



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

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Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Tuesday, November 16, 2021

Time: 5:30 p.m.

Place: Oak Towers, Oak Room 700 N. Garth Ave.

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of October 13, 2021 Open Meeting Minutes, October 13, 2021 Closed Meeting Minutes and November 8, 2021 Closed Meeting Minutes of the CHA Board of Commissioners
- V. Public Comment (Limited to 5 minutes per speaker)

PUBLIC HEARINGS

- VI. Proposed CHA Budget-FY 2022: January 1, 2022 – December 31, 2022
 - A. Continuation of Public Hearing from October 13, 2021
 - B. PHA Budget and Agency Wide Budget
 - C. Board Discussion
 - D. Public Comment

RESOLUTIONS

- VII. **Resolution 2885:** To Approve the Columbia Housing Authority's Agency-Wide Budget for FY 2022 Including the FY 2022 Annual Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit Properties and the Columbia Housing Authority's 501(c)3 Nonprofit, CHA Low-Income Services, Inc.
- VIII. **Resolution 2886:** A Resolution to Approve the CHA Employee Benefits Package for FY January 1, 2022 through December 31, 2022
- IX. **Resolution 2887:** A Resolution Authorizing the submission of Up to \$2,161,654 in City of Columbia HOME American Rescue Plan (ARP) Act funding for renovation and development of affordable housing and operating and capacity grant funding and \$205,000 in FY 2022 HOME funds.

REPORTS

- X. Monthly Management Reports for Modernization & Maintenance Report, Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, Human Services, and Safety.

XI. September Financial Report

XII. Current Events

PUBLIC AND COMMISSIONER COMMENT

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

XIV. Commissioner Comment

XV. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Ms. Charline Johns, Executive Assistant at (573) 443-2556, extension 1122 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Ms. Johns by email at the following address: www.columbiaha.info@gmail.com

Media Contact: Randy Cole, CEO
Phone: (573) 443-2556
E-mail: www.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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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING October 13, 2021 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 October 13, 2021 in the Oak Room of the Oak Towers, 700 N. Garth Ave., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 5:35 p.m.

II. Roll Call:

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

Excused: Jama Rahn, Commissioner

CHA Staff: Randy Cole, CEO
Charline Johns, Executive Assistant
Rick Hess, Director of Housing Programs
Laura Lewis, Director of Affordable Housing Operations
Erin Friesz, Director of Human Services
Greg Willingham, Director of Maintenance and Modernization
Jeff Forck, Director of Safety
Mary Harvey, Director of Finance
Jeanette Nelson, Human Resources Manager
Debbi Simmons, Accountant
Tammy Matondo, Housing Development Coordinator

III. Adoption of Agenda:

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

IV. Approval of September 22, 2021 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of September 22, 2021. A motion was made by Mr. Calloway and second by Ms. Oliveri. All Commissioners voted "aye" and Mr. Hutton declared the motion approved.

V. Approval of September 22, 2021 Closed Meeting Minutes

Mr. Hutton called for a motion to approve the minutes from the closed meeting of September 22, 2021. A motion was made by Ms. Oliveri and second by Mr. Calloway. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

VI. Recognition of Achievement:

Mr. Hutton acknowledged for the record Ms. Alisha Young for graduating the FSS Program and congratulated her on behalf of the Board .Ms. Friesz reported that the recipient was not present but noted that she was a Housing Choice Voucher participant and a part-time Moving Ahead Program staff member.

VII. Public Comment.

There were no public comments.

PUBLIC HEARINGS

VIII. FY 2022 PHA Plan, Five-Year Plan and Annual Plan

Mr. Hutton opened the continued public hearing for the FY 2022 PHA Plan, Five-Year Plan and the Annual Plan.

Mr. Hutton inquired as to whether this would be voted on tonight or continued over. Mr. Cole reported that this would be voted on tonight and coincided with resolution 2883. Mr. Cole reported that the public hearing was to accept comment and obtain final Commission consideration of the 5-Year and Annual PHA Plans. Upon Commission approval, CHA staff will submit the plan to HUD on or before October 18, 2021, which is the deadline.

Mr. Cole shared that a public notice was advertised on August 19th, 2021, notifying the public and CHA residents that public comment will be accepted on the Five-Year and 1-Year PHA Plan at the CHA Board of Commissioner’s September 22 and October 13, 2021 meetings. Mr. Cole explained that direct notice and drafts of the Five-Yar and Annual Plans were provided to CHA’s Resident Advisory Board (RAB) member and a RAB meeting was held on August 19, 2021 to accept input on the draft Five-Year and Annual Plans and received a significant level of feedback on the PHA Goals section of the plan.

Mr. Cole reported that approval of the PHA Five-Year and Annual Plan also includes the approvals of updates to the Public Housing Admissions and Continued Occupancy Plan (ACOP) and updates to the Section 8 Housing Choice Voucher Administrative Plan. Stating, these plans help guide implementation of CHA policy for serving residents through public and housing voucher programs. The updates to these plans include aligning to new HUD regulations and adding implementation procedures for the Emergency Housing Voucher (EHV) Program. Mr. Cole stated that the policy have been added to the CHA website as well. Ms. Wenneker inquired whether the policy was bookmarked for them to search the document that is on the website. Mr. Cole reported that it can be word searched as well as get assistance from staff.

Mr. Cole reviewed highlights from PowerPoint regarding the Five-Year Plan.

Resolution 2883: A Resolution to Approve the Submission of the PHA Annual Plan, Five-Year Plan, Updates to the CHA's Public Housing Admissions and Continued Occupancy Plan (ACOP), Updates to the CHA's Section 8 Housing Choice Voucher Administrative Plan and PHA Certifications of Compliance Statement For Fiscal Year Beginning January 1, 2022 and Ending December 31, 2022 to the Department of Housing and Urban Development.

Mr. Hutton called for further discussion and there was none.

Mr. Hutton called for a motion to approve Resolution 2883 as presented. A motion was made by Ms. Wenneker. Second by Mr. Calloway. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Calloway, Wenneker, Hutton, Oliveri

No: None

IX. Proposed CHA Budget FY 2022: January 1, 2022 – December 31, 2022

Mr. Hutton opened the public hearing.

A. LIHTC Property Budget Presentation

Mr. Cole reported that CHA is seeking approval of the Low-Income Housing Tax Credit(LIHTC) portion of the budget because it is due sooner than the PHA Budget and Agency Wide Budget which will be detailed more in depth during the November 16, 2021 meeting.

B. Board Discussion

Mr. Cole reviewed highlights from the LIHTC Budget and gave clarifications of several different line items. Mr. Cole answered questions and discussion was had regarding specific details of the LIHTC Budget. Ms. Oliveri inquired about the cost of supply and shortages of supplies. Mr. Willingham reported that they are seeing a shortage in availabilities of supplies but are continuing to push through. Ms. Wenneker inquired as to whether CHA had any equipment that were inoperable due to waiting on a part. Mr. Willingham reported that there was nothing at this time, but the cost of Mid-City Lumber's wood has gone up as they are looking for doors and feels that it is best to hold off until the prices go down.

C. Public Comment

There were no public comments.

D. Continuation of Public Hearing to November 16, 2021 – PHA Budget and Agency Wide Budget

Mr. Hutton closed the public hearing.

Resolution 2884: A Resolution to Approve Submission of the FY 2022 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; and Bryant Walkway II Housing Development Group, LP.

Mr. Hutton called for further discussion and there was none.

Mr. Hutton called for a motion to approve Resolution 2884 as presented. A motion was made by Ms. Wenneker. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Calloway, Wenneker, Hutton, Oliveri

No: None

X. 10/4/21 City Council Work Session Overview-CHA Role for Homeless and Housing Insecure Populations

Mr. Cole reported that he attended the Columbia City Council Work Session on October 4, 2021 that the discussion was primarily focused on the use of ARPA funding and in the process to determine an allocation plan. Mr. Cole indicated that the City of Columbia received approximately 12 million in ARPA funding that can be expected on a variety of uses to assist those most effected by the COVID-19 Pandemic and will receive another 12 million in late spring 2022.

Mr. Cole reviewed highlights of Draft Talking Points via his PowerPoint presentation. Mr. Cole and Board Members held discussions of the homeless on CHA waitlists and the 157 homeless children in Columbia Public Schools. Mr. Cole indicated that he could draft a letter to be sent to the Mayor, Council members and supporters. The Board agreed that this would be a good idea to draft a letter and would put CHA on record. Mr. Hutton inquired about an opinion piece being done. Mr. Cole reported that he would look into this.

XI. CHA Strategic Planning Update-CHA Logo Update

Mr. Cole reported that CHA's Strategic Planning process identified the need for additional branding and awareness of CHA and was identified through CHA's external and internal SWOT analysis exercise. Mr. Cole indicated that CHA staff have identified Columbia Marketing Group to assist with this effort in updating the logo and providing templates for brochures and marketing materials to ensure consistent format and messaging throughout the organization. Board members suggested looking into a tagline as well.

XII. Monthly Management Reports for Modernization & Maintenance, Public Housing and Affordable Housing Properties, Housing Choice Voucher Programs, Human Services, and Safety.

Modernization & Maintenance:

Mr. Cole noted a line item that was incorrect and apologized for the discrepancy. Mr. Willingham gave updates on the office expansions and renovations.

Public Housing & Affordable Housing Properties:

Ms. Lewis shared that the properties are doing well. Ms. Lewis reported that CHA is experiencing a lot of moveouts at Paquin Tower. Mr. Hutton inquired about the number of moveouts for the month. Ms. Lewis indicated multiple moveouts at Paquin Tower are not typical but are due to terminations and deaths.

Housing Choice Voucher Programs:

Mr. Cole reported that the HCV Program is increasing vouchers issued but are slowly utilizing them with the low number of available rental units. Mr. Cole indicated that the HCV team has been doing very well and are improving with Steven Reifsteck, Housing Ambassador working with families and landlords. Mr. Cole reported that Mr. Hess got the Continuum of Care Voucher Grant submitted which were for the additional vouchers the Board approved at the last meeting.

Human Services:

Ms. Friesz reviewed graphs with the Board that showed monthly data and units of service. Ms. Wenneker noted that it looked as if everything had been going up and asked Ms. Friesz what did she believe this was attributed to. Ms. Friesz indicated that this may be due to community resources are dwindling. Mr. Cole noted that he provided Marjorie with the Secondary Employment Policy and was not able to get comments back prior to this meeting.

Safety:

Ms. Forck reviewed highlights from the Safety Report regarding spikes and decreases in incidents on the properties. Ms. Wenneker inquired what has been the most interesting thing coming into this position. Mr. Forck reported that getting to know the residents has been one of the most interesting, with getting to know the frequent contacts and figuring out how to solve residents issues. Ms. Wenneker asked is there something more CHA could be doing? Mr. Forck stated that he believes that CHA is right on track especially with the recording of all interactions.

XIII. August Financial Report

Ms. Harvey reviewed highlights from the August 2021 Unaudited Financial Report. Ms. Wenneker noted that Ms. Duncan, RubinBrown was named to 40 Under 40 for the St. Louis Business Journal. Mr. Hutton shared that they would like to work on a strategy to fund on-going salaries so that it would not be dependent on whether funding is available.

XIV. Current Events

Mr. Cole reviewed the article featured in the Missourian that CHA Board of Commissioner, Steve Calloway was mentioned in. Mr. Cole reported that he attended a Fair Housing Event, presented to a large group of Realtors and Lenders. Noting that Mr. Calloway talked about ways the

Columbia Housing Authority helps families. Mr. Cole indicated that housing authorities were mentioned, some in good light and some in less than good light but each of these pieces were apart of both the solutions and unintended consequences. Ms. Wenneker inquired about the complaints of the Columbia Housing Authority from the Columbia Board of Realtors. Mr. Cole shared that they believe that it concentrates poverty. Mr. Calloway gave his insight on some of the things he took away from the meeting. Board Members had discussion regarding ways to solve the issues of concentrated poverty. Mr. Cole shared upcoming events he is expected to attend.

XV. Public Comment

There was no public comment.

XVI. Commissioner Comment

There was no commissioner comment.

XVII. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Mr. Hutton. Second by Ms. Wenneker. Mr. Hutton called the meeting adjourned at 7:23 p.m.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

Certification of Public Notice

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on October 8, 2021 I posted public notice of the October 13, 2021 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



Housing Authority of the City of Columbia, Missouri

Budget Report - Staff Memo

To: Board of Commissioners

From: Randy Cole

Date: November 16, 2021

RE: Final Draft of Budget for Fiscal Year of January 1, 2022 – December 31, 2022

Acronyms in this Report

RAD – Rental Assistance Demonstration Program

LIHTC – Low-Income Housing Tax Credit Program

HAP – Housing Assistance Payments

HCV – Housing Choice Voucher Program (Section 8)

PBV – Project-Based Voucher Program

COCC – CHA Central Office Cost Center

FSS – Family Self-Sufficiency

There are several assumptions built into this budget that may change as we receive additional information. For all programs the basic assumptions are as follows:

- A 2% COLA effective January 2022. This does not include grant employees. Grant employee salaries are based on their individual grant award.
- Employee health insurance January 2022 renewal is estimated with a .37% increase.
- Employer matching retirement contributions are calculated at 6% of salaries.
- Workers Comp Insurance is based on 2% of salaries.
- 3% inflation factor for Administrative and Maintenance materials.
- 2% increase of Maintenance contractors except a 3% for exterminations.
- Property Insurance is based on a 2% increase in property replacement values and a 3% increase in rates.
- 2% inflation factor for Utilities.

Housing Choice Voucher Rental Assistance Programs

Revenues

- Administrative Fees earned are budgeted for an average of 966 HCV vouchers which includes Homeownership & Port-Out vouchers; 110 VASH vouchers and 622 Project Based Vouchers (PBV) prorated at 80%.

Housing Choice Voucher Rental Assistance Programs (continued)

- Housing Assistance Payment revenue is based on 2021 estimated expenditures with a 2% inflation factor and a 100% pro-ration.

Expenditures

- Administrative salaries are based on 9 employees. This includes a portion of the LIHTC property managers that are managing the PBV vouchers for their projects.
- Inspections were based on year to date expenses with a 6% inflation factor as the current 3 year contract ends in December.
- Utilities and Maintenance expenses have been increased based on an estimate of increase due to the building addition.
- Administrative reserves will be used to cover the \$23,742 in expenses that exceed administrative revenue.
- HAP expenses are based on year to date average monthly HAP for each voucher type increased .5% for inflation. HAP expenses are budgeted for more than HAP revenue based on an excess of prior year HAP funds awarded but not expended.

Emergency Housing Vouchers

Revenue is based on 43 vouchers leased per month. A Voucher Specialist is budgeted for 10 hours/week. Tenant Services and Lease up assistance for deposits are included in the grant. The monthly average assistance per voucher is budgeted for \$485.

811 Mainstream Vouchers

Revenue is based on 19 vouchers leased per month. A Voucher Specialist is budgeted for 3 hours/week. The monthly average assistance per voucher is budgeted for \$485.

Continuum of Care Rental Assistance Program

A Voucher Specialist is budgeted for 10 hours/week for the Continuum of Care caseload. The monthly average assistance per voucher is budgeted for \$587.50 including security deposits. The average vouchers leased is budgeted at 55 vouchers per month. All direct program expenses are reimbursed by the grant.

Tenant Based Rental Assistance (TBRA) Program

A Voucher Specialist is budgeted for 4 hours/week. The monthly average assistance per voucher is budgeted for \$587.50 including security deposits. The average vouchers leased is budgeted at 20 vouchers per month. All direct program expenses are reimbursed by the grant.

Public Housing - Downtown

Revenue

Gross Potential Rent

- For Public Housing's 120 units the Gross Potential Rent is based on the current average rents of each unit size.

Vacancy Losses

- Vacancy Losses for the 120 is budgeted for 5%.

Non-Dwelling Rental Income

- Two dwelling units taken off-line during the Bryant Walkway RAD conversion are budgeted for rent.

Other Income

- Laundry Income is estimated based on the past 12 months income.
- Work Order income are estimated based on historical data.

The Public Housing Operating Subsidy funding is based on the occupancy from July 2020 thru June 2021 which is the time frame that will be used for the 2022 subsidy calculations. Per unit expenses for the calculation were the 2020 rates with a 2% inflation factor. Rental income was subtracted based on 2020 audited which will be used in the 2022 subsidy calculations. A pro-ration of 100% was used.

The Capital Fund grant income is based on the 2021 Capital Fund grant award. 10% of this grant will be used for the COCC Capital Fund management fees.

Administrative Expenses

- Administrative salaries:
Downtown has one Public Housing Manager to manage the 84 Public Housing units. 8% of the full-time Intake Specialist is charged to public housing.
- Management Fees are based on 95% occupancy:
Management fees are \$48.46 per month per unit leased.
Bookkeeping fees are \$7.50 per month per unit leased.
- A 3% inflation factor was used for administrative expenses.

Resident Services Expenses

- Resident services salaries are based on:
A part-time employee that works 20 hours per week at the Downtown Food Bank is split between Downtown; the Bryant Walkway projects; and the family units of Stuart Parker.
- Resident participation funds are budgeted at \$25 x 120 units.

