,941	6%
Total Maintenance		39,004		39,884		(880)		506,572		478,607		27,965	6%
Total Protective Services		780		4,526		(3,747)		47,446		54,318		(6,871)	-13%
Total Insurance Premiums		2,901		10,001		(7,100)		97,622		120,016		(22,395)	-19%
Other General Expenses		23		42		(19)		807		500		307	61%
Compensated Absences		2,984		-		2,984		45,380		-		45,380	
Payments in Lieu of Taxes		1,049		2,284		(1,235)		15,488		27,412		(11,925)	-44%
Bad debt - Tenant Rents		-		417		(417)		(300)		5,000		(5,300)	-106%
Total Other General Expenses		4,056		2,743		1,313		61,375		32,912		28,462	86%
Interest on Notes Payable		-		-		-		-		-		-	
Total Operating Expenses	\$	62,654	\$	88,052	\$	(25,398)	\$	1,038,542	\$	1,056,619	\$	(18,078)	-2%
Excess of Operating Revenue over Operating Expenses	\$	4,971	\$	(29,191)	\$	34,162	\$	(185,408)	\$	(350,292)	\$	164,884	-47%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		4,078		14,411		(10,332)		154,291		172,929		(18,638)	-11%
Total Expenses	\$	66,732	\$	102,462	\$	(35,730)	\$	1,192,832	\$	1,229,548	\$	(36,716)	-3%
Net Gain (Loss)	\$	893	\$	(43,602)	\$	44,494	\$	(339,698)	\$	(523,221)	\$	183,522	-35%

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	\$	83,970	\$	84,336	\$	(365)	\$	1,019,128	\$	1,012,027	\$	7,101	1%
Rental Subsidies		95,968		90,908		5,060		1,140,128		1,090,890		49,238	5%
Vacancy Loss		(3,232)		(4,310)		1,078		(75,725)		(51,718)		(24,007)	46%
Net Rental Revenue		176,706		170,933		5,773		2,083,531		2,051,200		32,332	2%
Tenant Revenue - Other		1,636		1,178		457		15,882		14,140		1,742	12%
Total Tenant Revenue		178,342		172,112		6,230		2,099,413		2,065,340		34,073	2%
Investment Income - Unrestricted		7,990		10,629		(2,639)		95,923		127,553		(31,630)	-25%
Other Revenue		28,209		8,240		19,970		196,821		98,875		97,947	99%
Total Revenue	\$	214,541	\$	190,981	\$	23,561	\$	2,392,157	\$	2,291,767	\$	100,390	4%
Administrative Salaries		10,973		10,311		662		115,886		123,737		(7,851)	-6%
Auditing Fees		1,183		3,751		(2,568)		14,200		45,018		(30,818)	-68%
Property Management Fee		11,822		10,430		1,392		133,732		125,165		8,567	7%
Asset Management Fees		1,169		1,191		(22)		14,027		14,285		(258)	-2%
Advertising and Marketing		-		8		(8)		-		100		(100)	-100%
Employee Benefit contributions - Administrative		2,877		3,248		(371)		33,427		38,974		(5,547)	-14%
Office Expenses		1,977		2,123		(146)		27,320		25,480		1,840	7%
Legal Expense		-		429		(429)		5,597		5,150		447	9%
Training & Travel		-		500		(500)		2,940		6,000		(3,060)	-51%
Other		461		666		(205)		7,413		7,987		(574)	-7%
Total Operating - Administrative		30,462		32,658		(2,195)		354,542		391,895		(37,354)	-10%
Total Tenant Services		6,167		8,568		(2,402)		88,617		102,817		(14,200)	-14%
Water		6,256		6,602		(346)		94,676		79,224		15,452	20%
Electricity		15,733		13,474		2,259		186,678		161,686		24,992	15%
Gas		1,916		1,464		452		16,916		17,568		(653)	-4%
Sewer		4,745		4,477		269		61,381		53,718		7,662	14%
Total Utilities	\$	28,649	\$	26,016	\$	2,633	\$	359,650	\$	312,197	\$	47,453	15%

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	\$	18,920	\$	15,388	\$	3,532	\$	198,133	\$	184,651	\$	13,483	7%
Maintenance - Materials & Other		6,217		11,125		(4,909)		85,567		133,506		(47,939)	-36%
Maintenance and Operations Contracts		13,183		15,530		(2,347)		188,848		186,359		2,489	1%
Employee Benefit Contributions - Maintenance		5,855		5,514		341		67,451		66,164		1,288	2%
Total Maintenance		44,175		47,557		(3,382)		539,999		570,679		(30,680)	-5%
Total Insurance Premiums		34,446		27,086		7,361		378,330		325,027		53,303	16%
Other General Expenses		520		758		(238)		8,052		9,100		(1,048)	-12%
Compensated Absences		4,436		-		4,436		41,290		-		41,290	
Taxes		5,248		5,000		248		61,488		60,000		1,488	2%
Bad debt - Tenant Rents		11,932		833		11,099		14,622		10,000		4,622	46%
Total Other General Expenses		22,137		6,592		15,545		125,452		79,100		46,352	59%
Interest of Mortgage (or Bonds) Payable		15,906		15,906		-		190,875		190,875		-	0%
Interest on Notes Payable (Seller Financing)		20,967		20,967		-		251,598		251,598		0	0%
Amortization of Loan Costs		2,275		2,274		0		27,295		27,292		3	0%
Total Interest Expense and Amortization Cost		39,147		39,147		0		469,768		469,765		3	0%
Total Operating Expenses	\$	205,183	\$	187,623	\$	17,560	\$	2,316,359	\$	2,251,480	\$	64,879	3%
Excess of Operating Revenue over Operating Expenses	\$	9,358	\$	3,357	\$	6,001	\$	75,798	\$	40,287	\$	35,511	88%
Extraordinary Maintenance		99,935		-		99,935		145,501		-		145,501	
Depreciation Expense		53,786		53,610		176		645,428		643,325		2,103	0%
Total Expenses	\$	358,904	\$	241,234	\$	117,671	\$	3,107,288	\$	2,894,805	\$	212,483	7%
Net Gain (Loss)	\$	(144,363)	\$	(50,253)	\$	(94,110)	\$	(715,131)	\$	(603,038)	\$	(112,093)	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	\$	25,309	\$	20,400	\$	4,909	\$	280,422	\$	244,800	\$	35,622	15%
Rental Subsidies		29,741		31,894		(2,153)		366,138		382,728		(16,591)	-4%
Vacancy Loss		(3,881)		(2,625)		(1,256)		(32,530)		(31,500)		(1,030)	3%
Net Rental Revenue		51,169		49,669		1,500		614,030		596,028		18,002	3%
Tenant Revenue - Other		-		338		(338)		5,517		4,050		1,467	36%
Total Tenant Revenue		51,169		50,007		1,162		619,547		600,078		19,469	3%
Investment Income - Unrestricted		2,665		1,842		823		27,248		22,100		5,148	23%
Other Revenue		2,282		2,828		(546)		226,301		33,940		192,361	567%
Total Revenue	\$	56,116	\$	54,677	\$	1,439	\$	873,097	\$	656,118	\$	216,978	33%
Administrative Salaries		(1,224)		2,773		(3,997)		23,621		33,273		(9,652)	-29%
Auditing Fees		1,183		1,004		180		14,200		12,047		2,153	18%
Property Management Fee		2,763		2,557		205		32,479		30,690		1,789	6%
Asset Management Fees		1,067		1,084		(17)		12,803		13,004		(201)	-2%
Advertising and Marketing		322		-		322		322		-		322	
Employee Benefit contributions - Administrative		(330)		880		(1,210)		8,823		10,562		(1,739)	-16%
Office Expenses		557		896		(339)		8,653		10,750		(2,097)	-20%
Legal Expense		-		42		(42)		409		500		(91)	-18%
Training & Travel		-		-		-		915		-		915	
Other		209		292		(83)		3,616		3,500		116	3%
Total Operating - Administrative		4,546		9,527		(4,981)		105,840		114,325		(8,486)	-7%
Total Tenant Services		9		268		(259)		2,292		3,216		(924)	-29%
Water		1,869		2,792		(924)		26,468		33,504		(7,036)	-21%
Electricity		761		1,037		(276)		9,409		12,443		(3,034)	-24%
Gas		796		558		238		5,447		6,697		(1,250)	-19%
Sewer		1,577		2,128		(551)		19,051		25,532		(6,481)	-25%
Total Utilities	\$	5,002	\$	6,515	\$	(1,513)	\$	60,376	\$	78,177	\$	(17,801)	-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	\$	(1,673)	\$	3,231	\$	(4,904)	\$	24,606	\$	38,775	\$	(14,169)	-37%
Maintenance - Materials & Other		1,013		2,892		(1,879)		18,882		34,700		(15,818)	-46%
Maintenance and Operations Contracts		9,258		7,075		2,183		77,658		84,893		(7,235)	-9%
Employee Benefit Contributions - Maintenance		155		1,216		(1,061)		6,735		14,586		(7,852)	-54%
Total Maintenance		8,753		14,413		(5,660)		127,881		172,955		(45,074)	-26%
Total Insurance Premiums		1,721		9,785		(8,063)		115,393		117,414		(2,021)	-2%
Other General Expenses		535		50		485		1,721		600		1,121	187%
Compensated Absences		114		-		114		9,013		-		9,013	
Property Taxes		(5)		1,950		(1,954)		23,344		23,398		(55)	0%
Bad debt - Tenant Rents		6,807		83		6,724		6,807		1,000		5,807	581%
Total Other General Expenses		7,452		2,083		5,369		40,885		24,998		15,886	64%
Interest of Mortgage (or Bonds) Payable		3,132		3,139		(8)		37,646		37,669		(23)	0%
Interest on Notes Payable (Seller Financing)		6,714		6,714		-		80,562		80,562		-	0%
Amortization of Loan Costs		1,664		1,664		-		19,965		19,965		-	0%
Total Interest Expense and Amortization Cost		11,509		11,516		(8)		138,173		138,196		(23)	0%
Total Operating Expenses	\$	38,992	\$	54,107	\$	(15,115)	\$	590,839	\$	649,281	\$	(58,442)	-9%
Excess of Operating Revenue over Operating Expenses	\$	17,124	\$	570	\$	16,554	\$	282,258	\$	6,837	\$	275,420	4028%
Extraordinary Maintenance		97,054		-		97,054		125,106		-		125,106	
Depreciation Expense		18,807		18,774		33		225,678		225,293		385	0%
Total Expenses	\$	154,853	\$	72,881	\$	81,972	\$	941,623	\$	874,574	\$	67,049	8%
Net Gain (Loss)	\$	(98,737)	\$	(18,205)	\$	(80,533)	\$	(68,527)	\$	(218,456)	\$	149,929	-69%

