



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

CHALIS Board of Directors Meeting Agenda

Date: Wednesday, May 20, 2026

Time: 5:30 p.m. *

Location: CHA Administration Building, 201 Switzler Street, Columbia, MO 65203

* The meeting will begin immediately following the adjournment of the meeting of the Columbia Housing Authority Board of Commissioners which begins at 5:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Meeting Minutes
- V. Resident Services and CHALIS Programs First Quarter Performance Report. Units billed, households and individuals served, revenue and expenses, and activities and events.
- VI. Commissioner Comment
- VII. 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, 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: columbiaha.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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CHALIS – CHA Low-Income Services, Inc.

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CHA Low-Income Services, Inc. Board of Directors Meeting

April 15, 2026, Open Meeting Minutes

I. Call to Order:

The Board of Directors of CHA Low-Income Services, Inc. (CHALIS) met in open session on April 15, 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 6:49 p.m.

II. Roll Call:

Mr. Cole called the roll:

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

CHA Staff: Randy Cole, CEO
 Danielle Gill, Executive Assistant

III. Adoption of Agenda:

Mr. Hutton called for a motion to adopt the agenda as presented. A motion was made by Ms. Oliveri. The motion was seconded by Mr. Allen. All Board Members voted “aye” and Mr. Hutton declared the agenda adopted as presented.

IV. Approval December 17, 2025, CHA-Low Income Services Open Regular Meeting Minutes:

Mr. Hutton called for a motion to approve the December 17, 2025; regular open meeting minutes as presented. A motion was made by Mr. Calloway. The motion was seconded by Ms. Oliveri. All Board Members voted “aye” and Mr. Hutton declared the minutes adopted as presented.

V. Resolution 151: Authorize the Submission of a Grant Application to the MO Department of Health and Senior Services Summer Food Service Program (SFSP) for the 2026 Summer Session at the Moving Ahead Afterschool Program:

Mr. Cole stated that this grant is one of several funding sources that allows the Moving Ahead Program to provide additional meals to youth at the summer program.

Mr. Hutton called for a motion to approve Resolution 151 as presented. A motion was made by Mr. Calloway. The motion was seconded by Mr. Smith. All commissioners voted "aye".

VI. Commissioner Comment:
None.

VII. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. The motion was seconded by Mr. Smith. All Board Members voted "aye". Mr. Hutton declared the meeting adjourned at 6:53 p.m.

Bob Hutton, President

Date

Randall Cole, Executive Director

Date

Certification of Public Notice

I, Randall Cole, Executive Director of CHA Low-Income Services, do hereby certify that on April 10, 2025, I posted public notice of the April 15, 2025, CHA Low-Income Services, Inc. Meeting and distributed copies of the notice and agenda to the Board of Directors and the local media. The meeting notice and agenda was also distributed to the public upon request.

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

Randall Cole, Executive Director

Date



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Department Source: Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: May 20, 2026

Re: 2026 CHALIS Financial Report

Executive Summary

CHALIS Year-to-Date Financial Performance, Service Delivery, and Program Update Report (January–April 2026)

Attached are the unaudited year-to-date results for CHALIS programs (January–April 2026), including financial performance, units of service, individuals served, and key program updates. Highlights and additional context are provided below.

Discussion

I. Financial Summary

Due to the reimbursement-based structure of many CHALIS grants, timing differences may occur between when program expenses are incurred and when revenues are received or formally recognized for accounting purposes. This report is intended to provide the Board with a more real-time operational view of program activity, billed reimbursements, expenditures, and cash flow trends.

- All CHALIS grants are breaking even year-to-date. The only variances are in the General, MAP, and McBaine Townhomes columns.
- Year to Date through April 2026, CHALIS General reflected a net loss of \$19,537 from operations. A portion of this overage will be allocated as an administrative expense for the Resident Services ROSS grant. The remaining CHALIS General costs will be allocated to CHALIS grants as they can be absorbed in those programs.
- The MAP column which gathers miscellaneous income and expenses for the Moving Ahead Program shows a net gain of \$494. A donation was received that has not been fully spent.
- The year-to-date McBaine Townhomes activity resulted in a net operating gain of \$3,331.
- Tenant Services costs exceed budget by \$39,436 mainly because line-item spending for the 21st Century grant for the FY2025-2026 grant year has been altered from the originally approved budget. More emphasis has been put on staff time and removed from bringing in outside professionals to the Moving Ahead Program.