Utility Expenses

- Utility Expenses are based on the past 12 month's expenses times a 2% inflation factor.

Public Housing – Downtown (continued)

Maintenance Expenses

- Downtown has five maintenance staff.
- Maintenance materials are budgeted based on the last 12 months expenses with a 3% inflation factor.
- Maintenance contracts are budgeted based on the last 12 months expenses with a 2% inflation factor. Except for extermination which was budgeted for 3% increase due to rebidding of the services later this fall.

Protective Services

Protective service expenses are split between the seven properties.

- Protective Services has 1 Safety Director, 2 full-time and 1 part-time Safety Officers.

Insurance Expenses

- The Property and Liability insurance are based on Downtown's assets with a 2% increase in property values and 3% rate increase.

Other General Expenses

- Other General Expenses are expenses related to the Ameresco Energy Performance Contract.
- Payment in lieu of taxes are calculated on 10% of Tenant Revenue less utility expenses.
- Bad Debt is based on the average written-off over the past 3 years.
- Extra Ordinary Maintenance is budgeted for larger maintenance repairs that may be needed due to the age of the property.

Fixed Asset Additions

- A maintenance vehicle and trailer are scheduled for replacement.

CHA Administration

CHA Administration is split between the Central Office Cost Center (COCC) for the HUD programs, CHA Business Activities (CHA BA) for the LIHTC and non-HUD programs and CHA Affordable Housing Development.

Revenue

- Non-Dwelling Rental income is from the sub-leases CHA has for Paquin Tower's roof-top leases and the non-dwelling spaces at Bear Creek.
- Management Revenue is based on the fees each program is expected to owe.
- 100% of the seller financing interest (\$329,350) has been scheduled as unrestricted Investment Income and will be used to cover operational expenses. 100% of the bond interest income is restricted for the use of bond interest payable.

- No developer fees are expected in 2022. CHA Affordable Housing Development is will need to use \$74,006 in operating reserves to cover expenses.

Expenses

- Administrative salaries and benefits are allocated based on each employee's program responsibilities. Staffing has been reduced to cut operating costs; duties will be absorbed by remaining staff. Six months of salary and benefits have been included for the succession of the CFO.
- Other General Expenses is for the non-dwelling lease agreements with Stuart Parker and Bear Creek.
- Interest expenses includes \$5,433 for a \$500,000 loan for the administration building addition.

CHA Low Income Services (CHALIS)

CY2022 Assumptions:

- An increase, for PT MAP Employees and for Other CHALIS Employees is calculated and it varies based on the evaluation and study of the funding availability.
- Estimated to have 10 FT and 14 PT CHALIS employees in 2022.
- 10% estimated increase for Eligible Employee's Health Insurance and 2% increase for Dental.
- Retirement expenses for CHALIS Full time employees are at 6% of salaries.
- Workers Comp Insurance in 2022 is 2%.
- An estimated 3% increase on McBaine's Expenses and General CHALIS Expenses.

Revenue:

- Total Estimated Revenue is \$ 882,100 with an anticipation that the City and the County funders will renew our contract for CY2022. The DESE 21st CCLC final year ends in June 2022. This budget also includes the assumption that we will get another 5yr funding. Other sources of funding are from local organizations that have been supporting CHALIS. In addition to CHALIS grant funds, McBaine Rental Income is also included in the Revenue.

Expenses:

- CHALIS expenses are basically Salaries/Benefits and Program Expenses including Training and contracted services.

LIHTC Budgets

Revenue

Gross Potential Rent

- Is based on the current rents with a 2.8% Operating Cost Adjustment Factor (OCAF), effective on each property's annual.

Vacancy Losses

- Range from 1% to 2%.

Other Income

- Laundry Income is estimated based on the past 12 months income.
- Work Order income is estimated based on historical data.

Administrative Staff

- Two full-time Tax Credit Certification Specialists are shared across the six LIHTC properties.
- Stuart Parker w/Paquin Tower has:
A Housing Manager II and an Assistant Housing Manager are split 85% to Paquin Tower and 15% to Section 8's PBV program; A second Housing Manager II works at the Stuart Parker family site and is also split between Stuart Parker and the Section 8's PBV program.
- Bear Creek and Patriot Place has:
A Housing Manager II that is split with Patriot Place. Salary and benefits are split 65% to Bear Creek, 20% to Patriot Place and 15% to Section 8's PBV program
- Oak Towers has:
A Housing Manager II and an Assistant Housing Manager that are split 85% to Oak Towers and 15% to Section 8's PBV program.
- The two Bryant Walkway projects share one Housing Manager II and one Assistant Housing Manager with AMP 1. They are split 23% to Bryant Walkway, 13% to Bryant Walkway II, 57% to AMP 1 and 7% to Section 8's PBV program.

Other Administrative Expenses

- Management Fees are based on a percentage of each property's tenant revenue, as stated in their respective Management Agreements, as follows:

Stuart Parker, Oak Towers, and the two Bryant Walkway projects – 6%
Bear Creek – 5% from operations and 1% from net cash flow (if available)
Patriot Place – 5%

- Staff training includes \$940 to cover the annual certification cost for four employees who must hold LIHTC certifications to perform their duties.

Resident Services Staff:

- Two full time Resident Services Coordinators - one at Oak Towers and one at Paquin Towers.
- Two part time Resident Services Coordinators that are also funded by the County Healthy Home Connections grant – one will also serve the Stuart Parker residents and the other will serve the residents of the two Bryant Walkway projects. These services are provided via contract agreements with CHA Low-Income Services (CHALIS) staff and the cost is reflected on the Tenant Services line.
- A full time Resident Services Coordinator for the Family units that is shared with the ROSS Grant that serves the AMP 1 public housing residents. She will also serve the Bear Creek residents part time via a contract agreement with CHALIS.
- A part-time employee that works 20 hours per week at the Downtown Food Bank is split between Downtown; the two Bryant Walkway projects; and the family units of Stuart Parker.

Other Resident Services Expenses:

- Resident participation funds are budgeted at \$25 per unit.

Utility Expenses

- Utility Expenses are based on the past 12 month's expenses times the inflation factors.

Maintenance Expenses**Maintenance Staff:**

- Stuart Parker w/Paquin Tower has four full-time maintenance staff
- Bear Creek and Patriot Place have one maintenance employee that is split 75% to Bear Creek and 25% to Patriot Place
- Oak Towers has two full time maintenance staff and one part-time janitorial employee.
- The two Bryant Walkway properties share one maintenance staff that is split 75% to Bryant Walkway I and 25% to Bryant Walkway II.

Other Maintenance Expenses

- Maintenance materials are based on annualized 2021 expenses with a 3% inflation factor.
- Maintenance contracts are based on annualized 2021 expenses with a 2% inflation factor, except for a 3% increase for extermination services which will be rebid this fall.
- Bear Creek – aging heater units need replacement; the Heating and Cooling Maintenance budget includes \$5,000 for replacing a portion of these units.
- Bear Creek – the Misc. Maintenance Contract budget includes \$5,000 for poly jacking to build up slabs to prevent sinking.

- Oak Towers and Paquin Towers Elevator Maintenance Contracts budgets includes funds for additional repair – Oak \$6,000, Paquin \$5,000
- Stuart Parker – Landscape/Grounds contracts line item includes \$1,000 for costs related to upkeep of the resident/community gardens.

Other Planned Maintenance Projects:

- Oak Towers – replace stucco veneer, remove carpet and install VCT tile in exercise room, replace several heat pumps, purchase lobby furniture – total estimate \$45,000
- Paquin Tower – replace 3-4 heat pumps, add an expansion tank to the geothermal system, seal and stripe the parking lot – total estimate \$38,000
- Stuart Parker – replace heating and cooling system in the Unity laundry facility – total estimate \$12,000

Insurance Expenses

- The Property and Liability insurance are based on a 3% rate increase.

Other General Expenses

- Property Taxes are based on 2021's tax assessments with a 3% increase.
- Bad Debt Expense is based on each project's average write-offs over the last 3 years.

Housing Authority of the City of Columbia, Missouri

Voucher Program Budgets

Fiscal Year January 1, 2022 - December 31, 2022

FINAL DRAFT 11/16/2021

	Choice Vouchers Administration	HCV Housing Assistance Payments	Emergency Housing Vouchers	Mainstream Vouchers	Continuum of Care	TBRA	Housing Assistance Programs
Grant Revenue							
Housing Assistance Revenue		9,730,615	197,832	110,580	384,225	141,000	10,564,252
FSS Escrow Forfeitures		11,000					11,000
Administrative Fees Earned	1,052,870		26,006	11,491	13,615	5,544	1,109,526
Supportive Service Revenue			100,000				100,000
Total Grant Revenue	1,052,870	9,741,615	323,838	122,071	397,840	146,544	11,784,778
Other Revenue							
Investment income - unrestricted	6,000						6,000
Fraud recovery-unrestricted	1,200						1,200
Fraud recovery-restricted		1,200					1,200
Total Revenue	1,060,070	9,742,815	323,838	122,071	397,840	146,544	11,793,178
Administrative Expenditures							
Administrative Salaries	321,722		6,047	2,419	6,047	3,326	339,561
FICA/MEDICARE	24,612		463	186	463	255	25,979
Employee-Health Ins.	56,768		1,561	625	1,561	859	61,374
Employee-Retirement	19,304		363	146	363	200	20,376
Auditing fees	40,000		-				40,000
Management Fee	240,252		-				240,252
Bookkeeping Fees	150,158		-				150,158
Advertising and Marketing	2,000		-				2,000
Office Supplies	2,100		200	100	200	50	2,650
Telephone	3,210		-	-			3,210
Postage	13,950		400	100	400	50	14,900
Computer/IT Expense	40,000		900	325	900	160	42,285
Memberships & Dues	500		-	-			500
Sundry, Miscellaneous	42,000		939	6,403	113	74	49,529
Staff Training	6,500		-	-			6,500
Port-Out Admin Fees	5,600		-	-			5,600
Inspections & Utility Updates	74,255		3,350	1,100	3,350	450	82,505
Total Administrative Expenditures	1,042,931	-	14,223	11,404	13,397	5,424	1,087,379
Tenant Services							
Tenant services - salaries			10,000				10,000
FICA/MEDICARE			765				765
Employee-Health Ins.							-
Employee-Retirement			600				600
Tenant Services - Other			100,000				100,000
Total Tenant Services			111,365				111,365
Utilities							
Water	1,200						1,200
Electricity	4,500						4,500
Gas	1,500						1,500
Sewer	240						240
Total Utilities	7,440	-	-	-	-	-	7,440
Maintenance							
Maintenance - Materials	1,200						1,200
Maint.- Garbage and Trash Removal Contracts	800						800
Maint.- Landscape & Grounds Contracts	900						900
Maint. - Janitorial Contracts	13,767						13,767
Maint. - Misc Contracts	600						600
Total Maintenance	17,267	-	-	-	-	-	17,267
Insurance							
Property Insurance	3,200						3,200
Liability Insurance	6,540						6,540
Workmen's Compensation	6,434		321	48	121	67	6,991
Total Insurance Premium	16,174	-	321	48	121	67	13,531
Total Operating Expenditures	\$ 1,083,812	\$ -	\$ 125,909	\$ 11,452	\$ 13,518	\$ 5,491	\$ 1,234,691
Excess Revenue Over Operating Expenditures	\$ (23,742)	\$ 9,742,815	\$ 197,929	\$ 110,619	\$ 384,322	\$ 141,053	\$ 10,411,943
Housing Assistance Payments							
Housing Assistance Payments		9,717,132	197,832	110,580	384,225	141,000	10,550,769
FSS Escrow Deposits		150,000					150,000
Depreciation expense							
Total Expenditures	\$ 1,083,812	\$ 9,867,132	\$ 323,741	\$ 122,032	\$ 397,743	\$ 146,491	\$ 11,794,460
Excess (Deficiency) of Revenue Over (Under) Expenditures	(23,742)	(124,317)	97	39	97	53	(147,826)
Beginning Balances Operating & HAP reserves	90,000	1,029,500	-	-	-	-	1,119,500
Ending Balance of operating cash & HAP reserves	66,258	905,183	97	39	97	53	971,674

Housing Authority of the City of Columbia, Missouri
Public Housing - AMP 1 Budget
January 1, 2022 - December 31, 2022
FINAL DRAFT 11/16/2021

Description	Downtown
Gross Potential Rent	322,027
Vacancy Loss- Rent	(17,121)
Non-Dwelling Rentals	20,400
Laundry Income	11,023
Other Income-Work Orders	6,509
Total Tenant Revenue	342,838
HUD PHA operating grant	418,487
Capital grants	280,000
Net Operating & Capital Grants	698,487
Investment Income	4,051
Other revenue (Fees for Service)	5,336
Total Other Revenue	9,387
TOTAL REVENUE	1,050,713
Administrative salaries	47,994
FICA/MEDICARE	3,672
Employee-Health Ins.	9,641
Employee-Retirement	2,880
Auditing fees	4,800
Management Fees	66,293
Management Fees CFP	28,000
Book-Keeping Fee	10,260
Advertising and Marketing	-
Office Supplies	1,635
Telephone	3,574
Postage	1,229
Computer/IT Expense	5,129
Memberships & Dues	130
Legal Expense	1,500
Staff Training	4,300
Sundry, Miscellaneous	9,840
Total Operating-Administrative	200,876
Asset Management Fee	14,400
Tenant services - salaries	4,750
FICA/MEDICARE	364
Resident Participation Funds	3,000
Tenant Services - Programs	1,200
Total Tenant Services	9,314
Water	31,160
Sewer	29,528
Electricity	17,175
Gas	12,466
Total Utilities	90,329
Maintenance - Labor	209,722
FICA/MEDICARE	16,044
Employee-Health Ins.	40,025
Employee-Retirement	12,584
Maintenance - Materials	61,072
Maint.-Tools & Equipment	1,545
Maint.-Gasoline	6,180
Maint. - Misc Contracts	1,295
Maint.-Trash Removal Contracts	26,905
Maint.-Heating & Cooling Contracts	1,530
Maint.-Landscape/Grounds Contracts	15,606
Maint. - Unit Turnaround / Restoration Contracts	-
Maint. - Electrical Contracts	5,100
Maint.- Plumbing Contracts	5,100
Maint. - Extermination Contracts	13,332
Maint. - Janitorial Contracts	5,814
Maint.-Vehicles & Equipment	16,091
Total Maintenance	437,945
Protective services - Labor	27,472
FICA/MEDICARE	2,102
Employee-Health Ins.	4,249
Employee-Retirement	1,649
Protective services supplies	240
Total Protective Services	35,712
Property Insurance	38,429
Liability Insurance	5,407
Workmen's Compensation	5,799
All other Insurance	3,213
Total Insurance Premiums	52,848
Other General Expenses	22,279
Payments in lieu of taxes	21,460
Bad debt - tenant rents	4,673
Extra Ordinary Maintenance	6,000
Interest Expense	4,210
Total Other General Expenses	58,622
Total Operating Expenses	900,046
Excess Revenue Over Operating Expenditures	150,666
Depreciation expense	162,273
Principal payments on EPC Loan	20,194
Excess (Deficiency) of Revenue Over (Under) Expenditures	130,472
Vehicles & Maint. Equipment	33,000
Total Fixed Asset Additions	33,000
Cash Flow After Debt Service & Reserves	97,472

Housing Authority of the City of Columbia, Missouri
Administration Budget

Fiscal Year January 1, 2022 - December 31, 2022
FINAL DRAFT 11/16/2021

Description	CHA Affordable Housing Development	CHA Business Activities	Central Office Cost Center
Non-Dwelling Rentals		90,407	
Other Income		10,630	-
Total tenant revenue	-	101,037	-
Management Fees PHA			66,293
Management Fees CFP			28,000
Management Fees HCV			240,252
Mgmt Fees CHALIS & Component Units		263,111	
Asset Management Fee			14,400
Book-Keeping Fees PHA			10,260
Book-Keeping Fees HCV			150,158
Total Fee Revenue	-	263,111	509,363
Investment income - unrestricted	3,285	331,750	5,280
Investment income - restricted		308,661	
Other revenue		3,720	15,000
Total Other Revenue	3,285	644,131	20,280
Total Revenue	\$ 3,285	\$ 1,008,278	\$ 529,643
Administrative salaries	48,684	407,639	358,533
FICA/MEDICARE	3,725	31,185	27,428
Employee-Health Ins.	8,263	55,048	36,778
Employee-Retirement	2,922	24,459	21,512
Auditing Fees	-	4,500	4,500
Advertising and Marketing	200	200	625
Office Supplies	1,000	5,409	7,163
Telephone	1,325	2,560	2,375
Publications			1,150
Postage	100	100	775
Computer/IT Expense	3,288	36,295	37,879
Memberships & Dues	1,000	1,700	2,000
Office Furniture & Equipment			
Legal Expense	1,500		500
Staff Training	2,000	1,000	3,000
Travel			
Sundry, Miscellaneous	1,000	9,201	9,028
Total Operating-Administrative	75,007	579,296	513,246
Water		480	480
Electricity		1,800	1,800
Gas		600	600
Sewer		96	96
Total Utilities	-	2,976	2,976
Maintenance - Materials		480	480
Maintenance- Trash Removal Contracts		320	320
Maintenance- Landscape & Grounds		360	360
Maintenance - Janitorial Contracts	1,060	3,175	3,175
Total Maintenance	1,060	5,175	5,175
Property Insurance		825	825
Liability Insurance			
Workmen's Compensation	974	8,153	7,171
All other Insurance	250	16,500	250
Total Insurance Premiums	1,224	25,478	8,246
Other General Expenses	-	73,502	
Interest Expense		321,852	-
Total Other General Expenses	-	395,354	-
Total Operating Expenses	77,291	1,008,278	529,643
Excess Revenue Over Operating	(74,006)	0	-
Depreciation expense		7,120	
Total Other	-	7,120	-
Total Expenses	\$ 77,291	1,015,398	529,643
Net Operating Income/(Loss)	\$ (74,006)	(7,120)	-
Debt Payments			
Replacement Reserve Deposits			
Replacement Reserve Withdrawals			
Total other financing sources (uses)	-	-	-
Cash Flow After Debt Service & Other Financing Sources (Uses)	(74,006)	-	-