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Tenant Rental Revenue	\$	50,597	\$	52,561	\$	(1,964)	\$	618,345	\$	630,734	\$	(12,389)	-2%
Rental Subsidies		50,196		46,897		3,299		591,171		562,761		28,410	5%
Vacancy Loss		(1,572)		(4,764)		3,192		(36,850)		(57,165)		20,315	-36%
Net Rental Revenue		99,221		94,694		4,527		1,172,666		1,136,330		36,336	3%
Tenant Revenue - Other		811		673		138		8,908		8,080		828	10%
Total Tenant Revenue		100,032		95,367		4,665		1,181,574		1,144,410		37,164	3%
Investment Income - Unrestricted		2,141		3,472		(1,331)		29,771		41,669		(11,898)	-29%
Other Revenue		2,683		2,928		(245)		33,822		35,136		(1,314)	-4%
Total Revenue	\$	104,856	\$	101,768	\$	3,088	\$	1,245,167	\$	1,221,215	\$	23,953	2%
Administrative Salaries		7,993		8,291		(298)		74,932		99,493		(24,561)	-25%
Auditing Fees		1,183		1,942		(758)		14,200		23,302		(9,102)	-39%
Property Management Fee		6,163		5,764		399		72,924		69,165		3,759	5%
Asset Management Fees		1,264		1,101		162		13,531		13,216		315	2%
Advertising and Marketing		-		8		(8)		-		100		(100)	-100%
Employee Benefit contributions - Administrative		2,336		2,315		21		25,875		27,782		(1,907)	-7%
Office Expenses		2,220		1,975		245		23,610		23,700		(90)	0%
Legal Expense		101		167		(66)		4,202		2,000		2,202	110%
Training & Travel		-		250		(250)		1,418		3,000		(1,582)	-53%
Other		464		708		(244)		5,847		8,500		(2,653)	-31%
Total Operating - Administrative		21,724		22,521		(798)		236,540		270,258		(33,718)	-12%
Total Tenant Services		7,678		7,481		197		80,293		89,776		(9,483)	-11%
Water		2,701		1,803		898		27,388		21,636		5,753	27%
Electricity		10,463		9,609		854		130,200		115,305		14,895	13%
Gas		-		644		(644)		8,593		7,723		871	11%
Sewer		1,528		1,089		440		15,729		13,063		2,667	20%
Total Utilities	\$	14,692	\$	13,144	\$	1,548	\$	181,911	\$	157,726	\$	24,185	15%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 3,985	\$ 7,030	\$ (3,045)	\$ 88,191	\$ 84,365	\$ 3,826	5%
Maintenance - Materials & Other	2,439	4,017	(1,578)	42,049	48,204	(6,155)	-13%
Maintenance and Operations Contracts	17,859	9,160	8,699	134,540	109,917	24,623	22%
Employee Benefit Contributions - Maintenance	472	2,702	(2,230)	26,443	32,424	(5,981)	-18%
Total Maintenance	24,755	22,909	1,846	291,223	274,910	16,313	6%
Property Insurance	10,849	3,730	7,119	125,339	44,761	80,577	180%
Workmen's Compensation	261	-	261	3,682	-	3,682	
All Other Insurance	308	552	(244)	3,700	6,626	(2,926)	-44%
Total Insurance Premiums	11,418	4,282	7,136	132,720	51,387	81,333	158%
Other General Expenses	336	500	(164)	5,253	6,005	(752)	-13%
Compensated Absences	1,024	-	1,024	19,480	-	19,480	
Taxes	62	2,500	(2,438)	30,744	30,000	744	2%
Bad debt - Tenant Rents	8,623	83	8,540	8,623	1,000	7,623	762%
Total Other General Expenses	10,046	3,084	6,962	64,101	37,005	27,096	73%
Interest of Mortgage (or Bonds) Payable	5,161	5,166	(5)	62,483	61,993	490	1%
Interest on Notes Payable (Seller Financing)	9,215	9,215	(0)	110,582	110,583	(1)	0%
Amortization of Loan Costs	1,568	1,568	(0)	18,816	18,816	(0)	0%
Total Interest Expense and Amortization Cost	15,944	15,949	(5)	191,881	191,392	489	0%
Total Operating Expenses	\$ 106,256	\$ 89,371	\$ 16,885	\$ 1,178,669	\$ 1,072,454	\$ 106,216	10%
Excess of Operating Revenue over Operating Expenses	\$ (1,400)	\$ 12,397	\$ (13,797)	\$ 66,498	\$ 148,761	\$ (82,263)	-55%
Extraordinary Maintenance	(73,832)	-	(73,832)	14,837	-	14,837	
Depreciation Expense	34,143	40,528	(6,385)	382,519	486,336	(103,817)	-21%
Total Expenses	\$ 66,567	\$ 129,899	\$ (63,332)	\$ 1,576,025	\$ 1,558,790	\$ 17,236	1%
Net Gain (Loss)	\$ 38,289	\$ (28,131)	\$ 66,420	\$ (330,858)	\$ (337,575)	\$ 6,717	-2%

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	\$	12,213	\$	9,646	\$	2,567	\$	138,016	\$	115,756	\$	22,260	19%
Rental Subsidies		7,087		8,301		(1,214)		88,709		99,615		(10,906)	-11%
Vacancy Loss		(429)		(467)		38		(7,135)		(5,600)		(1,535)	27%
Net Rental Revenue		18,871		17,481		1,390		219,590		209,771		9,819	5%
Tenant Revenue - Other		15		83		(68)		1,075		1,000		75	7%
Total Tenant Revenue		18,886		17,564		1,322		220,665		210,771		9,894	5%
Investment Income - Unrestricted		430		673		(243)		6,121		8,080		(1,958)	-24%
Other Revenue		259		302		(43)		4,742		3,620		1,122	31%
Total Revenue	\$	19,575	\$	18,539	\$	1,036	\$	231,528	\$	222,471	\$	9,058	4%
Administrative Salaries		(423)		938		(1,361)		7,494		11,254		(3,760)	-33%
Auditing Fees		1,183		330		853		14,200		3,963		10,237	258%
Property Management Fee		955		882		73		11,268		10,585		684	6%
Asset Management Fees		551		1,370		(819)		13,114		16,436		(3,322)	-20%
Employee Benefit contributions - Administrative		(114)		298		(411)		2,918		3,574		(656)	-18%
Office Expenses		499		271		228		6,246		3,250		2,996	92%
Legal Expense		-		63		(63)		550		750		(201)	-27%
Training & Travel		-		33		(33)		282		400		(118)	-30%
Other		555		292		263		1,438		3,500		(2,062)	-59%
Total Operating - Administrative		3,206		4,476		(1,269)		57,511		53,711		3,800	7%
Total Tenant Services		(6)		51		(56)		284		608		(324)	-53%
Water		278		300		(22)		3,946		3,601		345	10%
Electricity		1,213		1,159		54		16,052		13,906		2,146	15%
Gas		804		458		346		5,211		5,494		(283)	-5%
Sewer		216		199		17		2,643		2,389		254	11%
Total Utilities	\$	2,510	\$	2,116	\$	394	\$	27,852	\$	25,389	\$	2,463	10%

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	\$ (456)	\$ 1,077	\$ (1,533)	\$ 8,470	\$ 12,925	\$ (4,455)	-34%
Maintenance - Materials & Other	8	888	(879)	8,923	10,650	(1,727)	-16%
Maintenance and Operations Contracts	645	1,907	(1,261)	23,983	22,880	1,103	5%
Employee Benefit Contributions - Maintenance	134	405	(271)	2,362	4,862	(2,501)	-51%
Total Maintenance	332	4,276	(3,944)	43,738	51,317	(7,579)	-15%
Total Protective Services	1,190	1,389	(199)	14,455	16,666	(2,210)	-13%
Total Insurance Premiums	460	1,568	(1,108)	36,439	18,820	17,619	94%
Other General Expenses	4	92	(87)	1,616	1,100	516	47%
Compensated Absences	184	-	184	3,755	-	3,755	
Taxes	25	625	(600)	7,800	7,500	300	4%
Bad debt - Tenant Rents	4,118	333	3,784	4,118	4,000	118	3%
Total Other General Expenses	4,331	1,050	3,281	17,288	12,600	4,688	37%
Interest of Mortgage (or Bonds) Payable	639	675	(36)	7,729	8,100	(371)	-5%
Amortization of Loan Costs	680	681	(0)	8,168	8,168	(0)	0%
Total Interest Expense and Amortization Cost	1,320	1,356	(36)	15,897	16,268	(371)	-2%
Total Operating Expenses	\$ 13,344	\$ 16,281	\$ (2,938)	\$ 213,465	\$ 195,379	\$ 18,085	9%
Excess of Operating Revenue over Operating Expenses	\$ 6,231	\$ 2,258	\$ 3,974	\$ 18,064	\$ 27,092	\$ (9,028)	-33%
Extraordinary Maintenance	-	-	-	17,896	-	17,896	
Depreciation Expense	10,559	10,277	282	126,703	123,324	3,379	3%
Total Expenses	\$ 23,902	\$ 26,558	\$ (2,656)	\$ 358,064	\$ 318,703	\$ 39,361	12%
Net Gain (Loss)	\$ (4,327)	\$ (8,019)	\$ 3,692	\$ (126,536)	\$ (96,232)	\$ (30,303)	31%