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II. Year-to-Date Service Delivery Overview & Program Level Reports

- **Independent Living Program (ILP)**
 - i. **Funding Source(s):** City of Columbia Social Services Funding-Basic Needs
 - ii. **Population Served:** Seniors and persons with disabilities
 - iii. **Key Service Type(s) Provided:** Case Management
 - iv. **Program Staff:** 2
 - v. **Units of Service (YTD):** 7,748
 - vi. **Grant-Required Annual Units of Service:** 3,333
 - vii. **Grant Percentage Billed (YTD):** 100%
 - viii. **Unduplicated Individuals Served (YTD):** 229
 - ix. As of April, the program has successfully achieved all contracted outcomes and fulfilled all required units of service.

- **Healthy Home Connections Program (HHC)**
 - i. **Funding Source(s):** Boone County Children's Services Fund
 - ii. **Population Served:** Households with minor children (under age 18)
 - iii. **Key Service Type(s) Provided:** Case Management
 - iv. **Program Staff:** 2
 - v. **Units of Service (YTD):** 3,813
 - vi. **Grant-Required Annual Units of Service:** 11,548
 - vii. **Grant Percentage Billed (YTD):** 33%
 - viii. **Unduplicated Individuals Served (YTD):** 287
 - ix. The program is on track to fully bill all contracted units, with revenue expected to match projected expenses.

- **Family Self-Sufficiency Program (FSS)**
 - i. **Funding Source(s):** HUD
 - ii. **Population Served:** Housing Choice Voucher (HCV) & Public Housing residents
 - iii. **Key Service Type(s) Provided:** Case Management & Escrow Savings
 - iv. **Program Staff:** 3
 - v. **Households Served (YTD):** 175
 - vi. **Program Graduations (YTD):** 3
 - vii. **Escrow Dollars Earned (YTD):** \$65,692
 - viii. A recent FSS graduate received a record-high escrow payout of \$43,292, the largest in program history.
 - ix. Our program performs in the 88th percentile nationally among Family Self-Sufficiency programs for households served, placing us among the top-performing programs in the country.



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- **Resident Opportunity and Self-Sufficiency Program (ROSS)**
 - i. **Funding Source(s):** HUD
 - ii. **Population Served:** Family Sites (Amp I and Bryant Walkways I & II)
 - iii. **Key Service Type(s) Provided:** Case Management
 - iv. **Program Staff:** 1
 - v. **Grant-Required Households Served:** 50
 - vi. **Households Served (YTD):** 87
 - vii. **Match Dollars Earned (YTD):** \$15,550.00
 - viii. Under the new three-year grant cycle, the program has expanded to include case management services for residents of Bryant Walkway I and II. The program will continue serving all AMP I residents throughout the RAD conversion process and after conversion, for all residents residing at Park Avenue, Blind Boone, and Providence Walkway Housing Developments.

- **Annie Fisher Food Pantry**
 - i. **Population Served:** HCV/PBV/PH Voucher Holders
 - ii. **Key Service Type(s) Provided:** Food Security
 - iii. **Program Staff:** 1
 - iv. **Pounds of Food Provided (YTD):** 27,840
 - v. **Individuals Served (YTD):** 239
 - vi. Through a partnership with the Food Bank for Central & Northeast Missouri, the program receives weekly food donations that support both the pantry and the Moving Ahead Program.

- **Moving Ahead Afterschool and Summer Program (MAP)**
 - i. **Funding Source(s):** Boone County Children’s Services Fund, City of Columbia Social Services Funding, Heart of Missouri United Way, Child and Adult Care Food Program (CACFP), Summer Food Service Program (SFSP), 21st Century CCLC, Veteran’s United Foundation, Missouri Afterschool Network, and other various local community donations.
 - ii. **Population Served:** Children and youth (ages 5–17) and their families
 - iii. **Key Service Type(s) Provided:** Out-of-School Programming, Family Education, Family Development, Congregate Meals
 - iv. **Program Staff:** 20
 - v. **Units of Service (YTD):** Out-of-School Programming (32,941), Family Education (128), Family Development (146).
 - vi. **Grant-Required Annual Units of Service:** Out-of-School Programming (62,211), Family Education (350), Family Development (750).
 - vii. **Grant Percentage Billed (YTD):** 53%
 - viii. **Unduplicated Individuals Served (YTD):** 154
 - ix. The program is on track to meet all proposed outcomes and contracted units of service.



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III. **Program Updates and Current Events**

- Moving Ahead summer enrollment at capacity and waiting list has started.
- ForColumbia volunteers and Resident Services staff worked at all CHA properties to cleanup and beautify, over 300 volunteers.
- Over \$20,000 of one-time grant dollars earned YTD to support resident engagement events and youth programming.