Housing Authority of the City of Columbia, Missouri
CHA Low-Income Services Budget / Fiscal Year January 1 - December 31, 2022
Final Draft - 11/16/2021

Account Description	21st Century CCLC	Child Care Food Program	Summer Food Service Program	CACFP Emergency Program	MAP County Development	HHC	HMUW	ILP(city)	City MAP	Veterans United	MAP Misc	Ambassador Housing	LIHTC Resident Services	MCBaine	General CHALIS	Elimination Column	TOTAL
Federal Grants	138,780	31,136	16,834	7,572													194,322
City Grants								18,000	58,660			51,830					128,490
Other Governmental Grants					130,200	244,639											374,839
Local Grants							50,000										50,000
Rental Income													27,228				27,228
Contributions											3,670						3,670
Other Income										52,134	-		51,417		-	-	103,551
Total Revenues	\$ 138,780	\$ 31,136	\$ 16,834	\$ 7,572	\$ 130,200	\$ 244,639	\$ 50,000	\$ 18,000	\$ 58,660	\$ 52,134	\$ 3,670	\$ 51,830	\$ 51,417	27,228	\$ -	\$ -	\$ 882,100

Salaries, Director					12,548	-	3,137	-	4,392	3,203					1,817		25,097
Salaries, HR															4,788		4,788
Salaries, Prog. Coordinator-MAP-JB	24,040				24,040												48,080
Salaries, Prog. Coordinator-JE	4,888	3,422	1,466				34,216										43,992
Salaries, Case Managers							89,920										89,920
Salaries, Case Managers PT							25,004										25,004
Salaries, Case Managers ILP								7,945					20,555				28,500
Salaries, Assist. Prog. Coordinators-MF					39,520												39,520
Salaries, Program Assistants PT MAP	27,142	7,896	3,384				30,337		35,898	37,331	3,347						145,335
Salaries, Accounting	5,224	4,179	4,179				5,224	5,224	5,224	5,224					17,762		52,240
Salaries, LIHTC Resident Services													9,984				9,984
Salaries, Ambassador housing												37,128					37,128
FICA -Director	-	-	-		960	-	240	-	336	245	-	-	-	-	139	-	1,920
FICA- HR	-	-	-		-	-	-	-	-	-	-	-	-	-	366	-	366
FICA/MEDICARE-MAP-JB	1,839	-	-		1,839	-	-	-	-	-	-	-	-	-	-	-	3,678
FICA/MEDICARE-JE	374	262	112		-	2,618	-	-	-	-	-	-	-	-	-	-	3,365
FICA/MEDICARE-Case Managers	-	-	-		-	6,879	-	-	-	-	-	-	-	-	-	-	6,879
FICA/MEDICARE-Case Managers PT	-	-	-		-	1,913	-	-	-	-	-	-	-	-	-	-	1,913
FICA/MEDICARE-Case Managers ILP	-	-	-		-	-	-	608	-	-	-	-	1,572	-	-	-	2,180
FICA/MEDICARE - Asst Coor	-	-	-		3,023	-	-	-	-	-	-	-	-	-	-	-	3,023
FICA/MEDICARE PT MAP	2,076	604	259		-	-	2,321	-	2,746	2,856	256	-	-	-	-	-	11,118
FICA/MEDICARE-Accounting	400	320	320		-	-	400	400	400	400	-	-	-	-	1,359	-	3,996
FICA/MEDICARE-LIHTC Resident Services	-	-	-		-	-	-	-	-	-	-	-	764	-	-	-	764
FICA/MEDICARE-Ambassador Housing												2,840					2,840
Health Insurance - Director					2,372		593		830	605					343		4,744
Health Insurance - HR															26		26
Health Insurance-MAP-JB	4,467				4,467												8,934
Health Insurance-JE	831	582	249			5,817									-		7,480
Health Insurance-Case Managers						19,832											19,832
Health Insurance-Case Managers ILP								2,364					6,118				8,482
Health Insurance- Asst Coor					8,427												8,427
Health Insurance-Accounting	850	680	680					850	850	850	850				2,890		8,500
Health Insurance-LIHTC Resident Services													889				889
Health Insurance-Ambassador Housing												8,891					8,891

Housing Authority of the City of Columbia, Missouri
CHA Low-Income Services Budget / Fiscal Year January 1 - December 31, 2022
Final Draft - 11/16/2021

Account Description	21st Century CCLC	Child Care Food Program	Summer Food Service Program	CACFP Emergency Program	MAP County Development	HHC	HMUW	ILP(city)	City MAP	Veterans United	MAP Misc	Ambassador Housing	LIHTC Resident Services	McBaine	General CHALIS	Elimination Column	TOTAL	
Retirement Benefits- Director					753	-	188		264	192				-	109	-	1,506	
Retirement Benefits- HR															287		287	
Retirement Benefits, Coord MAP-JB	405				405												810	
Retirement Benefits-JE	293	205	88		-	2,053	-	-	-	-	-	-	-	-	-	-	2,640	
Retirement Benefits-Case Managers	-	-	-		-	5,395	-	-	-	-	-	-	-	-	-	-	5,395	
Retirement Benefits Asst Coor					2,371												2,371	
Retirement Benefits-Accounting	313	251	251		-	-	313	313	313	313	-	-	-	-	1,066	-	3,134	
Retirement Benefits-LIHTC Resident Services													599				599	
Retirement Benefits-Ambassador Housing												2,228					2,228	
Workers Comp Ins.-Director	-	-	-		251	-	63		88	64	-				36	-	502	
Workers Comp Ins.-HR	-	-	-		-	-	-	-	-	-	-				96	-	96	
Workers Comp Ins.-MAP-JB	481	-	-		481	-	-	-	-	-	-				-	-	962	
Workers Comp Ins.-JE	98	68	29		-	684	-	-	-	-	-				-	-	880	
Workers Comp Ins.-Case Manager	-	-	-		-	1,798	-	-	-	-	-				-	-	1,798	
Workers Comp Ins.-Case Manager PT						500	-	-									500	
Workers Comp Ins.-Case Manager ILP								159					411				570	
Workers Comp Ins. Asst Coor	-	-	-		790	-	-	-	-	-	-				-	-	790	
Workers Comp Ins.- PT MAP	543	158	68		-	-	607	-	718	747	67				-	-	2,907	
Workers Comp Ins.-Accounting	104	84	84		-	-	104	104	104	104	-				355	-	1,045	
Workers Comp Ins.-LIHTC Resident Services													200				200	
Workers Comp Ins.-Ambassador Housing												743					743	
Property Mgmt Fees to CHA Bus. Act.														1,500			1,500	
Audit Fees															4,500		4,500	
Sundries					2,560										5,577		8,137	
Office Supplies															500		500	
Telephone					2,000	3,000											5,000	
Computer/IT Expenses					3,075	3,332									1,518		7,925	
advertising / marketing															500		500	
Travel Expense	1,440																1,440	
Staff Training	1,416				3,000	3,500								1,000			8,916	
Media Campaigns/FUNDRAISING															500		500	
Contracted Services for Individuals	46,919																46,919	
Program Activities/Supplies	8,027	12,426	5,665	7,572	12,662	20,427	5,623	33	6,497	-							78,932	
Memberships & Dues															100		100	
Property & Liability Insurance														2,020	4,033		6,053	
Vehicle Insurance															3,036		3,036	
Vehicle Maintenance															2,500		2,500	
Vehicle Fuel															1,198		1,198	
McBaine - Maint. Materials														1,740			1,740	
McBaine - Snow Removal														206			206	
McBaine - Grounds Maint.														1,900			1,900	
PILOT														2,800			2,800	
Admin Fees / Chalis Expenses	6,609				4,655	17,751							10,325			(39,340)	-	
Total Expenditures	138,780	31,136	16,834	7,572	130,200	244,639	50,000	18,000	58,660	52,134	3,670	51,830	51,417	11,166	55,402	(39,340)	882,100	
Excess (Deficiency) of Revenue Over (Under) Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,062	\$ (55,402)	\$ 39,340	\$ -

Housing Authority of the City of Columbia, Missouri
Low-Income Housing Tax Credit Budgets
 January 1, 2022 - December 31, 2022
 FINAL DRAFT 11/16/2021

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	TOTAL LIHTC
Gross Potential Rent	363,197	222,200	560,180	1,062,264	1,897,548	196,650	4,302,039
Vacancy Loss- Rent	(7,264)	(4,444)	(11,204)	(10,623)	(18,975)	(1,967)	(54,477)
Loss to Lease	(3,632)	(2,222)	(5,602)	(15,934)	(23,719)	(1,967)	(53,076)
Non-Dwelling Rentals			21,540		51,962		73,502
Laundry Income			4,475	19,678	28,828	2,443	55,424
Other Income-Work Orders	2,230	919	13,551	3,969	13,399	1,081	35,149
Total Tenant Revenue	354,531	216,453	582,940	1,059,354	1,949,043	196,240	4,358,561
Other Fees (Fees for Service)	1,739	500	6,138	1,256	3,859	1,000	14,492
Total Fee Revenue	1,739	500	6,138	1,256	3,859	1,000	14,492
Investment income - unrestricted	607	607	931	1,283	5,238	290	8,956
Investment income - restricted	190	117	586	1,051	769	163	2,876
Other Revenue							-
Total Other Revenue	797	724	1,517	2,334	6,007	453	11,832
TOTAL REVENUE	357,066	217,677	590,595	1,062,944	1,958,909	197,693	\$ 4,384,885
Administrative salaries	27,579	17,254	36,414	89,777	150,571	11,378	332,973
FICA/MEDICARE	2,110	1,320	2,786	6,868	11,519	871	25,474
Employee-Health Ins.	5,617	3,532	7,400	17,741	28,870	2,337	65,497
Employee-Retirement	1,655	1,035	2,185	5,387	9,034	683	19,979
Auditing fees	14,400	14,400	10,300	14,400	13,400	8,250	75,150
Management Fees-CHA BA	21,376	13,017	35,345	63,637	117,174	9,862	260,411
Management Fees-Other	8,442	8,442	8,696	8,696	8,957	8,957	52,190
Trustee Fee	-	-	3,300	3,500	4,240	3,180	14,220
Advertising and Marketing	50	50	50	50	100	50	350
Office Supplies	300	200	1,160	2,077	2,370	200	6,307
Telephone	2,151	927	2,262	3,028	6,749	2,633	17,750
Postage	193	177	488	372	561	159	1,950
Computer/IT Expense	2,673	1,350	5,348	10,924	19,098	888	40,281
Memberships & Dues	140	80	140	300	540	60	1,260
Office Furniture	1,500	-	-	-	-	-	1,500
Legal Expense	300	150	300	500	2,069	200	3,519
Staff Training	700	328	534	761	2,002	177	4,502
Sundry, Miscellaneous	637	387	831	1,826	4,170	308	8,159
Professional Services (compliance)	683	143	660	1,095	2,295	255	5,131
Total Operating-Administrative	90,506	62,792	118,199	230,939	383,719	50,448	936,603
Tenant services - salaries	2,201	1,390	-	43,680	55,507	-	102,778
FICA/MEDICARE	169	107	-	3,342	4,247	-	7,865
Employee-Health Ins.	-	-	-	8,025	7,875	-	15,900
Employee-Retirement	132	83	-	2,621	3,330	-	6,166
Computer Labs				2,385	3,323		5,708
Resident Participation Funds	1,350	900	1,900	3,675	7,100		14,925
Tenant Services	11,252	6,787	17,899	11,680	33,872		81,490
Total Tenant Services	15,104	9,267	19,799	75,408	115,254	-	234,832

Housing Authority of the City of Columbia, Missouri
Low-Income Housing Tax Credit Budgets
 January 1, 2022 - December 31, 2022
 FINAL DRAFT 11/16/2021

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	TOTAL LIHTC
Water	11,611	7,600	21,949	17,990	63,093	2,518	124,761
Sewer	11,077	7,315	18,276	11,693	46,075	1,913	96,349
Electricity	5,643	2,257	9,916	106,035	151,159	11,990	287,000
Gas	2,337	644	2,791	6,615	13,042	4,367	29,796
Total Utilities	30,668	17,816	52,932	142,333	273,369	20,788	537,906
Maintenance - Labor	32,581	10,861	34,424	97,366	156,629	11,475	343,336
FICA/MEDICARE	2,493	831	2,634	7,449	11,983	878	26,268
Employee-Health Ins.	7,971	2,657	7,980	18,418	38,359	2,660	78,045
Employee-Retirement	1,955	652	2,066	5,842	9,398	689	20,602
Maintenance - Materials	7,858	6,121	33,825	31,803	68,847	6,576	155,030
Maint.-Tools & Equipment	150	100	823	631	583	500	2,787
Maint.-Gasoline	596	232	346	126	741	75	2,116
Maint. - Misc Contracts	4,152	1,506	11,084	8,682	17,163	3,904	46,491
Maint.-Trash Removal Contracts	12,608	7,949	16,583	26,730	43,937	4,728	112,535
Maint.-Heating & Cooling Contracts	1,000	500	5,352	1,835	3,990	1,000	13,677
Maint.-Snow Removal Contracts						1,000	1,000
Maint.-Elevator Maintenance Contracts				16,536	14,249		30,785
Maint.-Landscape/Grounds Contracts	5,814	3,672	5,406	2,295	14,777	1,377	33,341
Maint.- Electrical Contracts	150	100	250	991	1,000	100	2,591
Maint.- Plumbing Contracts	150	200	3,153	749	500	100	4,852
Maint.- Extermination Contracts	6,143	3,325	9,301	31,852	18,429	906	69,956
Maint.-Vehicles & Equipment	3,750	1,182	1,667	2,441	10,178	199	19,417
Total Maintenance	87,371	39,888	134,894	253,746	410,763	36,167	962,829
Protective services - Labor						5,802	5,802
FICA/MEDICARE						444	444
Employee-Health Ins.						898	898
Employee-Retirement						349	349
Protective services supplies						100	100
Total Protective Services	-	-	-	-	-	7,593	7,593
Property Insurance	30,953	20,295	50,661	32,244	65,356	10,286	209,795
Workmen's Compensation	1,248	591	1,417	4,617	7,255	574	15,702
All other Insurance	513	185	922	818	1,645	180	4,263
Total Insurance Premiums	32,714	21,071	53,000	37,679	74,256	11,040	229,760

Housing Authority of the City of Columbia, Missouri
Low-Income Housing Tax Credit Budgets
January 1, 2022 - December 31, 2022
FINAL DRAFT 11/16/2021