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	\$	14,700	\$	17,239	\$	(2,539)	\$	167,047	\$	206,863	\$	(39,815)	-19%
Rental Subsidies		21,504		17,165		4,340		246,974		205,978		40,996	20%
Vacancy Loss		(1,781)		(1,157)		(624)		(28,104)		(13,884)		(14,220)	102%
Net Rental Revenue		34,423		33,246		1,177		385,917		398,956		(13,040)	-3%
Tenant Revenue - Other		295		437		(142)		4,265		5,246		(982)	-19%
Total Tenant Revenue		34,718		33,683		1,035		390,182		404,203		(14,021)	-3%
Investment Income - Unrestricted		3,707		844		2,863		9,576		10,122		(547)	-5%
Other Revenue		-		375		(375)		3,317		4,505		(1,188)	-26%
Total Revenue	\$	38,425	\$	34,903	\$	3,522	\$	403,075	\$	418,830	\$	(15,755)	-4%
Administrative Salaries		953		3,569		(2,616)		31,231		42,823		(11,592)	-27%
Auditing Fees		1,183		713		470		14,200		8,560		5,640	66%
Property Management Fee		2,127		1,856		270		23,622		22,275		1,347	6%
Asset Management Fees		769		769		0		9,225		9,225		0	0%
Advertising and Marketing		-		6		(6)		-		75		(75)	-100%
Employee Benefit contributions - Administrative		226		795		(569)		6,200		9,535		(3,335)	-35%
Office Expenses		372		459		(86)		4,842		5,506		(664)	-12%
Legal Expense		409		21		388		2,406		258		2,148	834%
Training & Travel		-		58		(58)		784		700		84	12%
Other		65		212		(147)		2,726		2,545		181	7%
Total Operating - Administrative		6,104		8,458		(2,354)		95,236		101,501		(6,265)	-6%
Total Tenant Services		9		202		(193)		2,256		2,426		(170)	-7%
Water		4,159		1,278		2,882		23,615		15,334		8,281	54%
Electricity		1,113		552		561		7,049		6,630		419	6%
Gas		390		260		129		1,876		3,126		(1,249)	-40%
Sewer		2,085		1,079		1,006		16,703		12,942		3,762	29%
Total Utilities	\$	7,747	\$	3,169	\$	4,578	\$	49,244	\$	38,031	\$	11,213	29%

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	\$	2,815	\$	3,095	\$	(280)	\$	32,002	\$	37,137	\$	(5,135)	-14%
Maintenance - Materials & Other		1,376		1,764		(388)		24,364		21,167		3,197	15%
Maintenance and Operations Contracts		6,011		2,714		3,297		61,285		32,568		28,718	88%
Employee Benefit Contributions - Maintenance		1,149		1,262		(114)		13,557		15,147		(1,591)	-11%
Total Maintenance		11,351		8,835		2,516		131,207		106,018		25,189	24%
Total Insurance Premiums		2,267		5,927		(3,660)		121,267		71,130		50,137	70%
Other General Expenses		179		83		96		1,997		1,000		997	100%
Compensated Absences		1,026		-		1,026		11,269		-		11,269	
Property Taxes		1,750		1,667		84		20,502		20,000		502	3%
Bad debt - Tenant Rents		12,523		644		11,879		12,323		7,725		4,598	60%
Total Other General Expenses		15,478		2,394		13,085		46,091		28,725		17,366	60%
Interest of Mortgage (or Bonds) Payable		593		617		(24)		7,201		7,403		(202)	-3%
Interest on Notes Payable		1,268		1,268		0		15,215		15,215		0	0%
Amortization of Loan Costs		526		526		0		6,317		6,317		0	0%
Total Interest Expense and Amortization Cost		2,387		2,411		(24)		28,733		28,935		(202)	-1%
Total Operating Expenses	\$	45,344	\$	31,397	\$	13,948	\$	474,034	\$	376,766	\$	97,268	26%
Excess of Operating Revenue over Operating Expenses	\$	(6,920)	\$	3,506	\$	(10,425)	\$	(70,959)	\$	42,064	\$	(113,023)	-269%
Extraordinary Maintenance		1,230		-		1,230		3,205		-		3,205	
Depreciation Expense		21,756		24,812		(3,056)		261,067		297,743		(36,676)	-12%
Total Expenses	\$	68,330	\$	56,209	\$	12,122	\$	738,306	\$	674,509	\$	63,797	9%
Net Gain (Loss)	\$	(29,906)	\$	(21,306)	\$	(8,599)	\$	(335,232)	\$	(255,679)	\$	(79,553)	31%

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	\$	10,154	\$	9,697	\$	457	\$	110,030	\$	116,366	\$	(6,336)	-5%
Rental Subsidies		11,976		10,602		1,373		143,254		127,226		16,028	13%
Vacancy Loss		(1,921)		(1,090)		(831)		(9,879)		(13,081)		3,202	-24%
Net Rental Revenue		20,209		19,209		1,000		243,405		230,511		12,894	6%
Tenant Revenue - Other		54		116		(62)		976		1,394		(418)	-30%
Total Tenant Revenue		20,263		19,325		938		244,381		231,905		12,476	5%
Investment Income - Unrestricted		2,132		664		1,468		7,811		7,964		(152)	-2%
Other Revenue		-		25		(25)		419		303		116	38%
Total Revenue	\$	22,395	\$	20,014	\$	2,380	\$	252,611	\$	240,172	\$	12,440	5%
Administrative Salaries		530		1,628		(1,098)		14,027		19,536		(5,509)	-28%
Auditing Fees		1,183		476		708		14,200		5,707		8,493	0%
Property Management Fee		1,216		1,144		72		14,688		13,730		958	7%
Asset Management Fees		769		769		(0)		9,225		9,225		-	0%
Advertising and Marketing		-		-		-		-		-		-	-
Employee Benefit contributions - Administrative		127		411		(284)		3,406		4,937		(1,531)	-31%
Office Expenses		138		301		(163)		1,942		3,606		(1,664)	-46%
Legal Expense		-		43		(43)		-		515		(515)	-100%
Training & Travel		-		42		(42)		266		500		(234)	-47%
Other		77		129		(52)		1,827		1,551		276	18%
Total Operating - Administrative		4,039		4,942		(903)		59,581		59,307		274	0%
Total Tenant Services		4		126		(121)		234		1,508		(1,275)	-85%
Water		1,029		1,202		(172)		23,346		14,420		8,926	62%
Electricity		671		253		418		2,995		3,034		(39)	-1%
Gas		260		171		89		1,223		2,053		(830)	-40%
Sewer		796		849		(53)		15,598		10,184		5,413	53%
Total Utilities	\$	2,756	\$	2,474	\$	281	\$	43,162	\$	29,691	\$	13,471	45%

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	\$	942	\$	1,032	\$	(90)	\$	10,810	\$	12,379	\$	(1,569)	-13%
Maintenance - Materials & Other		273		1,043		(770)		5,760		12,515		(6,754)	-54%
Maintenance and Operations Contracts		2,308		2,918		(610)		33,639		35,019		(1,380)	-4%
Employee Benefit Contributions - Maintenance		381		421		(40)		4,544		5,049		(505)	-10%
Total Maintenance		3,904		5,413		(1,510)		54,753		64,961		(10,208)	-16%
Total Insurance Premiums		(3,683)		2,963		(6,646)		53,400		35,558		17,843	50%
Other General Expenses		94		42		52		454		500		(46)	-9%
Compensated Absences		359		-		359		4,256		-		4,256	
Property Taxes		1,180		1,167		14		14,083		14,000		83	1%
Bad debt - Tenant Rents		796		183		613		796		2,200		(1,404)	-64%
Total Other General Expenses		2,429		1,392		1,038		19,589		16,700		2,889	17%
Interest on Notes Payable		2,676		2,676		0		32,108		32,108		0	0%
Amortization of Loan Costs		271		271		0		3,249		3,249		0	0%
Total Interest Expense and Amortization Cost		2,946		2,946		0		35,357		35,357		0	0%
Total Operating Expenses	\$	12,396	\$	20,257	\$	(7,860)	\$	266,076	\$	243,082	\$	22,993	9%
Excess of Operating Revenue over Operating Expenses	\$	9,998	\$	(243)	\$	10,241	\$	(13,464)	\$	(2,911)	\$	(10,554)	363%
Extraordinary Maintenance		664		-		664		4,612		-		4,612	
Depreciation Expense		11,512		11,974		(462)		138,144		143,685		(5,541)	-4%
Total Expenses	\$	24,573	\$	32,231	\$	(7,658)	\$	408,831	\$	386,767	\$	22,064	6%
Net Gain (Loss)	\$	(2,178)	\$	(12,216)	\$	10,039	\$	(156,220)	\$	(146,596)	\$	(9,624)	7%