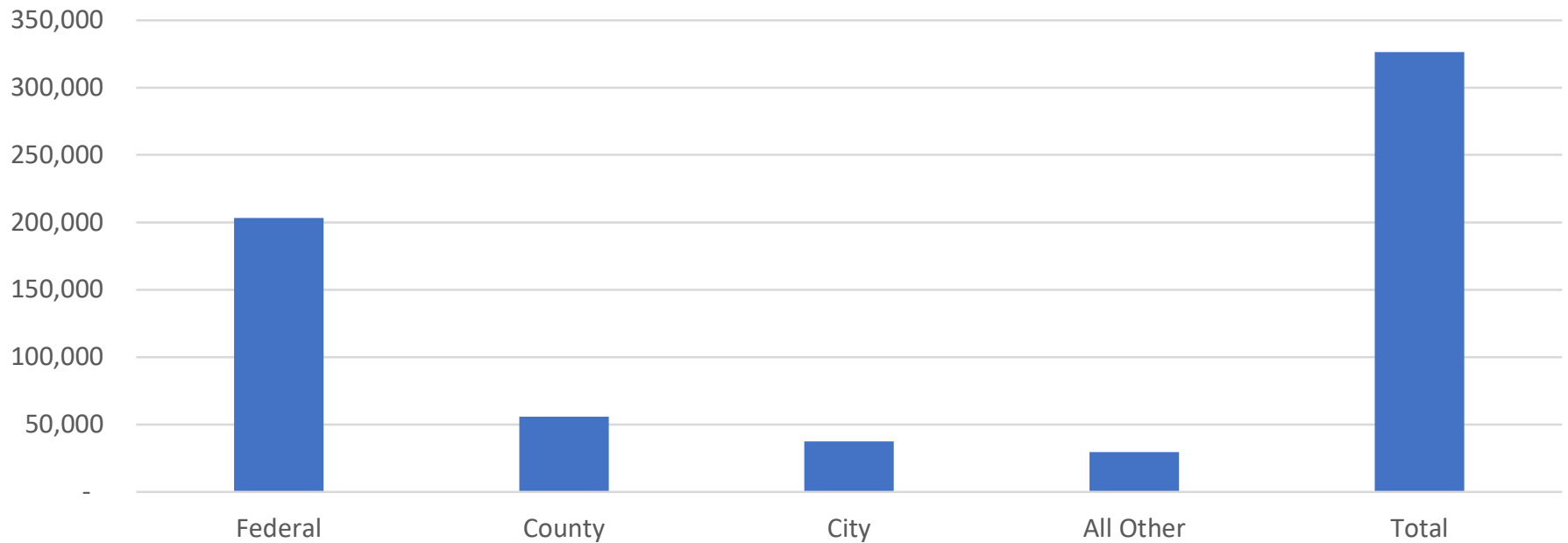
Suggested Commission Action

Read and review this report.

CHA Low-Income Services, Inc. (CHALIS)
 Unaudited Income Statement
 April 30, 2026

Program Revenue and Expense Summary	Total Programs	YTD Budget	Budget vs Actual Variance	Eliminations	GENERAL	City MAP	Veterans United MAP	United Way - Ind. Living	MAP	County MAP	HHC County Grant	City Independent Living	McBaine Townhomes	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	84.287 Twenty-First Century Community Learning Centers	93.569 Community Services Block Grant
Total Insurance Premiums	11,605	10,094	(1,511)		4,535	196	-	124	-	202	399	154	3,855	59	-	2,082	-
Other General Expenses	-				-	-	-	-	-	-	-	-	-	-	-	-	-
Compensated Absences	7,960	-	(7,960)		465	371	-	306	-	328	1,600	461	-	31	-	4,398	-
Payments in Lieu of Taxes	908	1,120	213		-	-	-	-	-	-	-	-	908	-	-	-	-
Total Other General Expenses	8,867	1,120	(7,747)		465	371	-	306	-	328	1,600	461	908	31	-	4,398	-
Total Operating Expenses	342,060	302,101	(39,959)		27,518	20,195	-	11,965	21	16,973	39,083	17,190	5,745	17,437	-	185,934	-
Excess of Operating Revenue over Operating Expenses	(15,711)	0	(15,711)		(19,537)	-	-	-	494	-	-	-	3,331	-	-	-	-
Extraordinary Maintenance	-				-	-	-	-	-	-	-	-	-	-	-	-	-
Casualty Losses - Non-capitalized	-				-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-				-	-	-	-	-	-	-	-	-	-	-	-	-
HAP Portability-In	-				-	-	-	-	-	-	-	-	-	-	-	-	-
Depreciation Expense	6,295	6,295	(0)		491	-	-	-	-	-	-	-	5,804	-	-	-	-
Excess (Deficiency) of Total Revenue Over (Under) Total	(22,007)	(6,295)	(15,711)		(20,028)	-	-	-	494	-	-	-	(2,473)	-	-	-	-

CHA Low-Income Services, Inc. Revenue Sources



CHA Low-Income Services, Inc. Expenditure Detail