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	TOTAL LIHTC
Amortized Loan Cost	626	525	15,642	10,171	11,404	6,323	44,691
Taxes	18,891	12,965	21,491	28,305	56,609	7,181	145,442
Bad debt - tenant rents	1,524	866	3,620	3,535	23,914	1,841	35,300
Interest Expense payable from cash flow	15,215	32,108	80,981	110,583	251,598		490,485
Interest Expense-Mortgage	7,758	-	41,842	68,406	198,413	8,723	325,142
Total Other General Expenses	44,014	46,464	163,576	221,000	541,938	24,068	1,041,059
Total Operating Expenses	300,377	197,298	542,400	961,105	1,799,299	150,104	\$ 3,950,583
Excess Revenue Over Operating Expenditures	56,689	20,379	48,195	101,840	159,610	47,589	\$ 434,302
Amortization of Tax Credit Fees	5,691	2,724	4,323	8,645	15,888	1,845	39,116
Depreciation expense	297,743	161,504	225,293	487,090	787,838	123,324	2,082,792
Total Other	303,434	164,228	229,616	495,735	803,726	125,169	2,121,908
Excess (Deficiency) of Revenue Over (Under) Expenditures	(246,745)	(143,849)	(181,421)	(393,895)	(644,116)	(77,580)	\$ (1,687,606)
Principal Payments	(5,298)	-	(38,393)	(59,014)	(70,000)	(11,008)	(183,713)
Replacement Reserve Deposits	(24,195)	(16,232)	(37,780)	(67,495)	(96,613)	(8,890)	(251,205)
Replacement Reserve Withdrawals	-		10,000	45,000	50,000		105,000
Operating Reserves Deposits							-
Operating Reserves Withdrawals							-
Total other financing sources (uses)	(24,195)	(16,232)	(27,780)	(22,495)	(46,613)	(8,890)	(146,205)
Land Purchases							-
Dwelling Building Enhancements	-			45,000	50,000		95,000
Non-Dwelling Building Enhancements							-
Furniture & Equip.-Dwelling							-
Furniture & Equipment-Non-Dwelling							-
Furniture & Equipment-Administrative Purchases							-
504 Enhancements, Dwelling							-
Infrastructure Purchases							-
Vehicles & Maint. Equipment							-
Total Fixed Asset Additions	-	-	-	45,000	50,000	-	\$ 95,000
Cash Flow After Debt Service	51,479	45,222	90,641	108,280	269,196	46,151	610,970
Security Services to be paid from cash flow							
Salaries	12,798	8,190	17,405	33,786	65,182		137,361
FICA/MEDICARE	980	627	1,332	2,585	4,987		10,511
Employee-Health Ins.	1,980	1,267	2,692	5,225	10,081		21,245
Employee-Retirement	768	492	1,045	2,028	3,911		8,244
W/C	256	164	349	676	1,304		2,749
Protective services supplies	108	72	152	294	568		1,194
Security Services paid from cash flow	16,890	10,812	22,975	44,594	86,033		181,304
Projected Interest Expense payable from cash flow	15,215	25,968	58,970	54,990	174,206		329,350

Housing Authority of the City of Columbia, Missouri

Agency Wide Budget

Fiscal Year January 1, 2022 - December 31, 2022

FINAL DRAFT 11/16/2021

Description	Downtown Public Housing	Total LIHTC Properties	LIHTC General Partners	Housing Choice Vouchers	Emergency Housing Vouchers	Mainstream Vouchers	Continuum of Care	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	CHA Affordable Housing Development	CHA Business Activities	Central Office Cost Center	Elimination	Total
Net tenant rental revenue	\$ 322,027	\$ 1,796,679								\$ 27,228	15,000					\$ 2,160,934
HAP Assistance	\$ -	\$ 2,505,360													\$ (2,505,360)	\$ -
Vacancy Loss- Rent	(17,121)	(54,477)														(71,598)
Loss to Lease		(53,076)														(53,076)
Non-Dwelling Rentals	20,400	73,502											90,407		(73,502)	110,807
Other Income	-	-											10,630		(10,630)	-
Laundry Income	11,023	55,424														66,447
Other Income-Work Orders	6,509	35,149														41,658
Total tenant revenue	342,838	4,358,561	-	-	-	-	-	-	-	27,228	15,000	-	101,037	-	(2,589,492)	2,255,172
Housing assistance payments				9,741,615	197,832	110,580	384,225	141,000								10,575,252
Ongoing administrative fees earned				1,052,870	26,006	11,491	13,615	5,544								1,109,526
Other Federal Grants										194,322						194,322
HUD PHA operating grants	418,487				100,000				190,786							709,273
Capital grants	280,000															280,000
Total Federal Grants	698,487	-	-	10,794,485	323,838	122,071	397,840	146,544	190,786	194,322	-	-	-	-	-	12,868,373
Capital grants																-
Management Fees PHA														66,293	(66,293)	-
Management Fees CFP														28,000	(28,000)	-
Management Fees HCV														240,252	(240,252)	-
Mgmt Fees CHALIS & Component Units													263,111		(263,111)	-
Asset Management Fee														14,400	(14,400)	-
Book-Keeping Fees PHA														10,260	(10,260)	-
Book-Keeping Fees HCV														150,158	(150,158)	-
Fees for Service	5,336	14,492													(19,828)	-
Developer Fees																-
Total Fee Revenue	5,336	14,492	-	-	-	-	-	-	-	-	-	-	263,111	509,363	(792,302)	-
Other Grants/Income										553,329						553,329
Investment income - unrestricted	4,051	8,956		6,000							661	3,285	331,750	5,280	(314,135)	45,848
Investment income - restricted		2,876											308,661		(308,661)	2,876
Fraud recovery-unrestricted				1,200												1,200
Fraud recovery-restricted				1,200												1,200
Other revenue			174,234							107,221			3,720	15,000	(189,234)	110,941
Gain or loss on sale of fixed assets																-
Total Other Revenue	4,051	11,832	174,234	8,400	-	-	-	-	-	660,550	661	3,285	644,131	20,280	(812,030)	715,394
Total Revenue	\$ 1,050,713	\$ 4,384,885	\$ 174,234	\$ 10,802,885	\$ 323,838	\$ 122,071	\$ 397,840	\$ 146,544	\$ 190,786	\$ 882,100	\$ 15,661	\$ 3,285	\$ 1,008,278	\$ 529,643	\$ (4,193,823)	\$ 15,838,940
Administrative salaries	47,994	332,973		321,722	6,047	2,419	6,047	3,326		57,028		48,684	407,639	358,533		1,592,412
FICA/MEDICARE	3,672	25,474		24,612	463	186	463	255		4,363		3,725	31,185	27,428		121,826
Employee-Health Ins.	9,641	65,497		56,768	1,561	625	1,561	859		8,526		8,263	55,048	36,778		245,127
Employee-Retirement	2,880	19,979		19,304	363	146	363	200		3,422		2,922	24,459	21,512		95,550
Auditing Fees	4,800	75,150		40,000						4,500	144		4,500	4,500		133,594
Management Fees-COCC	66,293	260,411		240,252						1,500	1,200				(569,656)	-
Management Fees -Others	28,000	66,410													(28,000)	66,410
Accounting/Book-Keeping Fees	10,260			150,158											(160,418)	-
Advertising and Marketing		350		2,000						1,000		200	200	625		4,375
Office Supplies	1,635	6,307		2,100	200	100	200	50	2,500	500		1,000	5,409	7,163		27,163
Telephone	3,574	17,750		3,210					600	5,000		1,325	2,560	2,375		36,394
Publications														1,150		1,150

Housing Authority of the City of Columbia, Missouri

Agency Wide Budget

Fiscal Year January 1, 2022 - December 31, 2022

FINAL DRAFT 11/16/2021

Description	Downtown Public Housing	Total LIHTC Properties	LIHTC General Partners	Housing Choice Vouchers	Emergency Housing Vouchers	Mainstream Vouchers	Continuum of Care	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	CHA Affordable Housing Development	CHA Business Activities	Central Office Cost Center	Elimination	Total
Postage	1,229	1,950		13,950	400	100	400	50	-	-	12	100	100	775		19,066
Computer/IT Expense	5,129	40,281		40,000	900	325	900	160	1,800	7,925	-	3,288	36,295	37,879		174,882
Memberships & Dues	130	1,260		500						100	-	1,000	1,700	2,000		6,690
Office Furniture & Equipment	-	1,500		-					-	-	-					1,500
Legal Expense	-	3,519		-							-	1,500		500		5,519
Staff Training	1,500	4,502		6,500	-		-	-	4,100	8,916	-	2,000	1,000	3,000		31,518
Travel	4,300	-		-	-		-	-	-	1,440	-					5,740
Sundry, Miscellaneous	-	8,159		42,000	939	6,403	113	74	1,568	8,137	130	1,000	9,201	9,028		86,753
Port-Out Admin Fees		-		5,600												5,600
Professional Services (compliance/inspection)	9,840	5,131		74,255	3,350	1,100	3,350	450								97,476
Total Operating-Administrative	200,876	936,603	-	1,042,931	14,223	11,404	13,397	5,424	10,568	112,357	1,486	75,007	579,296	513,246	(758,074)	2,758,744
Asset Management Fee	14,400														(14,400)	-
Tenant services - salaries	4,750	102,778			10,000				135,696	492,560	-					745,784
FICA/MEDICARE	364	7,865			765				10,381	37,681	-					57,056
Employee-Health Ins.	-	15,900							23,285	67,678	-					106,863
Employee-Retirement	-	6,166			600				8,142	15,548	-					30,456
TV Cable Services & Computer Labs	-	5,708														5,708
Resident Participation Funds	3,000	14,925														17,925
Tenant Services - Other	1,200	81,490			100,000				-	125,851	-					308,541
Total Tenant Services	9,314	234,832	-	-	111,365	-	-	-	177,504	739,318	-	-	-	-	-	1,272,333
Water	31,160	124,761		1,200						-	185		480	480		158,266
Electricity	29,528	96,349		4,500						-	330		1,800	1,800		134,307
Gas	17,175	287,000		1,500							578		600	600		307,453
Sewer	12,466	29,796		240							271		96	96		42,965
Total Utilities	90,329	537,906	-	7,440	-	-	-	-	-	-	1,364	-	2,976	2,976	-	642,991
Maintenance - labor	209,722	343,336									-					553,058
FICA/MEDICARE	16,044	26,268									-					42,312
Employee-Health Ins.	40,025	78,045									-					118,070
Employee-Retirement	12,584	20,602									-					33,186
Maintenance - Materials	61,072	155,030		1,200						1,740	520		480	480		220,522
Maintenance - Tools & Equipment	1,545	2,787									-					4,332
Maintenance - Gasoline	6,180	2,116								1,198	-					9,494
Maintenance- Trash Removal Contracts	1,295	112,535		800						-	-		320	320		115,270
Maintenance- Heating & Cooling Contracts	26,905	13,677									-					40,582
Maintenance- Snow Removal Contracts	1,530	1,000								206	-					2,736
Maintenance- Elevator Maintenance	-	30,785									-					30,785
Maintenance- Landscape & Grounds	-	33,341		900						1,900	2,545		360	360		39,406
Maint.- Unit Turnaround/Restoration	15,606	-								-	-					15,606
Maintenance- Electrical Contracts	-	2,591									-					2,591
Maintenance- Plumbing Contracts	5,100	4,852									-					9,952
Maintenance- Extermination Contracts	5,100	69,956								-	304					75,360
Maintenance - Janitorial Contracts	13,332	-		13,767							-	1,060	3,175	3,175		34,509
Maintenance - Misc Contracts	5,814	46,491		600						-	600		240	240	(19,828)	34,157
Maintenance-Vehicles	16,091	19,417							2,500		-		600	600	(10,630)	28,578
Total Maintenance	437,945	962,829	-	17,267	-	-	-	-	-	7,544	3,969	1,060	5,175	5,175	(30,458)	1,410,507
Protective services - labor	27,472	5,802	137,361													170,635
FICA/MEDICARE	2,102	444	10,511													13,057
Employee-Health Ins.	4,249	898	21,245													26,392
Employee-Retirement	1,649	349	8,244													10,242
Protective services - other	240	100	1,194													1,534
Total Protective Services	35,712	7,593	178,555	-	-	-	-	-	-	-	-	-	-	-	-	220,326

Housing Authority of the City of Columbia, Missouri

Agency Wide Budget

Fiscal Year January 1, 2022 - December 31, 2022

FINAL DRAFT 11/16/2021

Description	Downtown Public Housing	Total LIHTC Properties	LIHTC General Partners	Housing Choice Vouchers	Emergency Housing Vouchers	Mainstream Vouchers	Continuum of Care	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	CHA Affordable Housing Development	CHA Business Activities	Central Office Cost Center	Elimination	Total
Property Insurance	38,429	209,795		3,200						2,020	640		825	825		255,734
Liability Insurance	5,407	-		6,540						4,033	82					16,062
Workmen's Compensation	5,799	15,702	2,748	6,434	321	48	121	67	2,714	10,992	-	974	8,153	7,171		61,244
All other Insurance	3,213	4,263		-						3,036	24	250	16,500	250		27,536
Total Insurance Premiums	52,848	229,760	2,748	16,174	321	48	121	67	2,714	20,081	746	1,224	25,478	8,246	-	360,576
Other General Expenses	22,279	-									-	-	73,502		(88,502)	7,279
Payments in lieu of taxes	21,460	44,691								2,800	1,364					70,315
Real Estate Taxes		145,442														145,442
Bad debt - tenant rents	4,673	35,300									-					39,973
Extraordinary Maintenance/Other	6,000	-									-					6,000
Interest Expense payable from cash flow		490,485									-				(490,485)	-
Interest Expense	4,210	325,142											321,852	-	(321,852)	329,351
Total Other General Expenses	58,622	1,041,059	-	-	-	-	-	-	-	2,800	1,364	-	395,354	-	(900,838)	598,360
Total Operating Expenses	\$ 900,046	\$ 3,950,583	\$ 181,303	\$ 1,083,812	\$ 125,909	\$ 11,452	\$ 13,518	\$ 5,491	190,786	\$ 882,100	8,928	77,291	1,008,278	529,643	\$ (1,703,770)	\$ 7,263,837
Excess Revenue Over Operating	\$ 150,666	\$ 434,302	\$ (7,069)	\$ 9,719,073	\$ 197,929	\$ 110,619	\$ 384,322	\$ 141,053	-	\$ (0)	6,733	(74,006)	0	-	\$ (2,490,053)	\$ 8,575,103
Housing Assistance Payments	-	-		9,717,132	197,832	110,580	384,225	141,000							(2,505,360)	8,045,409
FSS Escrow Deposits				150,000												150,000
Amortization of Tax Credit Fees		39,116														39,116
Depreciation expense	162,273	2,082,792		-						17,412	3,400		7,120			2,272,997
Total Other	162,273	2,121,908		9,867,132	197,832	110,580	384,225	141,000	-	17,412	3,400	-	7,120	-	(2,505,360)	10,507,522
Total Expenses	\$ 1,062,319	\$ 6,072,491	\$ 181,303	\$ 10,950,944	\$ 323,741	\$ 122,032	\$ 397,743	\$ 146,491	\$ 190,786	\$ 899,512	\$ 12,328	\$ 77,291	1,015,398	529,643	\$ (4,209,130)	\$ 17,771,359
Net Operating Income/(Loss)	\$ (11,607)	\$ (1,687,606)	\$ (7,069)	\$ (148,059)	\$ 97	\$ 39	\$ 97	\$ 53	\$ -	\$ (17,412)	\$ 3,333	\$ (74,006)	(7,120)	-	\$ 15,307	\$ (1,932,419)
Debt Payments	(20,194)	(183,713)														(203,907)
Replacement Reserve Deposits	-	(251,205)														(251,205)
Replacement Reserve Withdrawals		105,000														
Total other financing sources (uses)	(20,194)	(329,918)		-	-	-	-	-	-	-	-	-	-	-	-	(350,112)
Cash Flow After Debt Service & Other Financing Sources (Uses)	\$ 170,860	\$ 104,384	\$ (7,069)	\$ (148,059)	\$ 97	\$ 39	\$ 97	\$ 53	-	\$ -	6,733	(74,006)	-	-	\$ 15,307	\$ 544,485
Land Purchases	-	-														-
Dwelling Building Enhancements	-	95,000														95,000
Non-Dwelling Building Enhancements	-	-														-
Furniture & Equip.-Dwelling	-	-														-
Furniture & Equipment-Non-Dwelling	-	-														-
Furniture & Equipment-Administrative	-	-														-
504 Enhancements, Dwelling	-	-														-
Infrastructure Purchases	-	-														-
Vehicles & Maint. Equipment	33,000	-														33,000
Total Assets Additions	33,000	95,000	-	-	-	-	-	-	-	-	-	-	-	-	-	128,000
Net Change in Operating Funds	137,860	9,384	(7,069)	(148,059)	97	39	97	53	-	-	6,733	(74,006)	-	-	15,307	416,485



Housing Authority of the City of Columbia, Missouri

Board Resolution Staff Memo

To: Board of Commissioners

From: Randy Cole, CEO

Date: November 16, 2021

RE: **Resolution 2885:** To Approve the Columbia Housing Authority's Agency-Wide Budget for FYE2022 Including the FYE2022 Annual Budgets for the Columbia Housing Authority's Voucher programs, the Columbia Housing Authority's 120 Public Housing units, the Columbia Housing Authority's Low-Income Housing Tax Credit Properties and the Columbia Housing Authority's 501(c)3 Nonprofit, CHA Low-Income Services, Inc.

Attached is a staff memo from the Director of Finance outlining the budgets and basic assumptions used to develop the following budgets for FYE2022:

- CHA Agency-Wide Budget;
- Voucher program Budgets;
- Public Housing budget for AMP 1;
- CHA Budgets for the following low-income housing tax credit properties;
 - Mid-Missouri Veteran's Campus
 - Stuart Parker with Paquin Tower Apartments
 - Bear Creek Apartments
 - Oak Towers Apartments
 - Bryant Walkway Apartments
 - Bryant Walkway II Apartments
- CHA Low-Income Services, Inc. (CHALIS)

The attached budgets for FYE2022 include the Annual Budgets for the Columbia Housing Authority's Voucher programs, the Columbia Housing Authority's 120 Public Housing units, the Columbia Housing Authority's Low-Income Housing Tax Credit Properties and the Columbia Housing Authority's 501(c)3 Nonprofit, CHA Low-Income Services, Inc.