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	\$ -	\$ -	\$ 325,192	\$ 325,192	\$ 401,823	\$ (76,630)	-19%
Asset Management Fee	-	-	14,400	14,400	14,400	-	0%
Book Keeping Fee	-	-	158,595	158,595	159,060	(465)	0%
Fee Revenue	-	-	498,187	498,187	575,283	\$ (77,096)	-13%
Interest Income	15,469	20,881	13,608	49,958	43,589	6,369	15%
Investment Income	15,515	780,749	-	796,264	796,401	(137)	0%
Other Revenue	100,666	521,889	5,069	627,623	639,368	(11,745)	-2%
Gain or Loss on Sale of Capital Assets	-	22,642	-	22,642	-	22,642	
Total Revenue	\$ 131,650	\$ 1,346,160	\$ 516,864	\$ 1,994,674	\$ 2,054,640	\$ (59,966)	-3%
Administrative Salaries	133,453	300,978	316,750	751,181	934,300	(183,119)	-20%
Auditing Fees	-	4,563	9,906	14,470	17,850	(3,380)	-19%
Advertising and Marketing	-	1,229	-	1,229	2,500	(1,271)	-51%
Employee Benefits - Admin.	30,725	74,766	78,177	183,669	267,578	(83,909)	-31%
Office Expenses	3,572	22,772	79,205	105,549	120,377	(14,828)	-12%
Legal Expense	-	-	24,109	24,109	23,550	559	2%
Training & Travel	308	1,857	6,436	8,602	19,000	(10,398)	-55%
Other	10,478	60,430	12,845	83,752	28,408	55,344	195%
Total Operating - Administration	178,537	466,596	527,428	1,172,560	1,413,563	(241,003)	-17%
Water	-	509	242	751	1,312	(561)	-43%
Electricity	-	3,124	2,326	5,450	7,211	(1,762)	-24%
Gas	-	1,531	497	2,028	2,993	(964)	-32%
Sewer	-	328	126	454	777	(324)	-42%
Total Utilities	-	5,492	3,191	8,683	12,294	(3,611)	-29%
Maintenance - Labor	-	-	-	-	-	-	
Maintenance - Materials	-	7	1,653	1,660	3,142	(1,482)	-47%
Maint Contracts, Miscellaneous	-	152	462	614	3,966	(3,352)	-85%
Maint Contracts-Trash Removal	-	522	-	522	1,290	(768)	-60%
Maint Contracts-Heating & Cooling	-	-	-	-	-	-	
Maint Contracts-Snow Removal	-	-	-	-	-	-	
Maint Contracts-Elevators	-	-	-	-	-	-	
Maint Contracts-Landscape & Grounds	-	648	3,006	3,654	6,337	(2,683)	-42%
Maint Contracts-Unit Turnaround	-	-	-	-	-	-	
Maint Contracts-Electrical	-	-	-	-	-	-	
Maint Contracts-Plumbing	-	-	-	-	124	(124)	
Maint Contracts-Extermination	-	-	-	-	-	-	
Maint Contracts-Janitorial	-	1,158	1,158	2,316	7,983	(5,667)	-71%
Maintenance Contracts	-	2,480	4,626	7,106	19,700	(12,594)	-64%
Employee Benefits - Maint.	-	-	-	-	-	-	
Total Maintenance	-	2,487	6,279	8,766	22,841	(14,076)	-62%
Total Insurance Premiums	3,145	24,405	11,628	39,178	26,234	12,944	49%
Other General Expenses	990	82,459	2,458	85,906	88,979	(3,073)	-3%
Compensated Absences	7,168	11,472	11,727	30,367	-	30,367	
Total Other Expenses	8,157	93,931	14,185	116,273	88,979	27,294	31%
Interest of Bonds Payable	-	298,697	-	298,697	309,737	(11,040)	-4%
Interest on Notes Payable	-	22,167	-	22,167	22,408	(241)	-1%
Total Interest/Amortization	-	320,864	-	320,864	332,145	(11,281)	-3%
Total Operating Expenses	\$ 189,839	\$ 913,774	\$ 562,711	\$ 1,666,324	\$ 1,896,056	\$ (229,732)	-12%
Excess of Operating Revenue over Operating Expenses	\$ (58,189)	\$ 432,386	\$ (45,847)	\$ 328,350	\$ 158,584	\$ 169,766	107%
Depreciation Expense	-	17,596	1,197	18,793	37,287	(18,494)	-50%
Total Expenses	\$ 189,839	\$ 931,370	\$ 563,908	\$ 1,685,117	\$ 1,933,343	\$ (248,226)	-13%
Net Gain (Loss)	\$ (58,189)	\$ 414,790	\$ (47,044)	\$ 309,557	\$ 121,298	\$ 188,260	155%



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: 2/18/2026

Re: CHA Director Reports

Executive Summary

This memo provides a monthly account of functions and activities of CHA Departments.

Discussion

CEO Summary:

This report summarizes operations across all departments into a combined memo. The financial report is in a standalone monthly finance report. There is steady operations across all departments with continued development progress on milestones, continued addressing of maintenance and management of construction project sites, operating of properties, maintenance of voucher programs, the provision of services to residents and ensuring safety on CHA property. Staff will continue focusing attention to operational metrics at Bear Creek and Bryant Walkway II. All other properties are performing at a strong level.

Affordable Housing Development:

Kinney Point

- Final construction draws were completed, and retention was paid out in January.
- Red Stone construction completion checklist is expected to be finalized by mid-March, which will trigger receipt of the 3rd Equity Installment.
- Cost Certification, permanent loan conversion, and stabilization are anticipated in April 2026, at which time the 4th Equity Installment and 2nd Developer Fee installment are expected.
- Issuance of IRS Form 8609 is projected by June 2026, followed by receipt of final equity and the remaining developer fee installment.

Park Avenue

- Construction continues to progress, with minimal delays despite recent snow events.
- \$5 million in County ARPA funds are being drawn down; \$1,679,333.51 has been received to date, and the third reimbursement request is currently in process.
- Initial discussions have begun regarding relocation planning for residents returning to Park Avenue.

Providence Walkway

- HUD RAD Transaction Manager invited CHA Financing Plan submission on January 29, 2026.
- Finalizing execution of the construction contract to ensure compliance with ARPA spending deadlines.
- \$323,110.13 of the \$3M City ARPA has been reimbursed to date for eligible predevelopment costs.
- Working with MHDC underwriter to address outstanding comments and move toward issuance of the Firm Commitment.
- Due Diligence calls began January 22, 2026 and are scheduled bi-weekly. Approximately 50% of checklist items have been submitted to date.

Blind Boone Apartments

- HUD RAD Transaction Manager invited CHA Financing Plan submission on January 29, 2026.
- Working with MHDC underwriter to address outstanding comments and finalize issuance of the Firm Commitment.



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- Construction contract has been executed, and subcontractors have been identified to ensure compliance with the County ARPA June 30, 2026 spending deadline.
- \$324,844.35 of \$350,000 City ARPA has been reimbursed to date for eligible predevelopment costs.

Facilities and Modernization:

Work orders remained consistent. Maintenance staff spread approximately 2500 lbs. of salt and worked through the weekend to manage the snow event. Staff are working through the start of inspections with target dates and inspections completed included in the attached spreadsheets.

CHA has received building permits for the Bear Creek project and are working through the submittal phase. Park Avenue Building 9 has drywall hung, building 15 has MEP rough in being installed, building 8 is now under roof, building 3 framing has begun, building slab foundations have been poured for building 12,13 and 14.

Resident Services:

Resident Services January 2026 highlights of programs and services is as follows:

- **ROSS Program:** 4 participants enrolled
- **FSS Program:** 3 participants enrolled
- **Moving Ahead Program:** Staffing updates: Full-time teacher promoted to Family Support Specialist; ¾-time staff advanced to full-time teacher; part-time staff promoted to ¾-time position.
- **HHC Support:** Assisted Kinney Point families and new move-ins with essential resources, including beds, clothing, food, and other basic needs to support housing stability.
- **ILP Program:** Coordinators completed rent rebates for all residents at Paquin and Oak Towers.
- **Year-End Reporting:** Completed all year-end reports for local funders for ILP, HHC, and Moving Ahead programs.

Affordable Housing Operations:

In January, six (6) families moved in or transferred units, and nine (9) families moved out. Of the nine (9) families that moved one (1) household transferred to Section 8, two (2) households moved to the private sector; four (4) households were terminated, and two (2) tenants passed away. Out of the 656 LIHTC/PBV units there were twenty-six (26) vacant as of January 31, 2026. This is an occupancy rate of 96%. Eleven (11) were vacant for over 60 days. Vacancies are higher right now due to staff focusing on filling Kinney Point by the end of 2025. Over the next several months, Intake staff will be focusing on processing applications to fill vacancies across all properties. The Bear Creek days vacant report in the attached spreadsheet does not consider vacancy time periods for the two units damaged by fire, as MHDC approved these as offline, while repairs are being completed.

HCV Operations:

HCV staff continued with annual recertifications and maintenance of existing files. Staff is only issuing new vouchers in the Continuum of Care (CoC) Program, and VASH. All other programs are in a maintenance phase. Additional voucher information by program is as follows:



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- HCV**
- 1697 Size of HCV Universe
 - 1086 Households receiving HCV program assistance

- VASH**
- 151 households receiving VASH program assistance.
 - 126 HCV + 25 PBV (Patriot Place).

Mainstream

- 41 vouchers leased.
- Serves non-elderly disabled.

Continuum of Care

- 29 households receiving COC program assistance.
- Working on utilizing more funding by accepting more agency referrals

Emergency Housing Vouchers

- 35 vouchers leased.
- ARPA funded program is the process of phasing out.

Tenant-Based Rental Assistance

- 5 participants leased.

Human Resources & IT:

HR staff completed the following human resources related duties.

- Submitting ACA 1095-C data to IRS.
- Renewed the lease for postage machine.

Staff worked across departments and with CHA's 3rd party network administration to complete the IT set up at Kinney Point building which included the following:

- New internet to meet bandwidth requirements for staffing needs and remote viewing access to cameras.
- Running cabling to provide wired internet connection to offices (in progress).
- Working with 43Tc to set up networking and firewall equipment (in progress)
- Set up staff offices.