CEO Recommendation: Adopt Resolution 2885 approving the Columbia Housing Authority's Agency-Wide Budget for FYE2022 Including the FYE2022 Annual Budgets for the Columbia Housing Authority's Voucher programs, the Columbia Housing Authority's 120 Public Housing units, the Columbia Housing Authority's Low-Income Housing Tax Credit Properties and the Columbia Housing Authority's 501(c)3 Nonprofit, CHA Low-Income Services, Inc.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2885

To Approve the Columbia Housing Authority's Agency-Wide Budget for FY 2022 Including the FY 2022 Annual Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit Properties and the Columbia Housing Authority's 501(c)3 Nonprofit, CHA Low-Income Services, Inc.

WHEREAS, The Columbia Housing Authority (CHA) has developed an agency-wide budget for FYE2022; and

WHEREAS, The CHA has also developed annual FYE2022 budgets for its six low-income housing tax credit properties; and

WHEREAS, The CHA Board of Commissioners also serves as the Board of Directors for the CHA's 501(c)3 nonprofit organization, CHA Low-Income Services, Inc. and as such has also developed the annual budget for FYE2022 for CHA Low-Income Services, Inc.

WHEREAS, The Columbia Housing Authority (CHA) has developed the CHA's Operating Fund Budget and Capital Fund Budget for the CHA's remaining 120 units of Public Housing; and

WHEREAS, The Columbia Housing Authority (CHA) has developed the CHA's Housing Choice Voucher Budget; and

WHEREAS, The attached budgets for FYE2022 include the CHA's Agency-Wide Budget, budgets for the CHA's low-income housing tax credit properties, and the budget for CHA Low-Income Services, Inc.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution #2885 approving the Columbia Housing Authority's Agency-Wide Budget for FYE2022 including the FYE2022 annual budgets for the Columbia Housing Authority's low-income housing tax credit properties and the Columbia Housing Authority's 501(c)3 nonprofit, CHA Low-Income Services, Inc. as attached hereto and made a part hereof.

Bob Hutton, Chair

Randy Cole, Secretary

Adopted November 16, 2021



Columbia

Housing Authority

Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 16, 2021

Re: Resolution 2886: Consideration of the CHA Employee Benefits Package for FY January 1, 2022 through December 31, 2022

Executive Summary

This report provides a summary of the recommended CHA Employee Benefits Package for FY 2022 through December 31, 2022.

Discussion

The CHA Board of Commissioners Considers and approves an annual employee benefits packet each year as a part of the budget. The CHA CEO, Finance Director and Human Resources Manager met with Sundvold Financial Group to consider options to meet employee and CHA needs. CHA staff is recommending going with Renewal Option II PPO BU9C for FY 2022. This option is close to cost neutral to CHA, while remaining with the current plan would have resulted in 4% increase in annual costs to CHA and monthly employee costs. Renewal option II does have an increased out of pocket maximum, however there are no limits on visits and copays are less than the previous plan. After reviewing employee data and cost data with Sundvold, CHA staff recommends Renewal II PPO BU9C for CHA's Employee Benefits package for health care options in FY 2022.

There were no ancillary renewal changes in costs for dental, voluntary vision, Basic Life & AD&D, Voluntary Life, Voluntary Short-Term Disability, or Long-Term Disability, therefore staff is not recommending any changes to these benefits.

Suggested Commission Action

Review and approve the FY 2022 Benefits Package and change to Medical Plan Renewal II PPO BU9C.

Columbia Housing Authority

January 1, 2022 Renewal Premium Strategies

Current Contributions - 90% EE and 40% DEP	# enrolled	Current PPO	CHA Pays (Monthly)	EE Pays (Monthly)	EE Pays (Per Pay Period)
EE	44	\$678.40	\$610.56	\$67.84	\$33.92
ES	4	\$1,424.64	\$909.06	\$515.58	\$257.79
EC	7	\$1,221.13	\$827.65	\$393.48	\$196.74
FAM	1	\$2,035.20	\$1,153.28	\$881.92	\$440.96
Total Monthly		\$46,131.27	\$37,447.71		
Total Annually		\$553,575.24	\$449,372.50		
% of premiums pd by CHA			81.18%		

1) REVISED Renewal I - RENEWING AS IS Employer contribution - based on current 90% EE and 40% DEP

	REVISED Renewal I PPO BU9S	CHA Pays (Monthly)	EE Pays (Monthly)	EE Difference from current (Monthly)
EE	\$705.54	\$634.99	\$70.55	\$2.71
ES	\$1,481.63	\$945.42	\$536.21	\$20.62
EC	\$1,269.98	\$860.76	\$409.22	\$15.74
FAM	\$2,116.62	\$1,199.42	\$917.20	\$35.28
Renewal %	4.00%			

2) REVISED Renewal II PPO (BU9C) and REVISED Renewal III HSA (AEZL) Employer contribution strategy - CHA bases budget based on Renewal II PPO only. HDHP is difference of CHA budget and premiums with any additional difference going into EE's HSA account.

	REVISED Renewal II PPO BU9C	CHA Pays (Monthly)	EE Pays (Monthly)	EE Difference from current (Monthly)	REVISED Renewal III HDHP AEZL	CHA Pays (Monthly)	EE Pays (Monthly)	EE Difference from current (Monthly)	ER HSA Contribution (Monthly)	ER HSA Contribution (Annually)	EE PPO vs HDHP (Monthly)	EE PPO vs HDHP (Annually)
EE	\$680.91	\$612.82	\$68.09	\$0.25	\$603.20	\$612.82	\$0.00	-\$67.84	\$9.62	\$115.44	\$68.09	\$817.09
ES	\$1,429.91	\$912.42	\$517.49	\$1.91	\$1,266.72	\$912.42	\$354.30	-\$161.28	\$9.62	\$115.44	\$163.19	\$1,958.28
EC	\$1,225.65	\$830.72	\$394.94	\$1.46	\$1,085.77	\$830.72	\$255.06	-\$138.32	\$9.62	\$115.44	\$139.88	\$1,678.56
FAM	\$2,042.73	\$1,157.55	\$885.18	\$3.26	\$1,809.60	\$1,157.55	\$652.05	-\$229.37	\$9.62	\$115.44	\$233.13	\$2,797.56
Renewal %	0.37%											

3) REVISED Renewal II PPO (BU9C) and REVISED Renewal III HSA (AEZL) (Budget based on Renewal I PPO) Employer contribution strategy - CHA bases budget off what renewal would have been without plan changes (see #1 above). HDHP is buy-down option with any additional premium different going into EE's HSA account.

	REVISED Renewal II PPO BU9C	CHA Pays (Monthly)	EE Pays (Monthly)	EE Difference from current (Monthly)	REVISED Renewal III HDHP AEZL	CHA Pays (Monthly)	EE Pays (Monthly)	EE Difference from current (Monthly)	ER HSA Contribution (Monthly)	ER HSA Contribution (Annually)	EE PPO vs HDHP (Monthly)	EE PPO vs HDHP (Annually)
EE	\$680.91	\$634.99	\$45.92	-\$21.92	\$603.20	\$634.99	\$0.00	-\$67.84	\$31.79	\$381.43	\$45.92	\$551.09
ES	\$1,429.91	\$945.42	\$484.49	-\$31.10	\$1,266.72	\$945.42	\$321.30	-\$194.29	\$31.79	\$381.43	\$163.19	\$1,958.28
EC	\$1,225.65	\$860.76	\$364.89	-\$28.59	\$1,085.77	\$860.76	\$225.01	-\$168.37	\$31.79	\$381.43	\$139.88	\$1,678.56
FAM	\$2,042.73	\$1,199.42	\$843.31	-\$38.61	\$1,809.60	\$1,199.42	\$610.18	-\$271.74	\$31.79	\$381.43	\$233.13	\$2,797.56
Renewal %	0.37%											
% Change ER contribution from current		4.00%										
ER Contribution % - EE		93.26%										
ER Contribution % - DEP		41.45%										
		41.45%										



Board Resolution

RESOLUTION #2886

To Approve the CHA Employee Benefits Package for FY January 1, 2022 through December 31, 2022

WHEREAS, As part of the Columbia Housing Authority's (CHA) annual budgeting process, an employee benefits package is finalized once the CHA has received competitive quotes for our employee insurance benefits package; and

WHEREAS, the benefits package for FYE2022 is focused on priorities involving managing increasing costs for benefits; retaining a strong benefit plan for employees and controlling the rising employee contribution for their portion of any insurance costs; and

WHEREAS, The proposed medical group plan with United Health Care is Proposal II, PPO BU9C which results in a 0.4% increase in costs over our current plan; and

WHEREAS, the recommended benefit packages address the established priorities for this fiscal year by managing the inflationary costs of health insurance and other benefits; and

WHEREAS, the result is a very competitive health benefits package and other employee ancillary insurance benefits for CHA employees that help to maintain high job satisfaction.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution #2886 approving the CHA Employee Benefits Package for FY 2022 provided by United Health Care and Guardian and authorizing the selection of the United Health Care is Proposal II, PPO BU9C, and the other employee ancillary insurance benefits offered by Guardian for all full-time CHA employees as attached and incorporated by reference.

Bob Hutton, Chair

Randy Cole, Secretary

Adopted November 16, 2021



Columbia

Housing Authority

Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 16, 2021

Re: Resolution # 2887: HOME ARP and FY 2022 HOME Grant Application

Executive Summary

The attached resolution authorizes the CEO to submit a grant application for HOME American Recovery Plan (ARP) Act funding to renovate and develop affordable housing for qualified populations.

Discussion

The City of Columbia has released an RFP for \$2,161,654 in HOME ARP funds and \$205,000 in HOME funds to address affordable housing needs in Columbia. The Columbia Housing Authority is an eligible applicant and well positioned to apply for funding to renovate and expand its portfolio of housing. CHA staff is recommending CHA Board authorization to apply for up to the full amount of funding to renovate and expand its housing portfolio.

CHA staff will provide additional details at the November 16, 2021 board meeting and has started formulating plans for the application.

Suggested Commission Action

Approve the attached resolution approving the submission of a HOME ARP and FY 2022 HOME grant application.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION # 2887

A Resolution Authorizing the Submission of a HOME American Recovery Plan (ARP) Act and FY 2022 HOME Grant Applications to the City of Columbia, Missouri, for the renovation and development of Affordable housing and operating and capacity grant funding, and Authorizing the Execution of all Applicable Grant Contract Award Agreements and the Implementation of the Program as Described in the Grant application.

WHEREAS, the American Recovery Plan Act included HOME funds allocated to address affordable housing needs of homeless and housing insecure populations as identified under the McKinney-Vento Act.

WHEREAS, the Housing Authority of the City of Columbia, Missouri, is an eligible applicant to the HOME ARP and FY 2022 HOME applications: and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, has been previously awarded HOME funding for the renovation and development of affordable housing and tenant based rental assistance to homeless populations identified within the ARPA and has received similar funding in previous years; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, recognizes the continued need to renovate and expand CHA's affordable housing portfolio to meet the rising need of affordable housing; and

WHEREAS, partnerships with local social service agencies are being established and to provide community support services to participating households;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts this Resolution authorizing the submission of a HOME ARP grant application in the amount of up to \$2,161,654 and an FY 2022 HOME grant application in the amount of up to \$205,000 to the City of Columbia to provide housing and community support services to qualified populations identified under the American Recovery Plan Act.

BE IT FURTHER RESOLVED that if the Continuum of Care grant application should be approved, Resolution #2887 also authorizes the execution of all applicable grant contract award agreements and the implementation of the programs and projects as described in the grant application.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted November 16, 2021



Columbia

Housing Authority

Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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Department Source: Modernization
To: CHA Board of Commissioners
From: CEO & Staff
CHA Board of Commissioners Meeting Date: November 16, 2021
Re: CHA Office Expansion & Renovations Update

Executive Summary

This report provides a brief overview of CHA Office Expansion & Renovations Project.

Discussion

Renovations - Started February 15 and all work expected to be completed by November 30

New Addition – New Floors have been striped, seal and waxed by CHA employees, Furniture installed, and all Offices are now fully occupied in the New Addition.

- Temporary Occupancy Permit Approved October 14
- Moved CHA Employees into the New Addition on October 18
- Moved remaining CHA Employees from Cherry St. back to Admin October 26
- Parking Lot and Sidewalk work start completed November 9
- Exterior Site Clean up started. Parking lot to cure until Nov. 26 & striping lot by Nov. 30
- Project is on Schedule to be Fully Completed by the end of November 2021

Projected Costs

Construction – Base Bid	\$721,400
Construction – Alternate Bid (S. Sidewalk & Steps)	\$7,300
Construction – (6) Change Orders	\$13,480
Architect	\$67,500
Civil Engineer Design	\$40,000
Civil Engineer Construction	\$13,573
New Security System	\$7,850
New Security Camera System	\$7,125
New Irrigation System	\$8,895
Furniture & Equipment	\$63,936
Rent/Relocation/Permits/Misc.	\$31,000
Total Project Cost	\$982,059

Change Orders

CO#1 - \$2,128 Change Window Contractor \$2,128

CO#2 - \$1,764.67 Framing, Light SW Relocation, Conf Room Power & Carpet Room #47

CO#3 - \$3,897.34 Paint all existing door frames new color & after hours

CO#4 - \$789.81 Modify Light Switches & Replace Existing Cove Base (owner supplied base)

CO#5 - \$4,500 Wood Cost Increased 34% from Mid-City Lumber

CO#6 - \$400 Move (2) Condenser Units back to final location

Total CO's - \$13,480

Available Sources

HCV Administration Fee Reserves	\$120,000
HCV CARES Act	\$257,900
CHA Business Activity	\$104,159
CHA Affordable Housing Development	\$500,000
Total Funding Sources	\$982,059



Suggested Commission Action

Review and consider the report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 16, 2021

Re: Affordable Housing Report-CHA Public Housing and LIHTC

Executive Summary

This report provides a summary of statistics for CHA Public Housing and LIHTC units for the month of October.

Discussion

In October, 15 families moved in and 7 families moved out. Occupancy for October averaged 96.35% which is up from September's average of 95.26%. There were 26 vacant units as of October 31 and of those 9 were vacant over 60 days. 1 of the units vacant over 60 days is offline and the days vacant do not impact CHA negatively in terms of reporting to HUD. 5 requests for vouchers and 10 intents to vacate were submitted by participants. 2 terminations were issued for reasons other than non-payment. Uncollected rents for October increased from September totals. Managers are working with tenants to apply for rental assistance through the SAFHR program and offering repayment agreements for those that don't qualify. Overall, the properties are doing well.

Suggested Commission Action

Review and consider the monthly report.

Property Management Report for October 2021

Property	Total units	Occupancy % for October	Current Occupancy (10/4/21)	YTD Occupancy % Jan -Oct.	#Vacant units under 0-60 days	#Vacant units over 61 days	Request for voucher	Move-ins Oct.	Move-outs Oct.	Unit restores Oct.	Avg. cost per restore	Billed to tenant at move out	Total work orders	Total \$ Amount billed
Amp 1 - PH	120	95.96%	96.66%	87.93%	2	1	N/A	2	1	2	\$1,196.55	\$0.00	48	\$0.00
Bear Creek	76	96.60%	97.36%	96.36%	1	1	0	1	1	1	\$3,544.76	\$1,744.76	45	\$1,862.76
Oak Tower	147	96.02%	95.91%	97.51%	5	1	1	2	1	2	\$576.00	\$94.08	73	\$109.08
Paquin Tower	200	93.08%	92.50%	96.24%	8	5	1	4	3	1	\$145.30	\$57.04	74	\$128.15
Stuart Parker	84	98.92%	100.00%	96.33%	0	0	0	2	0	0	N/A	\$0.00	9	\$0.00
BWW	54	95.04%	96.29%	92.66%	1	1	3	1	0	1	Not done	\$0.00	14	\$0.00
BWWII	36	99.00%	97.22%	97.81%	0	0	0	0	0	0	N/A	N/A	10	\$0.00
Patriot Place	25	96.25%	96.00%	96.73%	0	0	0	3	1	1	\$208.00	\$0.00	7	\$0.00

Property	Total units	TARS uncollected for Oct	delinquent 31-60	delinquent 61-90	delinquent 90+	# rpymnt agrmnts	rpymnt in default	# Accts. deposit due Oct	total Security deposit due Oct	# Accts. with deposit due Sept	Total security deposit due Sept	# Non-pymnt termination issued	# other termination issued	# Intent to vacate
Amp 1 - PH	120	\$1,638.70	\$653.16	\$388.00	\$1,259.41	3	2	29	\$12,210.74	31	\$13,877.97	0	0	0
Bear Creek	76	\$2,804.73	\$301.10	\$1,391.84	\$565.30	2	0	11	\$2,581.00	14	\$3,427.51	1	0	1
Oak Tower	147	\$3,701.81	\$172.19	\$0.00	\$229.00	4	0	17	\$4,384.43	16	\$4,687.96	1	0	3
Paquin Tower	200	\$4,390.96	\$1,020.60	\$113.00	\$1,885.52	3	1	18	\$3,208.94	23	\$4,977.72	4	2	1
Stuart Parker	84	\$3,353.74	\$675.99	\$59.80	\$5,625.89	1	0	15	\$2,347.45	15	\$2,742.80	3	0	2
BWW	54	\$3,140.67	\$835.00	\$495.00	\$1,159.00	0	0	12	\$2,774.50	12	\$2,980.50	0	0	3
BWWII	36	\$917.90	\$229.00	\$0.00	\$239.00	1	1	2	\$594.00	2	\$614.00	0	0	0
Patriot Place	25	\$1,188.93	\$0.00	\$30.00	\$0.00	0	0	N/A	N/A	N/A	N/A	0	0	0

Affordable Housing Terminations Report - FY2021

	<i>Failure to Pay</i>	<i>Criminal</i>	<i>Unauthorized Guest</i>	<i>Other</i>	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
Month of January 2021									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	1	0	0	0	1	1	1	0	0
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	1	0	0	1	2	0	1	0	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	0	0	1	3	1	2	0	0
Month of February 2021									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	0	0	3	3	0	0	0	3
Bear Creek	0	0	0	0	0	0	1	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	0	0	0	0	0	0	1	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	0	0	3	3	0	1	1	3
Month of March 2021									
Downtown - AMP 1	0	0	1	0	1	0	0	0	1
Oak Tower	2	2	0	0	4	0	0	0	4
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	0	0	0	1	1	0	0	0	1
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	11	4	0	3	18	1	0	0	17
Bryant Walkway	7	0	0	0	7	6	0	0	1
Bryant Walkway II	2	0	0	0	2	1	0	0	1
MONTHLY TOTAL	22	6	1	4	33	8	0	0	25
Month of April 2021									
Downtown - AMP 1	0	1	0	0	1	0	0	0	1
Oak Tower	0	0	0	0	0	0	0	0	0
Bear Creek	0	1	0	0	1	1	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	0	1	1	2	0	0	0	2
Bryant Walkway	0	1	0	0	1	0	0	0	1
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	3	0	1	5	1	0	0	4
Month of May 2021									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	0	1	0	1	0	0	0	1
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	0	0	1	0	1	0	0	0	1
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	8	1	0	0	9	7	2	0	2
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	8	1	2	0	11	7	2	0	4
Month of June 2021									
Downtown - AMP 1	0	0	0	1	1	0	0	0	0
Oak Tower	1	2	0	0	3	0	0	1	2
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	9	4	0	0	13	3	0	1	10
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	10	6	0	1	17	3	0	2	12
Month of July 2021									
Downtown - AMP 1	0	0	0	2	2	1	0	0	1
Oak Tower	0	4	0	1	5	0	0	0	5
Bear Creek	0	1	0	1	2	1	0	0	1
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	3	3	1	0	0	2
Stuart Parker - Paquin Tower	1	1	0	4	6	0	1	3	6
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	1	6	0	11	18	3	1	3	15
Month of August 2021									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	0	0	1	1	0	1	0	0
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	1	0	1	2	0	1	1	2
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	1	1	0	0	0	1
MONTHLY TOTAL	0	1	0	3	4	0	2	1	3
Month of September 2021									
Downtown - AMP 1	7	0	2	0	9	0	1	0	9
Oak Tower	0	0	0	0	0	0	0	0	0
Bear Creek	0	1	0	1	2	0	0	0	1
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	1	1	0	2	1	0	0	2
Stuart Parker - Paquin Tower	0	2	0	0	2	0	2	0	2
Bryant Walkway	6	0	0	0	6	0	0	0	6
Bryant Walkway II	3	0	0	0	3	0	0	0	3
MONTHLY TOTAL	16	4	3	1	24	1	3	0	23
Month of October 2021									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	1	0	0	0	1	1	0	0	0
Bear Creek	1	0	0	0	1	1	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	2	0	0	0	2	1	0	0	1
Stuart Parker - Paquin Tower	0	1	0	0	1	0	3	0	1
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	4	1	0	0	5	3	3	0	2



Columbia

Housing Authority

Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 16, 2021

Re: Housing Choice Vouchers & Related Programs

Executive Summary

This memo provides a report of August Housing Choice Voucher (HCV) and Related Programs activities.

Discussion

Housing Choice Voucher (HCV) Program

The attached HCV Program Report is contingent on the number of vouchers leased, which is the primary measurement of this program's success. The Housing Programs Department is in significant need of increasing lease ups; however, is making good progress to make up for deficits experienced over the last 18 to 24 months. Over the last six months, we have increased from 14 to 38 to 63 to 72 to 92 to 103 "Current Vouchers (Looking)", and CHA's Housing Ambassador is making significant progress in getting vouchers from "Looking" to "Leased". We just had our best month of the year with leasing 18 against 7 attrition, for a net 11 vouchers leased. Available rental units is still a significant challenge.

Continuum of Care (COC) Program

CHA continues to provide Continuum of Care Program vouchers to the most vulnerable chronically homeless individuals within our community. Each year we see an increase in homeless individuals and families needing safe, decent, and sanitary housing. We currently have 44 households receiving COC program assistance, and our target is 86. The applicants must be added to the waitlist through the Functional Zero Task Force (FZTF) via a "coordinated entry" system as prescribed by the MO Balance of State, Continuum of Care. We just received another 10 referrals from the FZTF in our efforts of reaching our target. As the applicants are homeless, there are often additional barriers such as locating individuals for processing.

Mainstream Vouchers

Mainstream Vouchers are reserved for the disabled that are not elderly. CHA has been awarded 19 Mainstream Vouchers. We currently have 18 vouchers leased and one voucher issued - looking for homes, and we anticipate all 19 vouchers will be fully leased by the end of November.



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Veteran Affairs Supportive Housing (VASH) Program

The VA has shown an increase in providing chronically homeless Veterans within our community the opportunity to receive program subsidy. The VA has worked hard to utilize the remaining VASH vouchers to provide housing for the community's homeless veterans. As of October 31, we have 122 households receiving VASH program assistance - 99 HCV + 23 PBV (Patriot Place).

Tenant-Based Rental Assistance (TBRA) Program

CHA currently has 16 participants on this program and our target is 24. The "Target Number of Vouchers" can be a little deceiving due to the factors in the "target" calculation: (1) remaining funding available (2) remaining number of months, and (3) the current month's HAP payment, but the current month's HAP payment is not consistent as the amount of security deposits and adjustments paid fluctuates from month to month.

As this funding is through December 31, 2022, we still have 15 months to make monthly adjustments in maintaining a desired number of vouchers leased to expend all funding.

Suggested Commission Action

Review and consider the report.

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

October 31, 2021

HOUSING CHOICE VOUCHER (HCV)																			ATTRITION RATE				
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased this Month	Current Vouchers (Looking)	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased	
															Utilization		YTD Utilization						
Jan-21	\$ 7,909,344	\$ 659,112	\$ 183.02	\$ 566	\$ 610,151	\$ (48,960.69)	1,078	1,212	1,078	1,172	(94)	(94)	9	9	89%	93%	89%	93%	7	0.6%	7	0.6%	
Feb-21	\$ 7,299,193	\$ 663,563	\$ 188.92	\$ 565	\$ 602,043	\$ (110,480.47)	1,066	1,212	2,144	1,186	(120)	(214)	4	18	88%	91%	88%	92%	3	0.3%	5	0.5%	
Mar-21	\$ 6,697,150	\$ 669,715	\$ 186.58	\$ 553	\$ 595,756	\$ (73,959.18)	1,077	1,212	3,221	1,226	(149)	(363)	10	17	89%	89%	89%	91%	7	0.6%	6	0.5%	
Apr-21	\$ 6,101,394	\$ 677,933	\$ 189.89	\$ 556	\$ 595,822	\$ (82,110.26)	1,072	1,212	4,293	1,238	(166)	(529)	11	43	88%	88%	89%	90%	9	0.8%	7	0.6%	
May-21	\$ 5,505,571	\$ 688,196	\$ 174.93	\$ 553	\$ 588,759	\$ (99,437.87)	1,064	1,212	5,357	1,269	(205)	(734)	3	14	88%	86%	88%	89%	6	0.6%	6	0.6%	
Jun-21	\$ 4,916,813	\$ 702,402	\$ 188.52	\$ 557	\$ 590,149	\$ (112,252.94)	1,060	1,212	6,417	1,295	(235)	(970)	10	38	87%	84%	88%	88%	11	1.0%	7	0.7%	
Jul-21	\$ 4,326,664	\$ 721,111	\$ 187.04	\$ 563	\$ 595,218	\$ (125,892.43)	1,058	1,212	7,475	1,327	(269)	(1,238)	7	63	87%	83%	88%	87%	4	0.4%	7	0.6%	
Aug-21	\$ 3,731,446	\$ 746,289	\$ 184.72	\$ 566	\$ 589,905	\$ (156,383.89)	1,042	1,212	8,517	1,387	(345)	(1,583)	14	72	86%	79%	88%	86%	11	1.1%	7	0.7%	
Sep-21	\$ 3,141,540	\$ 785,385	\$ 188.62	\$ 568	\$ 584,644	\$ (200,740.87)	1,029	1,212	9,546	1,500	(471)	(2,054)	11	92	85%	74%	88%	85%	10	1.0%	8	0.7%	
Oct-21	\$ 2,556,896	\$ 852,299	\$ 186.76	\$ 548	\$ 567,680	\$ (284,619.09)	1,036	1,212	10,582	1,815	(779)	(2,834)	18	103	85%	67%	87%	83%	7	0.7%	8	0.7%	

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

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

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

Average Tenant Payment: Based upon our total tenant payments and our total number of vouchers, this is the average amount each tenant will pay out of pocket for rent.

Average Housing Assistance Payment (HAP) Per Voucher: This is the average HAP per voucher under lease for the current month based upon the total HAP for the current month divided by the number of vouchers under lease.

Total Housing Assistance Payment (HAP): This is the actual and anticipated amount of HAP paid out for that month.

Housing Assistance Payment (HAP) Over/Under Authorized: This amount HAP that is over or under authorized based on the current monthly budget and average HAP payment per voucher.

Current Vouchers in Lease: This is the number of current vouchers in lease for the Section 8 program on the last day of the month.

Total vouchers available = 1132

Target Number of Vouchers: target number of vouchers the program should have in lease for that particular month based upon the current monthly budget and average HAP payment per voucher.

Number Vouchers Over/Under Authorized: This is the number of vouchers the program has over authorized or under authorized for that particular month based upon the target number of vouchers.

Newly Leased This Month: This is the number of new vouchers that have been utilized to lease up within this month.

Current Vouchers Looking: This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit.

Homeownership: Current number of homeownership vouchers

Family Self Sufficiency Participants (FSS): Current number of participants involved in the Section 8 Family Self Sufficiency Program.

Section 8 - RAD Project Based Voucher (RAD-PBV) Program - Monthly Management Report

October 31, 2021

RAD PROJECT BASED VOUCHER (RAD-PBV)																			ATTRITION RATE			
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased this Month	Current Vouchers (Looking)	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased
															Utilization		YTD Utilization					
Jan-21	\$ 2,300,000	\$ 191,667	\$ 236.34	\$ 329	\$ 196,457	4,791	579	597	579	597	(18)	(18)	21	-	97.0%	102.5%	97.0%	102.5%	13	2.2%	13	2.2%
Feb-21	\$ 2,103,543	\$ 191,231	\$ 242.40	\$ 329	\$ 196,256	5,024	575	597	1,154	597	(22)	(40)	17	-	96.3%	102.6%	96.6%	102.6%	5	0.9%	9	1.6%
Mar-21	\$ 1,907,287	\$ 190,729	\$ 238.38	\$ 328	\$ 195,661	4,932	576	597	1,730	597	(21)	(61)	12	-	96.5%	102.6%	96.6%	102.6%	5	0.9%	8	1.3%
Apr-21	\$ 1,711,626	\$ 190,181	\$ 202.03	\$ 332	\$ 197,992	7,811	576	597	2,306	597	(21)	(82)	8	-	96.5%	104.1%	96.6%	103.0%	9	1.6%	8	1.4%
May-21	\$ 1,513,635	\$ 189,204	\$ 225.26	\$ 335	\$ 199,722	10,518	570	597	2,876	597	(27)	(109)	11	-	95.5%	105.6%	96.3%	103.5%	8	1.4%	8	1.4%
Jun-21	\$ 1,313,912	\$ 187,702	\$ 199.98	\$ 335	\$ 199,920	12,218	567	597	3,443	597	(30)	(139)	17	-	95.0%	106.5%	96.1%	104.0%	5	0.9%	8	1.3%
Jul-21	\$ 1,113,993	\$ 185,665	\$ 197.92	\$ 337	\$ 201,286	15,621	580	597	4,023	597	(17)	(156)	12	-	97.2%	108.4%	96.3%	104.6%	6	1.0%	7	1.3%
Aug-21	\$ 912,706	\$ 182,541	\$ 196.72	\$ 347	\$ 207,248	24,707	580	597	4,603	597	(17)	(173)	11	-	97.2%	113.5%	96.4%	105.7%	14	2.4%	8	1.4%
Sep-21	\$ 705,458	\$ 176,365	\$ 199.25	\$ 350	\$ 208,951	32,587	571	597	5,174	597	(26)	(199)	8	-	95.6%	118.5%	96.3%	107.1%	4	0.7%	8	1.3%
Oct-21	\$ 496,507	\$ 165,502	\$ 199.49	\$ 323	\$ 192,838	27,336	568	597	5,742	597	(29)	(228)	8	-	95.1%	116.5%	96.2%	108.1%	5	0.9%	7	1.3%

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

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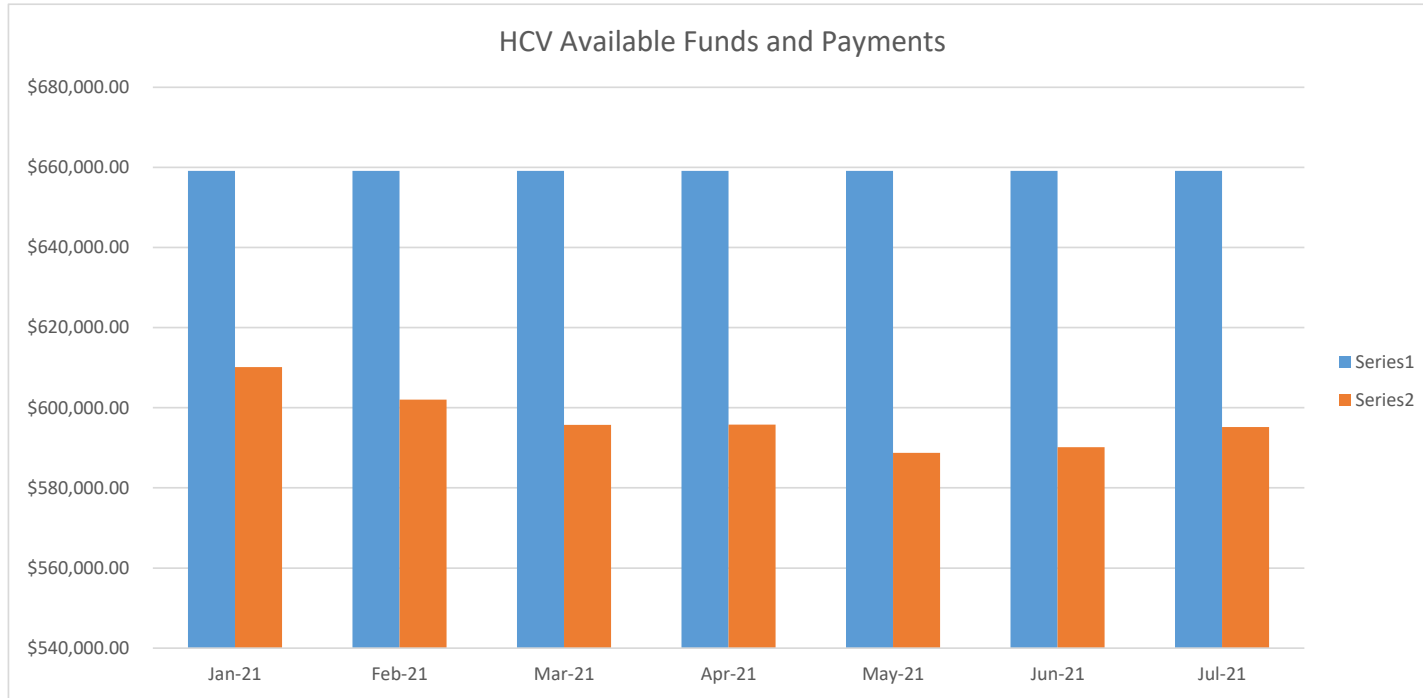
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Homeownership: Current number of homeownership vouchers

Family Self Sufficiency Participants (FSS): Current number of participants involved in the Section 8 Family Self Sufficiency Program.