Safety:

CHA Safety is currently working on purchasing and converting to new report writing software. The goal is for better, more accurate, and more efficient report documentation. The Director of Safety and the CEO demo'd the two finalists and reviewed software capabilities. The Director of Safety and the HR Manager have affirmed capabilities and compatibility with CHA's network provider 43Tc.

During January safety had an unusual number of parking complaints specifically for Bryant Walkway. Safety staff were able to address these complaints without towing any vehicles. Additional details on the types of reports taken are as seen below

CHA Safety most notable reports: **Jan 2026**

Check Welfare	3
Disturbance Persons	2
Lease Violations	5
Trespass warnings	3



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Parking violations 7

Felony arrest resident 1 nonresident 1

Recommended Commission Action

Review and consider the report.

Table of Contents	
Tab Name	Report Name
1. Occupancy	Affordable Housing - Occupancy Rate Status Report
2. Occupancy Trend	Affordable Housing - Occupancy Rate Trending Report
3. Waiting List	Affordable Housing - Waiting List Status Report
4. Vacant Unit Status	Affordable Housing - Vacant Unit Status Report
5. Rent Collection	Affordable Housing - Tenant Charge Collection Report
6. Facility Inspections	Facilities and Modernization - Annual Inspections by Facility by Target Date
7. Non-Emg Work Orders	Facilities and Modernization - Non-Emergency Work Order Activity Report
8. Emg Work Orders	Facilities and Modernization - Emergency Work Order Activity Report
9. AH - KPI	Affordable Housing - Key Performance Indicators Report - Financial
10. AH Compliance	Affordable Housing-Compliance Reporting
11. HCV Leasing	Housing Choice Voucher - Leasing Activity Report
12. HCV Waitlist	Housing Choice Voucher - Waiting List Status Report
13. HCV - Inspections	Housing Choice Voucher - Inspection Activity Report
14. HCV KPI - Admin	Housing Choice Voucher - Administrative Account- Key Performance Indicators Report - Financial
15. HCV KPI - HAP	Housing Choice Voucher - HAP Account- Key Performance Indicators Report - Financial / Utilization
16. Resident Services	Resident Services - Units of Service and Units Billed

1. Affordable Housing - Occupancy Rate Status Report

Affordable Housing - Occupancy Rate Status Report as of 1/31/2026											
Units	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue	Total Affordable Housing
Leased	38	25	70	195	80	143	51	32	34	25	693
Available	38	25	70	195	80	143	51	32	34	25	693
Offline, HUD Approved	12	0	0	0	0	0	0	0	0	0	12
Offline, Other	0	0	6	5	4	4	3	4	0	0	26
Total Units	50	25	76	200	84	147	54	36	34	25	731
Occupancy Rate	76%	100%	92%	98%	95%	97%	94%	89%	100%	100%	95%

Purpose of Report

This report provides the percentage of affordable housing units leased at a point in time. High occupancy is important and is a primary indicator of CHA meeting its mission of housing families and is maximizing its revenue potential. Secondly, a high occupancy can also mean that there are families on the waiting list, maintenance is able to turnaround a vacant unit quickly and administrative staff can qualify the family and put them in the unit in a timely manner.

Instructions

1. Leased Units

Enter the number of units under lease as of the date of the report.

2. Available Units

Enter the number of units under lease or available for lease (i.e., the unit is ready to be leased) as of the date of the report.

3. Offline, HUD Approved

Enter the number of units that are not leased or available to be leased as the units are approved by HUD to be used for another purpose, such as resident services or a police sub-station, or are approved by HUD to be vacant, such as units approved for modernization or casualty loss as of the date of the report. This category reflects units that are not leased but would receive operating subsidy.

4. Offline, Other

Enter the number of units that are included in the "Available" or "Offline, HUD Approved" categories as of the date of the report. Units reported in this category will normally be associated with vacant unit turnaround or units that are used for an alternate purpose that will not be eligible for operating subsidy.

4. Total Units

Sum of available units and offline units, The total should equal the total units for the project.

2. Affordable Housing - Occupancy Rate Trending Report

Affordable Housing - Occupancy Rate Trending Report											
Period	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue	Total CHA Housing Rate/Excluding AMP1
1/31/2026	76%	100%	92%	98%	95%	97%	94%	89%	100%	100%	96%
2/28/2026											
3/31/2026											
4/30/2026											
5/31/2026											
6/30/2026											
7/31/2026											
8/31/2026											
9/30/2026											
10/31/2026											
11/30/2026											
12/31/2026											
Occupancy Rate											
2025 Rate	51%	98%	96%	97%	98%	97%	95%	97%	13%		
2024 Rate	69.69	95.41	94.82	96.93	96.91	97.79	95.38	97.42	N/A		
2023 Rate	86%	96%	96%	97%	96%	97%	95%	93%	N/A		

Purpose of Report
Provides the percentage of affordable housing units leased over a period of time. High occupancy is normally a major indicator of both good financial health and management. The trending information helps identify whether occupancy rates are increasing, decreasing, or holding steady. A certain level of variance can be expected each month. Large changes, especially decreases in the occupancy rate is a risk area, as is a gradual decline in the occupancy rate, or a consistently low rate.

Instructions
<p>1. General</p> <p>Each month a new row of occupancy rate data will be entered on the report using the occupancy rate data as calculated from the Affordable Housing Occupancy Rate Report. The number of months of previous occupancy rate date is shown, as well as two years of annual occupancy rate data to provide trending information. This form provides occupancy rate data based on a calendar year basis. High performing occupancy rates are considered 96% or higher at family sites and 98% or higher at the Tower properties.</p>

3. Affordable Housing - Waiting List Status Report

Columbia Housing Authority - Waiting List Status Report as of 1/31/2026			
Unit Type	Family Sites	Oak Tower	Paquin Tower
Zero bedroom		204	124
1 bedroom	156	0	6
2 bedroom	502		5
3 bedroom	221		
4 bedroom	105		
Total	984	0	11

4. Affordable Housing - Vacant Unit Status Report

Columbia Housing Authority - Waiting List Status Report as of 1/31/2026							
Property	Unit #	Bedroom Size	Date Vacant	Projected Ready Date	Anticipated Lease Date	Application Approved	Days Vacant as of 1/31/2026
AMP 1							
50 Total Units	N/A						
MMV (Patriot)							
25 Total Units							
Bear Creek							
76 Total Units	1007 Elleta	3	12/6/2025	2/5/2025	2/28/2026	pulling applicant files	56
	1012 Elleta	3	12/4/2025	2/5/2025	2/28/2026	pulling applicant files	58
	1112 Elleta	2	6/3/2025	2/5/2025	2/28/2026	pulling applicant files	242
	1201 Elleta	2	12/11/2025	2/11/2025	2/28/2026	pulling applicant files	51
Paquin							
200 Total Units	102	0	12/22/2025	in process	TBD	13 files in process	40
	212	0	11/26/2025	1/30/2026	TBD	13 files in process	66
	501	0	1/29/2026	in process	TBD	13 files in process	2
	809	1	1/27/2026	in process	TBD	13 files in process	4
	1403	0	11/19/2025	1/30/2026	TBD	13 files in process	73
Stuart Parker							
84 Total Units	221B Unity	1	10/1/2025	2/16/2026	2/16/2026	Yes	123
	211 Hicks	1	11/13/2025	2/16/2026	2/16/2026	Yes	79
	201A Lincoln	2	1/2/2026	unit in process	TBD	not yet	29
	202B Lincoln	2	1/20/2026	not started	TBD	not yet	10
Oak Towers							
146 Total Units	301	1	12/4/2025	Ready	TBD	waiting on verifications	58
	207	1	12/17/2025	Waiting on inspection	TBD	waiting on verifications	45
	509	0	12/30/2025	Waiting on inspection	TBD	intake scheduled	32
	708	1	1/2/2026	in process	TBD	intake scheduled	29
Bryant Walkway I							
54 Total Units	214 Bryant	2	12/1/2025	1/28/2026	TBD	intake scheduled	61
	206 Allen	1	11/18/2025	2/6/2026	TBD	intake scheduled	74
	304 McBaine #102	4	12/5/2025	in process	TBD	intake scheduled	57
Bryant Walkway II							
36 Total Units	410 LaSalle	3	10/23/2025	12/9/2025	TBD	intake scheduled	100
	312 Pendleton	1	1/8/2026	312 in process	TBD	need file	23
	306 Pendleton	1	12/15/2025	1/28/2026	TBD		47
	203A Park	2	8/25/2025	9/26/2025	TBD	intake scheduled	159
Kinney Point							
34 Total Units							
Park Avenue							
79 Total Units	Under Construction-Not Tracking Data.						
Number of Vacant Units:		26				Average Days Vacant:	46

Purpose of Report
Unit turnaround time (the time from when the unit is vacant until the unit is leased) is a key metric for assessing operational performance. This report provides information on the status of each vacant unit focusing on key information needed to help monitor when the vacant unit will be leased. The goal is to have only a limited number of vacant units at any given time and the time that a unit is offline should be limited to one to two weeks. There may be exceptions or mitigating circumstances, usually a large number of vacant units and/or extended unit turnaround time is an indicator of a operational risk. Low rates of vacant unit turnaround can be caused by multiple factors. Maintenance delays can result in extended unit turnaround time can be due to lack of available materials, large number of outstanding work orders, other work priorities, and the condition of the units. Other contributing factors may include include adequacy of waitlist, admission processing, and management oversight.

Instructions
1. Project 1 & Project 2
Enter the Property name, unit #, and bedroom size for each vacant unit.
2. Date Vacant
Enter the date that the unit became vacant.
3. Projected Ready Date
Enter date maintenance is expected to have all the work completed in the unit. Date unit may be leased or actual date maintenance informed management that unit can be leased.
4. Anticipated Lease Date
Enter the date the project manager is expected to have the unit leased. If the unit is leased, the unit should be removed from the report.
5. Application Approved
Enter either Yes or No. Yes, means that a family has accepted the unit, all background checks and other admission processes have been completed.
6. Days Vacant as of Report Date.
The number of calendar days since the unit became vacant and the date of the report. In this example, the days are based as if the date of the report was 1/31/2026.
7. Special Purpose Units / Long-Term Vacant Units
The report should not include special purpose units, i.e., units that are not used for housing such as units for resident services, maintenance storage, etc. However, all other vacant units, those that are HUD-approved (units undergoing modernization, casualty loss, disaster) and those that are non-HUD approved and therefore, not receiving operating subsidy should be included in the report.

5. Affordable Housing - Tenant Charge Collection Report

Affordable Housing - Tenant Charge Collection Report as of 01/31/2026

Description	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue	Total Affordable Housing
Tenant Rent Charges	11,223	20,465	49,483	124,924	50,620	98,183	31,998	18,653	14,847	18,190	438,586
Other Tenant Charges	376	-	358	208	15	565	31	-			1,552
Repayment Agreement Charges*											
Total Charges this Month	11,499	20,465	49,841	125,132	50,635	98,798	32,029	18,653	14,847	18,190	440,088
Collections this Month	9,664	18,129	37,083	116,567	47,234	93,737	22,987	17,921	14,847	15,431	393,601
Collection Rate	84.0%	88.6%	74.4%	93.2%	93.3%	94.9%	71.8%	96.1%	100.0%	84.8%	89.4%
Total Tenant Accounts Receivable (TAR)											
Total Delinquent Households	13	8	34	44	25	31	25	8	0	6	194
Total Amount Outstanding	\$10,108	\$4,401	\$23,583	\$15,744	\$11,735	\$8,090	\$19,339	\$2,298	\$0	\$6,553	\$101,852
Under Repayment Agreement											
Total Number of Households	3	1	9	10	2	11	5	2	0	1	44
Total Amount Outstanding	\$1,738	\$1,023	\$7,542	\$4,216	\$7,243	\$4,053	\$3,928	\$1,466	\$0	\$245	\$31,454
Households in Termination											
Total Number of Households	1	5	20	13	0	2	0	0	0	0	41
Total Amount Outstanding	\$5,000	\$7,046	\$11,634	\$12,556	\$0	\$933	\$0	\$0	\$0	\$0	\$37,169

Purpose of Report

This report provides the amount of tenant charges due and collected during the month. The report includes both rent and non-rent tenant charges. HUD's standard (Interim PHAS – Tenant Account Receivable – TAR ratio) is that 98.5% of all tenant charges is expected to be collected.

Instructions

1. Tenant Rent Charges

The total amount of tenant rent charged during the month.

2. Other Tenant Charges

The total amount of non-rent charged during the month and would include all other tenant charges except repayment agreements. Examples would include such items as maintenance charges, late fees, excess utility charges, lock-out fees, etc.

3. Repayment Agreement Charges

The total amount of tenant payment due during the month from participants' repayment agreements.

4. Collections this Month

The total amount payment received from tenants for all the above charges during the month.

7. Facilities- Annual compliance checklist by month by property

This report is provided to keep the Board informed on annual facility inspections and compliance.

Annual Inspections Compliance Checklist by Property													
Property	Inspection Month/Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Paquin Towers													
Water Treatment Systems – Annual Service	Monthly	X											
Sprinkler System – Annual Inspection	January	X											
Fire Pumps – Annual Inspection	January	X											
Backflow Preventers – Annual Test	January	X											
Elevators – Annual Inspection	February												
Fire Extinguishers – Annual Inspection	February												
Fire Alarm System – Annual Inspection	March												
Generators – Annual Inspection	June												
Oak Towers	Inspection Month/Quarter Target	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Water Treatment Systems – Annual Service	Monthly	X											
Sprinkler System – Annual Inspection	January	X											
Fire Pumps – Annual Inspection	January	X											
Backflow Preventers – Annual Test	January	X											
Elevators – Annual Inspection	February	X											
Fire Extinguishers – Annual Inspection	February												
Fire Alarm System – Annual Inspection	March												
Generators – Annual Inspection	June												
Admin Building	Inspection Month Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Backflow Preventers – Annual Test	January	X											
Fire Extinguishers – Annual Inspection	February												
Fire & Burglar Alarm Systems – Annual Inspection	March												
Blind Boone Center	Inspection Month Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Fire Extinguishers – Annual Inspection	February												
Fire & Burglar Alarm Systems – Annual Inspection	March												
Backflow Preventers – Annual Test	October												
Stuart Parker Laundromat	Inspection Month Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Backflow Preventers – Annual Test	January	X											
Fire Extinguishers – Annual Inspection	February												
Fire & Burglar Alarm Systems – Annual Inspection	March												
Bear Creek Laundromat	Inspection Month Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Backflow Preventers – Annual Test	January												
Fire Extinguishers – Annual Inspection	February												
Fire & Burglar Alarm Systems – Annual Inspection	March												
Bear Creek Community Bldg. 1400 Elleta	Inspection Month Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Backflow Preventers – Annual Test	January	X											
Fire Extinguishers – Annual Inspection	February												
Fire & Burglar Alarm Systems – Annual Inspection	March												
Mid Mo Veterans Housing	Inspection Month Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Backflow Preventer – Annual Test	January	X											
Fire Extinguishers – Annual Inspection	February												
Fire Alarm System – Annual Inspection	March												
Sprinkler System – Annual Inspection	October												
Kinney Point	Inspection Month Target/Gol	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Community Building Backflow Preventer-Annual Test	January	X											
Community Building Fire Extinguishers-Annual Inspection	February												
Community Building-Burglar Alarm-Annual Inspection	March												
Sexton Units-Sprinkler System-Annual Inspection	October												
Purpose of Report													
This report provides a list of annual inspections needed for on-going occupancy and operational compliance for all CHA facilities. Inspections include sprinkler, backflow preventer, fire extingisher, generator, elevator and other safety inspections specific to each property. The report also includes a "target" completion date, knowing that the specific date of scheduling may dependent upon outside organizations and officials.													

7. Affordable Housing - Non-Emergency Work Order Activity Report

Affordable Housing - Non-Emergency Work Order Activity Report as of 01/31/2026											
Description	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue	Total CHA Housing
Beginning Balance		0	0	0	8	3	3	1	0		15
Received this Month		5	36	77	54	75	45	16	8		316
Closed this Month		4	31	71	58	65	39	16	8		292
Ending Balance		1	5	6	4	13	6	1	8		44
Closed this Month	0	4	31	71	58	65	39	16	8	0	292
Closed this Month and Preceding 11 months		98	437	1,090	601	946	376	280	21		3,849
Average Closed per Last 12 Months	0	8	36	91	50	79	31	23	2	0	321

Purpose of Report

This report provides basic information to assist in monitoring timely work order completion. CHA's goal is to complete each work order as soon as possible, while taking into consideration other maintenance work priorities, and maximum time of 3 business days. The report provides information on the number of non-emergency work orders received and completed each month. CHA staff may need to review further if the ending balance of open work orders or the total number of work order received each month is increasing. HUD does not define what requests generate a work order. Generally, CHA works to capture most work completed on property including unit turns, restorations and preventative maintenance, in an effort to capture all work completed on CHA properties.

Instructions

1. Beginning Balance

Report the total number of open non-emergency work orders at the beginning of the month. This number should be the ending balance reported from the prior month's report.

2. Received this Month

Report the total number of non-emergency work orders that were received during the month regardless of who requested the work be completed.

3. Closed this Month

Report the total number of non-emergency work orders that were closed during the month.

4. Ending Balance

The number of work orders that are open at the end of the month, calculated as Beginning Balance plus Received this Month minus Closed this Month.

5. Closed this Month and Preceding 11 Months

The total number of non-emergency work order that were closed in the last twelve months.

6. Average Closed per Last 12 Months

The total number of non-emergency work order that were closed in the last twelve months divided by 12. Used as a benchmark to compare current monthly work orders closed.

8. Affordable Housing - Emergency Work Order Activity Report

Affordable Housing - Emergency Work Order Activity Report as of 1/31/2026											
Description	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue	Total CHA Housing
Received this Month		0	3	0	0	0	1	1	0		5
Work completed within 24 hours		0	3	0	0	0	1	1	0		5
% Closed within 24 hours	#DIV/0!	#DIV/0!	100%	#DIV/0!	#DIV/0!	#DIV/0!	100%	100%	#DIV/0!	#DIV/0!	100%
Purpose of Report											
This report provides information on the number of emergency work orders received and closed within 24 hours for the month. HUD requires that all emergency work orders be closed or abated within 24 hours.											
Instructions											
1. Received this Month											
Report the total number of emergency work orders that were received during the month regardless of who requested the work to be completed.											
2. Closed with 24 hours											
Report the total number of emergency work orders that were closed or abated with 24 hours of being reported.											

10. AH Operations-LIHTC Property Compliance

Monthly LIHTC Compliance Reporting Milestones												
Property / Report	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
ALL LIHTC PROPERTIES												
MHDC Vacancy / VAWA Report	X											
UMB Bank Quarterly Bond Report – Q1	X											
UMB Bank Quarterly Bond Report – Q2												
UMB Bank Quarterly Bond Report – Q3												
UMB Bank Quarterly Bond Report – Q4												
IRS Form 8703 – Bond Projects												
BEAR CREEK												
MHDC Down Unit Status	X											
MHDC Utility Allowance												
MHDC Exhibit A (COL/AOC)	X											
MHDC Exhibit Z												
BRYANT WALKWAY I												
MHDC Down Unit Status	X											
MHDC Utility Allowance												
MHDC Exhibit A (COL/AOC)												
MHDC Exhibit K												
MHDC Exhibit Z												
BRYANT WALKWAY II												
MHDC Utility Allowance												
MHDC Exhibit A (COL/AOC)												
MHDC Exhibit K												
MHDC Exhibit Z												
OAK												
MHDC Exhibit A (COL/AOC)												
MHDC Exhibit Z												
STUART PARKER												
MHDC Exhibit A (COL/AOC)	X											
MHDC Exhibit Z												
MMV-Patriot												
MHDC Exhibit A (COL/AOC)												
MHDC Exhibit Z												
MHDC Exhibit AHAP-35												
Kinney Point												
MHDC Exhibit A (COL/AOC)												
MHDC Exhibit Z												
Park Avenue												
MHDC Exhibit A (COL/AOC)												
MHDC Exhibit Z												
McBaine Townhomes												
MHDC Exhibit H												
MHDC Exhibit K												
Purpose of Report												
This report provides a monthly checklist to denote compliance report submission completion. Each LIHTC property has compliance reports that are due throughout the year to MHDC, UMB Bank, and the Federal Home Loan Bank.												