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

October 2021





Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Human Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 16, 2021

Re: Monthly Human Services Report

Executive Summary

This report summarizes Human Services Department activities for the month of October 2021.

Discussion

Independent Living Program

The Independent Living Coordinators made 1,258 connections with residents. They provided programming for the residents such as: bingo, coffee/chat, arts & crafts, walking club, puzzles, greeting cards, and more. The ILCs also have coordinated a COVID-19 Booster Clinic with the Boone County/City of Columbia PHHS as well as coordinated transportation, benefit enrollment, phone obtainment, meals, & food box delivery.

Participants	
Total	466
Active	294
New	6
Engaged	63%
Units of service provided	1,493

ROSS Service Coordinator Program

The ROSS Service Coordinator made 615 connections to residents. The Service Coordinator connected with public housing residents regarding financial literacy programs, employment, health and wellness programs, and higher education programs. Residents also received information regarding rental, utility, and furniture assistance. The ROSS RSC also coordinated two coffee and chats and a weekend event with karaoke, games, food, prizes and fellowship.

Participants	
Total	116
Active	88
New	3
Engaged	76%
Units of service provided	760



Columbia

Housing Authority

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Healthy Home Connections Program

The Family Support Specialists made 1,009 connections to residents. They connected with CHA families regarding community resources & events, childcare needs, employment, health and wellness programs, and progress towards family goals. Residents also received information in regard to rental, utility, and furniture assistance. HHC Families also were invited to Trauma Informed Drumming Sessions to build Parent/Child Positive Relationships.

Participants	
Total	476
Active	194
New	0
Engaged	41%
Units of service provided	1,249

Moving Ahead Program

The Moving Ahead Program staff made 965 connections to participants. The MAP Family Development Coordinator offered Love & Logic Educational Programs that included the following sessions: Putting an End to Arguing, Back Talking and Begging, Teaching Responsibility without Losing Love, Discipline vs. Punishment, Setting Limits without Waging War, Avoiding Power Struggles, Guiding Kids to Solve Their Own Problems, & How to Deal with the Stubborn Child. The Families also worked with Mike Veny on Trauma Informed Drumming Sessions to help with bonding, avoiding anger and working through stress. The MAP Staff attended training in the Expressive Arts and how to implement those interventions within the classrooms.

Participants	
Total	91
Active	67
New	6
Engaged	74%
Contacts made	965
Units of service provided	5,688

Food Distribution

	Participants	Pounds of Food
Annie Fisher Food Pantry	275	9,198
Bear Creek Share Shelf	32	1,000
Oak Towers	70	3,500
Paquin Towers	76	3,875



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Family Self Sufficiency Program

The FSS Coordinators contacted program participants regarding their program status and provided resource referrals for food, jobs, toiletries, and other additional resources within the community. There were 2 Graduates for the month of October from the HCV Program. On October 26th, the FSS PCC (Partner Coordinating Committee) held its quarterly meeting. Lutheran Family and Children Services presented on programs provided by the organization. Other partners talked about activities for the month. All in attendance were invited to supply flyers and other programming materials for distribution among CHA Residents.

Participants	
Total	111
Employed	70
With Escrow	74
Engaged	67%
Graduated	2

Suggested Commission Action

Read and review Monthly Report.



Columbia

Housing Authority

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Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: November 16, 2021

Re: Safety Report

Executive Summary

This report provides a brief overview of Safety Department Activity October 1, 2021 thru October 31, 2021

Discussion

Columbia Housing Authority Safety Department took 72 reports.

	January	February	March	April	May	June	July	August	September	October	November	December	
Bear Creek	6	1	1	6	6	2	2	0	4	9			
Bryant Walk	6	0	6	8	10	10	3	6	5	4			
Downtown	9	4	9	13	11	9	12	16	14	11			
Oak Towers	7	6	19	15	16	24	15	8	8	16			
Patriot Place	1	1	1	1	2	5	1	3	4	3			
Paquin Towers	28	21	28	22	23	34	36	25	29	26			
Stewart Parker	3	0	2	2	4	6	8	5	3	3			
Total	60	33	66	67	72	90	77	63	67	72			667

Istatus Report 196 calls for service with **Columbia Police Department** took 12 reports

	January	February	March	April	May	June	July	August	September	October	November	December
Columbia Police Response										92		
Columbia Police Reports										12		
Fire/Ems										104		
Total										196		

Neighborhood Events:

Safety Department personal attended the following events:

October 19, 2021 Chili Cook Paquin Towers. SO Hawkins was Co-Champion

October 19, 2021 Community Awareness of Heroin and Narcan, Hickman High School attended by D.O.S. Forck

October 22, 2021 Meeting with Patriot Place reference increase level of perception of narcotic sue.



Columbia

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Safety Department New Resident Move in meetings

13 New residents move in meetings by S.O. Forck

Suggested Commission Action

Review and consider Report



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Mary Harvey, Director of Finance

CHA Board of Commissioners Meeting Date: November 16, 2021

Re: September 2021 Unaudited Financial Reports

Executive Summary

Monthly financial reports for review.

Housing Choice Vouchers housing assistance payments remains at 8% (\$593,886) under budget.

Discussion

Section 8-Housing Choice Voucher Program

Admin Fee revenue earned is 4% (\$33,099) under budget and \$50,915 higher than last year to date.

HUD PHA Operating Grants – HAP (Housing Assistance Payments) are 7% (\$535,272) under budget and \$685,060 higher than last year to date.

Total Housing Assistance Payments are 8% (\$593,886) under budget and \$402,957 higher than last year to date.

Year to date capital outlays for the addition is \$363,867.

AMP 1-Downtown

Total Tenant Revenue is 25% (\$44,959) higher than budget and \$10,873 higher than last year to date. The average tenant rent has increased from \$218.87 for January 2021 to \$231.53 for September 2021.

HUD's PHA Operating grant disbursements are 43% (\$99,431) higher than budget and \$75,487 higher than last year to date. Capital Fund grant in 5% (13,009) higher than budget and \$14,927 higher than last year.

Total Revenue is 31% (\$207,778) higher than budget and \$125,969 higher than last year to date. This includes \$40,377 in insurance reimbursements for casualty losses due to a fire in a unit.



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Administrative expenses are 2% (\$2,482) over budget and \$25,075 higher than last year to date.

Total Utilities are 15% (\$8,977) over budget and \$8,135 higher than last year to date. Due to the colder than normal winter, Gas is \$2,305 over budget and \$4,102 higher than last year to date.

Total Maintenance expenses are 16% (\$39,652) over budget and \$32,980 higher than last year to date. Due to a high number of vacant units, outside contractors have been paid \$9,718 to date to assist in unit restorations.

Total Operating Expenses are 6% (\$34,194) over budget and \$35,697 higher than last year to date.

Casualty losses to date are \$47,170.

AMP 1 has a year to date net gain of \$226,413 before depreciation and debt services payments,

Stuart Parker Housing Development Group, LP

Total Revenue is 6% (\$89,743) higher than budget and \$82,737 higher than last year to date due to \$57,928 in insurance reimbursements.

Administrative expenses are 2% (\$5,164) under budget and \$18,817 higher than last year to date.

Total Utilities are 18% (\$32,152) over budget and \$29,874 higher than last year to date. Water & Sewer are both 37% (\$23,293) over budget.

Total Maintenance expenses are 3% (\$10,011) under budget and \$495 less than last year to date.

Total Operating Expenses are 2% (\$24,514) over budget and \$52,065 higher than last year to date.

Casualty Losses paid to date are \$62,843.

Stuart Parker has a net gain of \$508,355 before debt service, depreciation, and replacement reserve deposits. Estimated cash flow after debt service, replacement reserves and property improvements is \$214,635 which would be used to reimburse the General Partner for safety services and pay down seller finance interest payable.



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Bear Creek Housing Development Group, LP

Total Revenue is \$172 higher than budget and \$10,281 higher than last year to date.

Administrative expenses are \$253 over budget and \$530 higher than last year to date.

Total Utilities are 1% (\$406) under budget and \$854 less than last year to date.

Total Maintenance expenses are \$3 under budget and \$10,309 higher than last year to date.

Total Operating Expenses are \$410 under budget and \$18,254 higher than last year to date.

Bear Creek has a net gain of \$111,470 before debt service, depreciation, and replacement reserve deposits. There is a \$17,950 estimated positive cash flow after debt service and replacement reserves that would be used to reimburse the General Partner for safety services.

Oak Towers Housing Development Group, LP

Total Revenue is 1% (\$7,239) higher than budget and \$227 higher than last year to date.

Administrative expenses are 3% (\$6,202) under budget and \$26,043 higher than last year to date due to a vacant management position for a portion of last year.

Total Utilities are 3% (\$2,991) over budget and \$4,037 higher than last year to date.

Total Maintenance expenses are 13% (\$21,452) over budget and \$25,836 higher than last year to date. Costs for bedbug treatments have increased resulting in exterminations being \$15,928 over the year to date budget and \$11,456 higher than last year to date.

Total Operating Expenses are 5% (\$35,454) over budget and \$43,989 higher than last year to date.

Oak Towers has a net gain of \$211,310 before debt service, depreciation, and replacement reserve deposits. Estimated cash flow after debt service, replacement reserves and property improvements is \$39,548 which would be used to reimburse the General Partner for safety services and pay down seller finance interest payable.



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Mid-Missouri Veterans Housing Development Group, LP (Patriot Place)

Total Revenue is 1% (\$1,136) under budget and \$2,840 less than last year to date.

Total Administrative expenses are 7% (\$2,496) under budget and \$990 less than last year to date.

Total Utilities are 5% (\$836) under budget and \$632 less than last year to date.

Total Maintenance expenses are 3% (\$1,278) under budget and \$2,490 less than last year to date.

Total Operating Expenses are 3% (\$4,031) under budget and \$9,848 less than last year to date.

Patriot Place has a net gain of \$35,697 before debt service, depreciation, and replacement reserve deposits. Estimated cash flow after debt service and replacement reserves is \$17,030 which would be used to pay loan principle due to Columbia Community Housing Trust.

Bryant Walkway Housing Development Group, LP

Total Revenue is 4% (\$9,889) under budget and \$15,728 less than last year to date.

Total Administrative expenses are 8% (\$6,394) under budget and \$5,600 less than last year to date.

Total Utilities are 10% (\$2,342) under budget and \$3,227 less than last year to date.

Total Maintenance expenses are \$144 over budget and \$3,999 higher than last year to date.

Total Operating Expenses are \$293 under budget and \$23,912 less than last year to date.

Bryant Walkway has a net gain of \$51,969 before debt service, depreciation, and replacement reserve deposits. Currently there is no estimated positive cash flow after debt service and replacement reserves.



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Bryant Walkway II Housing Development Group, LP

Total Revenue is 1% (\$1,021) under budget and \$4,016 higher than last year to date.

Total Administrative expenses are 2% (\$854) under budget and \$1,576 less than last year to date.

Total Utilities are 21% (\$3,398) under budget and \$198 less than last year to date.

Total Maintenance expenses are 7% (\$1,938) over budget and \$2,968 higher than last year to date.

Total Operating Expenses are \$58 under budget and \$25,462 less than last year to date.

Bryant Walkway has a net gain of \$38,692 before debt service, depreciation, and replacement reserve deposits. Estimated cash flow after debt service and replacement reserves is \$6,202 which would be used to reimburse the General Partner for safety services.

CHA Administration

Total Revenue is \$5,755 above budget.

Total Operating Expenses are 2% (\$23,595) over budget.

CHA's total administration has a year to date net gain of \$54,237 before depreciation.

Suggested Commission Action

Board to review and comment on any questions regarding the monthly financial position of the agency when presented during the board meeting.



Columbia Housing Authority
201 Switzler Street
Columbia, MO 65203

HOUSING AUTHORITY
of the City of Columbia, Missouri

Office: (573) 443-2556
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Fax Line: (573) 443-0051

MONTHLY
FINANCIAL STATEMENTS
(unaudited)

September 30, 2021

Fiscal Year End
December 2021
Month 9 of 12

as submitted by:

Mary Harvey, Director of Finance
Housing Authority of the City of Columbia, MO

INDEX

Revenue & Expense Budget Comparisons

Housing Choice Voucher	Page 1
Public Housing – AMP 1 Downtown	Page 2
Stuart Parker Housing Development Group, LP	Page 4
Bear Creek Housing Development Group, LP	Page 6
Oak Towers Housing Development Group, LP	Page 8
Mid-Missouri Veterans Housing Development Group, LP	Page 10
Bryant Walkway Housing Development Group, LP	Page 12
Bryant Walkway II Housing Development Group, LP	Page 14
CHA Administration	Page 16
Entity Wide Revenue & Expense Summary	Page 17

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	\$ 803,701	\$ 867,251	\$ (63,550)	\$ 7,269,985	\$ 7,805,257	(535,272)	-7%
HUD Admin Fees Earned	83,870	88,801	(4,931)	766,110	799,209	(33,099)	-4%
Total Fee Revenue	887,571	956,052	(68,481)	8,036,095	8,604,466	(568,372)	-7%
Investment Income - Unrestricted	44	500	(456)	1,645	4,500	(2,855)	-63%
Fraud Recovery - HAP	13	100	(88)	1,449	900	549	0%
Fraud Recovery - Admin	13	100	(88)	310	900	(590)	0%
FSS Forfeitures	1,620	917	703	12,084	8,250	3,834	
Total Revenue	\$ 889,260	\$ 957,669	\$ (68,409)	\$ 8,051,479	\$ 8,619,017	\$ (567,538)	-7%
Administrative Salaries	26,275	25,331	944	50,529	227,976	(177,447)	-78%
Auditing Fees	3,261	2,917	344	29,348	26,250	3,098	12%
Management Fee	19,368	20,669	(1,301)	177,060	186,021	(8,961)	-5%
Book-keeping Fee	12,105	12,918	(813)	110,663	116,264	(5,601)	-5%
Advertising and Marketing	-	167	(167)	1,557	1,500	57	4%
Employee Benefit contributions - Administrative	2,403	8,483	(6,080)	4,747	76,346	(71,599)	-94%
Office Expenses	5,185	2,085	3,100	18,741	18,765	(24)	0%
Training & Travel	-	1,000	(1,000)	-	9,000	(9,000)	-100%
Other Administrative Expenses	9,932	12,333	(2,401)	114,438	111,000	3,438	3%
Total Operating - Administrative	78,529	85,902	(7,374)	507,083	773,122	(266,039)	-34%
Total Tenant Services	80	-	80	370	-	370	
Total Utilities	645	693	(49)	3,806	6,240	(2,434)	-39%
Bldg. Maintenance	1,019	795	224	7,295	7,155	140	2%
Insurance Premiums	1,039	956	83	5,835	8,603	(2,769)	-32%
Other General Expenses	431	417	15	4,875	3,750	1,125	
Total Operating Expenses	\$ 81,742	\$ 88,763	\$ (7,021)	\$ 529,264	\$ 798,870	\$ (269,606)	-34%
Excess of Operating Revenue over Operating Expenses	\$ 807,518	\$ 868,905	\$ (61,387)	\$ 7,522,214	\$ 7,820,146	\$ (297,932)	-4%
Casualty Losses - Non-capitalized	-	-	-	384	-	384	0%
HCV	507,668	580,291	(72,623)	4,582,788	5,222,620	(639,832)	-12%
Homeownership	4,231	4,037	194	38,109	36,335	1,774	5%
Portable Housing Assistance Payments	9,745	8,398	1,347	94,530	75,584	18,946	25%
S8 FSS Payments	13,298	10,000	3,298	106,716	90,000	16,716	19%
VASH Housing Assistance Payments	56,888	51,831	5,056	519,646	466,482	53,164	11%
RAD PBV Housing Assistance Payments	207,278	205,310	1,968	1,803,132	1,847,787	(44,655)	-2%
Total Housing Assistance Payments	799,107	859,867	(60,760)	7,144,921	7,738,807	(593,886)	-8%
Depreciation Expense	190	-	190	1,714	-	1,714	
Capital Outlays (construction in progress)	-	-	-	363,867	-	363,867	#DIV/0!
Total Expenses	\$ 881,039	\$ 948,631	\$ (67,591)	\$ 8,040,151	\$ 8,537,678	\$ (497,527)	-6%
Net Gain (Loss)	\$ 8,220	\$ 9,038	\$ (817)	\$ 11,328	\$ 81,339	\$ (70,011)	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 27,340	\$ 20,220	\$ 7,120	\$ 253,905	\$ 181,980	\$ 71,925	40%
Vacancy Loss	(1,409)	(1,011)	(398)	(37,263)	(9,099)	(28,164)	310%
Net Tenant Rental Revenue	25,931	19,209	6,722	216,642	172,881	43,761	25%
Tenant Revenue - Other	1,917	507	1,410	5,759	4,561	1,198	26%
Total Tenant Revenue	27,848	19,716	8,132	222,400	177,442	44,959	25%
HUD PHA Operating Grants	36,537	25,833	10,704	331,931	232,500	99,431	43%
Capital Fund Grants	252,553	0	252,553	252,553	239,544	13,009	5%
Total Grant Revenue	289,090	25,833	263,257	584,484	472,044	112,440	24%
Investment Income - Unrestricted	75	1,163	(1,087)	2,514	10,464	(7,950)	-76%
Fraud Recovery	-	-	-	1,394	-	1,394	0%
Other Revenue	45,039	2,263	42,776	59,954	20,369	39,586	194%
Total Revenue	\$ 362,052	\$ 48,975	\$ 313,077	\$ 888,097	\$ 680,318	\$ 207,778	31%
Administrative Salaries	3,825	4,056	(230)	31,345	36,500	(5,154)	-14%
Auditing Fees	297	434	(137)	2,911	3,904	(993)	-25%
Management Fee	5,670	6,085	(415)	50,350	54,766	(4,416)	-8%
Book-keeping Fee	878	441	437	7,793	3,969	3,824	96%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	241	1,236	(995)	8,009	11,125	(3,116)	-28%
Office Expenses	726	645	81	4,525	5,809	(1,283)	-22%
Legal Expense	-	152	(152)	-	1,364	(1,364)	-100%
Training & Travel	25	303	(277)	1,085	2,724	(1,639)	-60%
Other	851	1,620	(769)	31,207	14,583	16,624	114%
Total Operating - Administrative	12,514	14,972	(2,458)	137,225	134,744	2,482	2%
Asset Management Fee	1,200	1,200	-	12,000	12,000	-	0%
Total Tenant Services	251	1,121	(870)	4,089	10,085	(5,996)	-59%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	\$ 3,856	\$ 2,287	\$ 1,569	\$ 24,974	\$ 20,584	\$ 4,390	21%
Electricity	1,002	1,325	(323)	12,811	11,924	887	7%
Gas	364	851	(487)	9,960	7,655	2,305	30%
Sewer	2,947	2,331	616	22,377	20,982	1,395	7%
Total Utilities	8,170	6,794	1,376	70,123	61,145	8,977	15%
Maintenance - Labor	14,559	13,827	733	125,309	124,440	869	1%
Maintenance - Materials & Other	9,285	3,975	5,310	54,201	35,775	18,426	52%
Maintenance and Operations Contracts	6,186	5,680	506	75,145	51,120	24,025	47%
Employee Benefit Contributions - Maintenance	5,224	4,611	613	37,834	41,501	(3,667)	-9%
Total Maintenance	35,254	28,093	7,161	292,489	252,836	39,652	16%
Total Protective Services	2,822	2,891	(70)	26,035	26,023	13	0%
Total Insurance Premiums	4,167	4,242	(75)	37,604	38,179	(575)	-2%
Other General Expenses	-	2,841	(2,841)	17,956	25,567	(7,612)	-30%
Payments in Lieu of Taxes	2,045	1,242	804	17,895	11,175	6,720	60%
Bad debt - Tenant Rents	(596)	473	(1,070)	(4,841)	4,260	(9,101)	-214%
Total Other General Expenses	1,449	4,556	(3,107)	31,010	41,002	(9,992)	-24%
Interest on Notes Payable	385	478	(93)	3,939	4,305	(366)	-9%
Total Operating Expenses	\$ 66,211	\$ 64,347	\$ 1,864	\$ 614,514	\$ 580,320	\$ 34,194	6%
Excess of Operating Revenue over Operating Expenses	\$ 295,841	\$ (15,372)	\$ 311,212	\$ 273,583	\$ 99,999	\$ 173,585	174%
Extraordinary Maintenance	-	500	(500)	-	4,500	(4,500)	-100%
Casualty Losses - Non-capitalized	1,760	-	1,760	47,170	-	47,170	#DIV/0!
Depreciation Expense	13,523	12,365	1,158	121,705	111,287	10,419	9%
Debt Principal Payment	1,579	1,835	(256)	29,883	16,518	13,365	81%
Total Expenses	\$ 83,073	\$ 79,047	\$ 4,026	\$ 813,272	\$ 712,624	\$ 100,647	14%
Net Gain (Loss)	\$ 278,979	\$ (30,072)	\$ 309,051	\$ 74,825	\$ (32,306)	\$ 107,131	-332%