12. Housing Choice Voucher - Leasing Activity Report

Housing Choice Voucher Leasing - Activity Report as of 1/31/2026			
Family Searching Activity Report			
Activity		Prior Month	Current Month
Beginning Balance	Family Searching, End of Prior Month (Includes ports, CoC, VASH, HCV-closed)	15	16
plus	During the Month	Vouchers Issued	11
plus		Request for Tenancy Approval - Denied	0
minus		Vouchers Expired /Cancelled	2
minus		Request for Tenancy Approval	6
Ending Balance	Family Searching, End of Month	18	21
Request for Tenancy Approval Activity Report			
Activity		Prior Month	Current Month
Beginning Balance	Request for Tenancy Approval - In Process, End of Prior Month	6	4
plus	During the Month	New Request for Tenancy Approval	6
minus		Request for Tenancy Approval - Denied	0
minus		Request for Tenancy Approval - Approved Waiting Lease/HAP/Move-in	6
minus		Request for Tenancy Approval - New Admissions	0
Ending Balance	Request for Tenancy Approval - In process, End of Month	6	2
Success Rate		82%	90%
Vouchers Leased Activity Report			
Activity		Prior Month	Current Month
Beginning Balance	Vouchers Leased, End of Prior Month (excludes PBV/CHA owned property)	1082	1086
plus	During the Month	New Admissions	4
plus/minus		Portability Absorption Activity	0
minus		End of Participations	15
Ending Balance	Vouchers Leased, End of Month	1071	1086
Target - New Admissions, Next Month			
Target - Voucher Leased, End of Next Month			
Voucher Turnover Rate		1.4%	1.1%

Purpose of Report
<p>Family Searching Activity Report. Provides information on applicants provided a voucher and searching for a unit. If the family is unable to find a unit after a period of time, the voucher will expire, and can be made available to another applicant on the waitlist. When the CHA reaches the limit of either HAP funding or authorized vouchers, it will need to stop issuing vouchers.</p>
<p>Request for Tenancy Approval Activity Report. Provides information on applicants that have found a unit and are requesting CHA to approve the unit and enter into a HAP contract with the owner, so the applicant can enter into a lease agreement with the owner. The success rate is a key figure in understanding the voucher program. Success rate represent the percent of voucher issued where the family has found a unit in which they are able to move-in. The success rate is important to understanding how many vouchers needed to be issued to increase leasing.</p>
<p>Voucher Leased Activity Report. Provides information on the number of families that are in CHA's HCV program. The number of vouchers available to lease during a calendar year is constrained by the amount of funds HUD provides for HAP (i.e., payment to landlords) and the number of vouchers CHA has been authorized. If CHA leases more vouchers than authorized, any associated overage of HAP used must be returned to HUD. Once the CHA uses it HUD funding for HAP payments for the year, there are limited options for CHA to receive additional funding to avoid terminating HAP assistance. The next year's HAP funding is highly correlated to the amount of HAP spent in the prior year. Therefore, if CHA is not spending as much HAP as available, it may shrink funds available to CHA next year.</p> <p>The target number of vouchers the PHA should have leased for any given month is difficult to determine, however is based on known factors, such as voucher authorized, current funding levels and current program metrics but there are other estimates that are more difficult to predict that are part of the target number, such as future appropriation levels and changes in the economy and local housing market. CHA works with its HUD Field Representative each month to review HUD's two-year forecasting tool to determine their targets and decisions. The forecasting tool takes into consideration many of the factors described and generates an output of how many vouchers should be issued in the upcoming month to reach proper a number of vouchers leased.</p>
<p>Voucher Turnover Rate/Attrition. The voucher turnover rate provides how many families will likely leave the program in any given month. This number affects the number of vouchers that need to be issued each month. If two families leave the program on average each month and the PHA has a success rate of 60%, the PHA will need to issue three to four vouchers each month to stay at the current level of leasing.</p>

Instructions
<p>1. General</p> <p>The data needed to update the report each month is derived from CHA's management information system.</p>
<p>2. Family Searching Activity Report - Request for Tenancy Approval - Denied</p> <p>This figure represents a family request for tenancy approval that was denied by CHA and the family has been given more time to search for an acceptable unit.</p>
<p>3. Request for Tenancy Approval Activity Report - Approved Waiting Lease/HAP/Move-in vs New Admissions</p> <p>Families where the request for tenancy was approved but delays in paper work, availability of the unit, etc. has resulted in the family not actually being under lease / taking position of the unit are recorded in this line. Families should be counted as new admissions, when the family has officially entered the program.</p>
<p>4. Vouchers Leased Activity Report - Portability Absorption Activity</p> <p>The "Portability Absorption Activity" row is used to account for absorption activity that affects the number of ACC vouchers leased CHA is considered to have. If a port-in family is absorbed by CHA, the leased voucher is now considered part of CHA's ACC inventory and leased, therefore the voucher is added to the voucher leased count. While if a port-out family is absorbed by a receiving PHA, the voucher is no longer considered leased by the CHA and therefore the voucher should be subtracted from the CHA's voucher leased count.</p>

13. Housing Choice Voucher - Waiting List Status Report

Housing Choice Voucher Waiting List Status Report as of 1/31/2026		
Applicant by Bedroom Size Needed	Number of Applicants	% of Applicants
1 bedroom	86	48%
2 bedroom	41	23%
3 bedroom	44	24%
4 bedroom or more	9	5%
Total	180	100%

14. Housing Choice Voucher - Inspection Activity Report

Housing Choice Voucher Inspection Activity Report for the month ended 1/31/2026				
Inspection Type	Due to be Completed	Initial Inspections Completed	% Completed	Re-Inspections Completed
Annual Inspections	165	165	100%	11
Initial Inspections	17	17	100%	2
Special Inspections	3	3	100%	0
Quality Control	5	5	100%	0
Total	190	190	100%	13

Purpose of Report

HUD requires voucher units to be inspected to ensure the unit meets standards of being safe, sanity and decent. Units are inspected based on HUD regulations and the PHA's policy. The report shows the number of inspections that should have been completed and the inspections completed by inspection type. The report demonstrates if inspections are completed on a timely basis.

Instructions

1. Due to Be Completed

Enter the number of inspections that should have been completed for the inspection type during the month based on the PHA's policy and procedures, including any inspection that should have been completed in previous months. This figure does not include re-inspections.

2. Initial Inspections Completed and Re-inspections Completed

Enter the number of initial inspections and re-inspections completed for the inspection type during the month.

16. Resident Services Grant Performance Activity

Resident Services-2025 CHALIS Grant Activity
as of 01/31/2026

CHALIS Grants	Funder	Calendar Year Ending 12/31/2026 Units Billed To Date	2026 Calendar Year End Target	Unit Rate	Grant Dollars Invoiced	2026 Percent Billed	Calendar Year 2026 Target Units	Calendar Year 2026 Target Grant Dollars	Jan. 2026	Feb. 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	Sept. 2026	Oct. 2026	Nov. 2026	Dec. 2026
Healthy Home Connections (HHC): Case Managment	BCCSF	842	11,548	\$10.25/15 min	\$ 8,631	8%	11,548	\$ 118,367	842											
Independent Living Program (ILP): Case Managment	City Social Services	1,000	3,333	\$10.50/15 min	\$ 10,500	30%	3,333	\$ 35,000	1,000											
Moving Ahead Program: Out-of-School Programming	City Social Services	4,575	15,873	\$4.25/15 min	\$ 19,443.75	29%	67,460	\$ 67,460	4,575											
Moving Ahead Program: Out-of-School Programming	United Way	3,572	14,118	\$4.25/15 min	\$ 12,754.25	25%	14,118	\$ 60,000	3,572											
Moving Ahead Program: Out-of-School Programming	BCCSF	0	32,220	\$4.25/15 min	\$ -	0%	32,220	\$ 136,935	0											
Moving Ahead Program: Family Development	BCCSF	7	750	\$80/1 Family	\$ 560.00	1%	750	\$ 60,000.00	7											
Moving Ahead Program: Family Education	BCCSF	33	350	\$8.25/15 min	\$ 288.75	9%	350	\$ 3,062.50	33											
TOTALS		10029	78695				78273	\$ 480,824.50												

HUD, ROSS Grants	Funder	Calendar Year Ending 12/31/2026 Residents Enrolled To Date	2026 HUD Calendar Year End Target	2026 CHA Calendar Year End Target Residents Enrolled	2026 Percent Enrollment Goal Achieved	Enrolled Jan. 2026	Enrolled Feb. 2026	Enrolled March 2026	Enrolled April 2026	Enrolled May 2026	Enrolled June 2026	Enrolled July 2026	Enrolled Aug. 2026	Enrolled Sept. 2026	Enrolled Oct. 2026	Enrolled Nov. 2026	Enrolled Dec. 2026
Resident Opportunity and Self-Sufficiency (ROSS)	HUD	84	50	100		4											
Family Self-Sufficiency Program (FSS)	HUD	128	125	175	73%	3											

21st Century CCLC Grant	Grant Year	Grant Period	July 2025 Dollars Invoiced	Aug. 2025 Dollars Invoice	Sept. 2025 Dollars Invoice	Oct. 2025 Dollars Invoice	Nov. 2025 Dollars Invoice	Dec. 2025 Dollars Invoice	Jan. 2026 Dollars Invoiced	Feb. 2026 Dollars Invoiced	March 2026 Dollars Invoiced	April 2026 Dollars Invoiced	May 2026 Dollars Invoiced	June 2026 Dollars Invoiced	Total Invoiced	Monthly Target	Annual Target	Percent Complete
21st Century CCLC 13th Cohort	3	07/01/25-06/30/26	\$ 16,029.00	\$ 11,846.00	\$ 12,874.00	\$ 10,947.00	\$ 25,776.00	\$ 51,546.00							\$ 129,018.00	\$ 33,314.67	399,776	32%

17. Safety - Reports by Property Trending Report

Safety - Reports by Property Trending Report										
Period	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue
1/31/2026	0	3	1	4	3	8	10	0	0	0
2/28/2026										
3/31/2026										
4/30/2026										
5/31/2026										
6/30/2026										
7/31/2026										
8/31/2026										
9/30/2026										
10/31/2026										
11/30/2026										
12/31/2026										
Annual Monthly Report Averages by Property										
	AMP 1	MMV (Patriot)	Bear Creek	Paquin	Stuart Parker	Oak Towers	Bryant Walkway I	Bryant Walkway II	Kinney Point	Park Avenue
2025 Monthly Ave	10	6	6	32	7	20	10	Comb. w/BWW	0	9
2024 Monthly Ave	7	4	9	37	7	19	9	Comb. w/BWW	0	8
2023 Monthly Ave	8	9	10	37	5	19	6	Comb. w/BWW	0	6

Police/Fire/EMS-2026													Annual Monthly Average		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025	2024	2023
Columbia Police Response	90												109	132	115
Columbia Police Reports	12												14	13	13
Fire/EMS	68												78	89	95
Total															

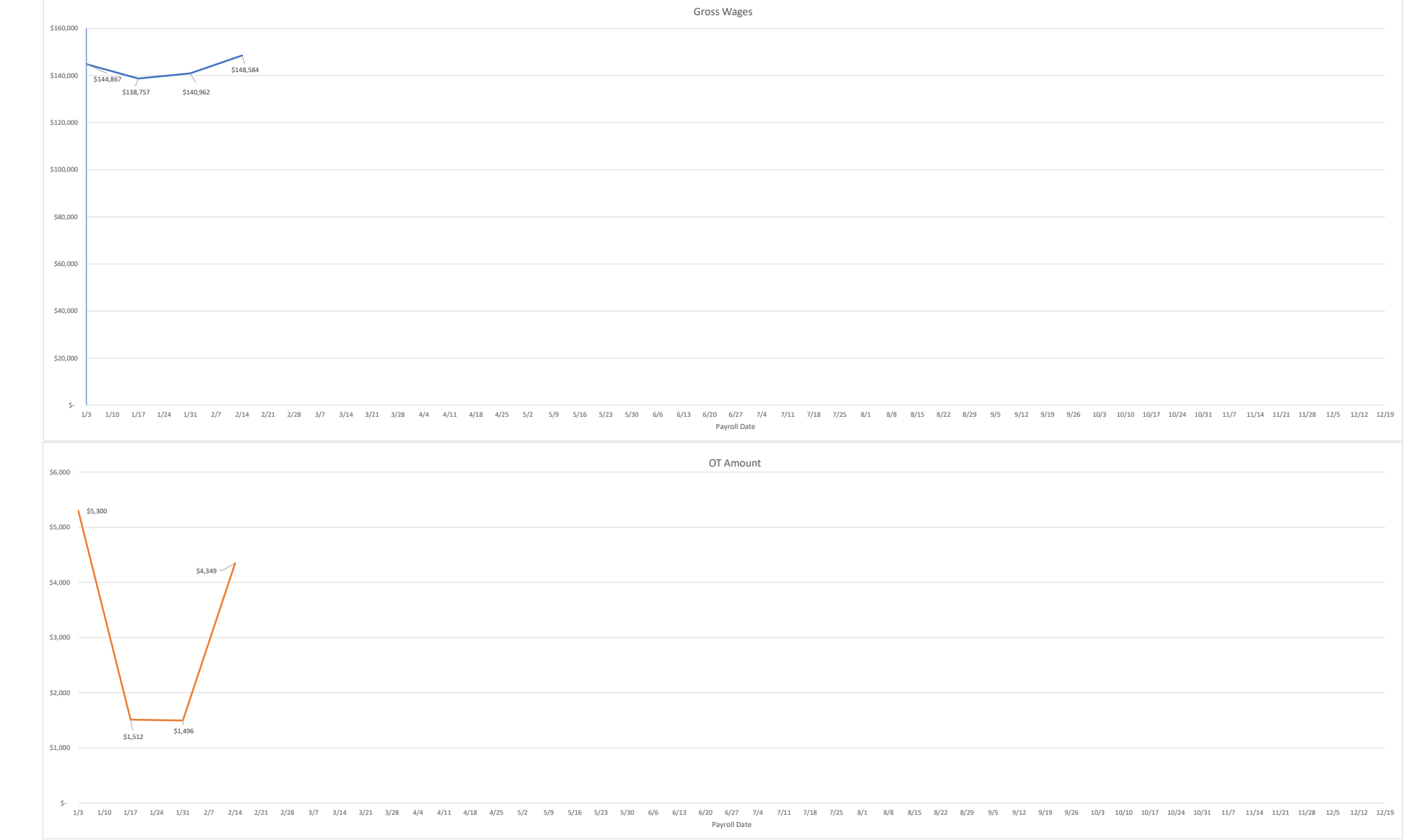
18. HR- Summary Report-through January 31, 2026

This report is provided to keep the Board informed on staffing capacity, compliance, and workforce stability.

Open Positions			
Department	Position	Previous open date	
Affordable Housing Operations	Assistant Affordable Housing Manager - Paquin Tower	January 8th, 2026	
Moving Ahead Program	MAP Assistant - PT	January 13th, 2026	
Moving Ahead Program	MAP Van Driver - PT	January 13th, 2026	
Administration	Administrative Assistant	February 2nd, 2026	
Moving Ahead Program	MAP Assistant - 3/4 T	February 4th, 2026	
Facilities and Modernization	Maintenance I - Oak Tower	February 9th, 2026	
Facilities and Modernization	Maintenance II - Paquin Tower	February 9th, 2026	
Staff Anniversaries			
Department	Position	Name	Years
Facilities and Modernization	Maintenance Mechanic II - Paquin Tower	Rino Chellis	36 Years
Facilities and Modernization	Maintenance II - AMP1	Mefail Smajlovic	24 Years
Affordable Housing Operations	Director of Affordable Housing Operations	Laura Lewis	17 Years
Housing Choice Voucher Operations	HCV Manager	ElTonya Rhoades	17 Years
Resident Services	Director of Resident Services	Caitlin Hammons	8 Years
Affordable Housing Operations	Aff. Housing Manager II - Paquin Tower	Brandon Gladbach	3 Years
Affordable Housing Operations	Aff. Housing Manager II - Stuart Parker & Kinney Point	Gina Weber	2 Years
New Hires			
Department	Position	Name	
Promotions			
Department	Position	Name	
Facilities and Modernization	Housing Development Coordinator	Lealah Plummer	
Housing Choice Voucher Operations	Reception	Lauren Latta	
Resident Services	Family Support Specialist	Charlee'ette Glover	
Resident Services-MAP	Full Time MAP	Vida Lux	
Resident Services-MAP	3/4 Time MAP	KJ Byrd	
Resident Services-MAP	Maintenance Mechanic II - Oak Tower	Musa Mehmedovic	
Performance Metrics			
12-month Rolling # Employee Separations	17		
12-month Average # of Total Employees	60		
YTD Turnover Rate (Bench Mark 19%)	28%		
HR Activities			
• Submitting ACA 1095-C data to IRS • Renewed the lease for postage machine			
IT Activities			
• Coordinating IT set up at Kinney Point building including the following: <ul style="list-style-type: none">• New internet to meet bandwidth requirements for staffing needs and remote viewing access to cameras (in progress)• Running cabling to provide wired internet connection to offices (in progress)• Working with 43Tc to set up networking and firewall equipment (in progress)• Set up staff offices			

18. HR- Payroll Summary Report
This report provides payroll transparency to the CHA Board of Commissioners.

Payroll Item	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
Gross Wages	\$ 144,867	\$ 138,757	\$ 140,962	\$ 148,584																						
OT Amount	\$ 5,300	\$ 1,512	\$ 1,496	\$ 4,349																						
OT Hours	128	36	36	108																						
Sick Hours	159	204	164	106																						
Vacation Hours	502	452	204	133																						





Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 18, 2026

Re: Current Events

Executive Summary

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

Discussion

1/27: Kinney Point Dedication and Chamber Ribbon Cutting
1/29: Leadership Columbia Retreat-Randy
2/4: Chamber Governmental Affairs Committee
2/11: Local Funders Roundtable. Randy
2/12: City Manager Meeting. Randy
2/12: Partner for Better: Clifton Strengths. Caitlin, Randy
2/17: City of Columbia Community Development and Health Department Staff CHA tour
2/18: CHA Board of Commissioners Meeting
2/23: Park Avenue Engagement Meeting. Randy, Mary Ann, Justin
2/28: Black History Month Trivia. MAP and Randy
3/11: CDBG and HOME Application Meeting. Randy
3/18: CHA Board of Commissioners Meeting
3/20: Central Missouri Recovery Coalition. Kendra

Recommended Commission Action

Review and consider the report.