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	\$ 65,867	\$ 65,403	\$ 464	\$ 622,596	\$ 588,631	\$ 33,965	6%
Rental Subsidies	89,155	89,619	(464)	772,602	806,567	(33,965)	-4%
Vacancy Loss	(2,183)	(6,201)	4,018	(33,847)	(55,808)	21,960	-39%
Net Rental Revenue	152,839	148,821	4,018	1,361,351	1,339,390	21,960	2%
Tenant Revenue - Other	1,346	1,400	(54)	21,758	12,600	9,158	
Total Tenant Revenue	154,185	150,221	3,964	1,383,109	1,351,990	31,118	2%
Investment Income - Unrestricted	127	1,264	(1,137)	4,160	11,376	(7,216)	-63%
Other Revenue	6,854	6,788	66	126,933	61,094	65,840	108%
Total Revenue	\$ 161,166	\$ 158,273	\$ 2,893	\$ 1,514,202	\$ 1,424,460	\$ 89,743	6%
Administrative Salaries	11,647	12,587	(939)	111,896	113,279	(1,383)	-1%
Auditing Fees	1,117	1,117	(0)	10,050	10,050	(0)	0%
Property Management Fee	9,117	9,421	(303)	85,147	84,785	362	0%
Asset Management Fees	1,078	1,078	0	9,736	9,702	34	0%
Advertising and Marketing	-	8	(8)	-	75	(75)	-100%
Employee Benefit contributions - Administrative	2,582	4,125	(1,542)	25,348	37,121	(11,772)	-32%
Office Expenses	3,746	996	2,750	11,802	8,966	2,836	32%
Legal Expense	275	233	41	1,654	2,100	(446)	-21%
Training & Travel	44	306	(262)	913	2,756	(1,844)	-67%
Other	2,335	1,273	1,063	18,577	11,453	7,124	62%
Total Operating - Administrative	31,942	31,143	799	275,123	280,287	(5,164)	-2%
Total Tenant Services	8,481	9,577	(1,096)	84,062	86,196	(2,134)	-2%
Water	6,717	4,050	2,666	50,007	36,452	13,555	37%
Electricity	13,752	12,348	1,404	119,886	111,130	8,756	8%
Gas	884	1,099	(215)	9,997	9,895	103	1%
Sewer	4,407	2,906	1,501	35,892	26,153	9,738	37%
Total Utilities	\$ 25,760	\$ 20,403	\$ 5,356	\$ 215,782	\$ 183,630	\$ 32,152	18%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 12,646	\$ 12,798	\$ (152)	\$ 110,048	\$ 115,178	\$ (5,130)	-4%
Maintenance - Materials & Other	1,684	5,126	(3,441)	47,719	46,130	1,590	3%
Maintenance and Operations Contracts	8,390	12,337	(3,947)	111,225	111,030	195	0%
Employee Benefit Contributions - Maintenance	4,983	4,798	185	36,516	43,181	(6,665)	-15%
Total Maintenance	27,702	35,058	(7,355)	305,508	315,519	(10,011)	-3%
Total Insurance Premiums	5,958	5,969	(10)	53,649	53,717	(69)	0%
Other General Expenses	260	-	260	3,279	-	3,279	#DIV/0!
Taxes	5,021	5,021	-	45,185	45,185	-	0%
Bad debt - Tenant Rents	2,412	1,505	907	20,010	13,547	6,464	48%
Total Other General Expenses	7,693	6,526	1,167	68,474	58,731	9,743	17%
Interest of Mortgage (or Bonds) Payable	16,697	16,697	0	150,272	150,271	0	0%
Interest on Notes Payable (Seller Financing)	20,967	20,967	0	188,698	188,699	(1)	0%
Amortization of Loan Costs	2,274	2,274	(0)	20,466	20,469	(3)	0%
Total Interest Expense and Amortization Cost	39,937	39,938	(0)	359,436	359,439	(3)	0%
Total Operating Expenses	\$ 147,473	\$ 148,613	\$ (1,140)	\$ 1,362,033	\$ 1,337,519	\$ 24,514	2%
Excess of Operating Revenue over Operating Expenses	\$ 13,693	\$ 9,660	\$ 4,033	\$ 152,169	\$ 86,941	\$ 65,229	75%
Extraordinary Maintenance	-	-	-	3,250	-	3,250	
Casualty Losses - Non-capitalized	-	-	-	62,843	-	62,843	
Depreciation Expense	65,653	66,497	(844)	590,878	598,475	(7,597)	-1%
Capital Outlays	-	-	-	20,024	-	20,024	#DIV/0!
Debt Principal Payment/Bond Fund	-	-	-	52,127	-	52,127	#DIV/0!
Funding Replacement Reserves from Operations	7,758	7,313	445	71,297	93,101	(21,804)	-23%
Total Expenses	\$ 220,885	\$ 222,424	\$ (1,539)	\$ 2,162,453	\$ 2,029,095	\$ 133,358	7%
Net Gain (Loss)	\$ (59,718)	\$ (64,150)	\$ 4,432	\$ (648,250)	\$ (604,635)	\$ (43,615)	7%

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	\$ 14,012	\$ 12,776	\$ 1,236	\$ 143,727	\$ 114,984	\$ 28,743	25%
Rental Subsidies	31,930	32,766	(836)	265,201	294,892	(29,692)	-10%
Vacancy Loss	(1,407)	(1,366)	(40)	(11,235)	(12,296)	1,061	-9%
Net Rental Revenue	44,535	44,176	360	397,693	397,580	112	0%
Tenant Revenue - Other	86	615	(528)	9,389	5,532	3,857	70%
Total Tenant Revenue	44,621	44,790	(169)	407,082	403,112	3,969	1%
Investment Income - Unrestricted	37	386	(348)	1,049	3,471	(2,422)	-70%
Other Revenue	1,949	2,571	(622)	21,762	23,137	(1,375)	-6%
Total Revenue	\$ 46,608	\$ 47,747	\$ (1,139)	\$ 429,892	\$ 429,720	\$ 172	0%
Administrative Salaries	2,869	3,246	(377)	33,406	29,211	4,195	14%
Auditing Fees	858	858	0	7,725	7,725	0	0%
Property Management Fee	2,292	2,817	(525)	21,382	25,350	(3,968)	-16%
Asset Management Fees	1,178	979	199	9,005	8,807	199	2%
Advertising and Marketing	-	4	(4)	-	38	(38)	-100%
Employee Benefit contributions - Administrative	203	1,092	(889)	10,122	9,825	297	3%
Office Expenses	681	387	293	3,500	3,485	15	0%
Legal Expense	-	65	(65)	135	585	(450)	-77%
Training & Travel	39	131	(92)	493	1,181	(688)	-58%
Other	436	452	(15)	4,757	4,067	689	17%
Total Operating - Administrative	8,555	10,030	(1,475)	90,526	90,273	253	0%
Asset Management Fee	-	-	-	-	-	-	#DIV/0!
Total Tenant Services	1,692	1,608	83	14,771	14,475	296	2%
Water	1,785	1,559	226	14,031	14,031	0	0%
Electricity	1,061	761	300	7,343	6,848	495	7%
Gas	230	333	(103)	1,617	3,001	(1,384)	-46%
Sewer	1,393	1,284	109	12,043	11,560	483	4%
Total Utilities	\$ 4,470	\$ 3,938	\$ 532	\$ 35,034	\$ 35,440	\$ (406)	-1%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,816	\$ 5,295	\$ (2,479)	\$ 46,263	\$ 47,656	\$ (1,393)	-3%
Maintenance - Materials & Other	617	1,835	(1,218)	23,266	16,515	6,751	41%
Maintenance and Operations Contracts	1,466	4,300	(2,833)	35,034	38,697	(3,663)	-9%
Employee Benefit Contributions - Maintenance	1,004	1,832	(828)	14,786	16,485	(1,698)	-10%
Total Maintenance	5,902	13,261	(7,359)	119,350	119,353	(3)	0%
Total Insurance Premiums	4,281	4,329	(48)	39,066	38,963	103	0%
Other General Expenses	38	-	38	1,884	-	1,884	
Property Taxes	1,906	1,906	-	17,153	17,153	-	0%
Bad debt - Tenant Rents	-	312	(312)	-	2,806	(2,806)	-100%
Total Other General Expenses	1,944	2,218	(274)	19,037	19,960	(923)	-5%
Interest of Mortgage (or Bonds) Payable	3,516	3,595	(79)	32,311	32,356	(45)	0%
Interest on Notes Payable (Seller Financing)	6,748	6,714	35	60,735	60,422	314	
Amortization of Loan Costs	1,664	1,664	-	14,974	14,974	-	0%
Total Interest Expense and Amortization Cost	11,928	11,972	(44)	108,020	107,751	269	0%
Total Operating Expenses	\$ 38,772	\$ 47,357	\$ (8,585)	\$ 425,804	\$ 426,214	\$ (410)	0%
Excess of Operating Revenue over Operating Expenses	\$ 7,836	\$ 390	\$ 7,446	\$ 4,088	\$ 3,506	\$ 582	17%
Extraordinary Maintenance	-	-	-	638	-	638	
Depreciation Expense	18,774	18,636	138	168,970	167,721	1,249	1%
Debt Principal Payment	3,018	3,091	(73)	18,446	3,091	15,355	497%
Funding Replacement Reserves from Operations	3,094	2,867	227	27,777	35,611	(7,834)	-22%
Total Expenses	\$ 63,657	\$ 71,951	\$ (8,294)	\$ 641,636	\$ 632,637	\$ 8,998	1%
Net Gain (Loss)	\$ (17,049)	\$ (24,204)	\$ 7,155	\$ (211,744)	\$ (202,917)	\$ (8,827)	4%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 37,017	\$ 38,399	\$ (1,382)	\$ 345,319	\$ 345,591	\$ (272)	0%
Rental Subsidies	49,741	48,359	1,382	435,503	435,231	272	0%
Vacancy Loss	(670)	(2,169)	1,499	(12,678)	(19,520)	6,842	-35%
Net Rental Revenue	86,088	84,589	1,499	768,144	761,302	6,842	1%
Tenant Revenue - Other	334	284	50	3,782	2,554	1,227	48%
Total Tenant Revenue	86,422	84,873	1,549	771,926	763,856	8,069	1%
Investment Income - Unrestricted	46	804	(758)	1,602	7,235	(5,633)	-78%
Other Revenue	1,748	1,804	(56)	21,037	16,234	4,803	30%
Total Revenue	\$ 88,216	\$ 87,481	\$ 736	\$ 794,565	\$ 787,326	\$ 7,239	1%
Administrative Salaries	7,269	7,799	(529)	67,608	70,187	(2,578)	-4%
Auditing Fees	1,200	1,200	-	10,800	10,800	-	0%
Property Management Fee	5,093	5,201	(107)	47,082	46,805	277	1%
Asset Management Fees	995	995	(0)	8,956	8,957	(1)	0%
Advertising and Marketing	-	4	(4)	-	38	(38)	-100%
Employee Benefit contributions - Administrative	2,379	2,546	(167)	20,996	22,918	(1,922)	-8%
Office Expenses	1,318	588	730	5,510	5,291	219	4%
Legal Expense	-	67	(67)	-	600	(600)	-100%
Training & Travel	-	195	(195)	295	1,751	(1,456)	-83%
Other	917	1,100	(183)	9,801	9,904	(102)	-1%
Total Operating - Administrative	19,172	19,694	(522)	171,048	177,250	(6,202)	-3%
Asset Management Fee	-	-	-	-	-	-	#DIV/0!
Total Tenant Services	6,233	5,461	772	58,964	49,152	9,812	20%
Water	1,595	1,559	36	13,271	14,029	(758)	-5%
Electricity	9,635	8,687	948	82,218	78,186	4,032	5%
Gas	520	583	(63)	5,633	5,247	386	7%
Sewer	993	1,021	(29)	8,523	9,193	(669)	-7%
Total Utilities	\$ 12,743	\$ 11,851	\$ 893	\$ 109,646	\$ 106,655	\$ 2,991	3%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 8,212	\$ 7,956	\$ 256	\$ 72,221	\$ 71,600	\$ 622	1%
Maintenance - Materials & Other	2,365	1,771	594	26,123	15,938	10,185	64%
Maintenance and Operations Contracts	4,345	5,767	(1,422)	63,254	51,900	11,354	22%
Employee Benefit Contributions - Maintenance	2,290	2,546	(256)	22,204	22,913	(709)	-3%
Total Maintenance	17,212	18,039	(827)	183,802	162,350	21,452	13%
Total Insurance Premiums	3,033	3,023	10	27,300	27,209	90	0%
Other General Expenses	85	-	85	9,391	-	9,391	
Taxes	2,510	2,510	-	22,592	22,592	-	0%
Bad debt - Tenant Rents	-	230	(230)	513	2,074	(1,561)	-75%
Total Other General Expenses	2,595	2,741	(146)	32,496	24,666	7,830	32%
Interest of Mortgage (or Bonds) Payable	5,740	5,867	(127)	52,725	52,802	(77)	0%
Interest on Notes Payable (Seller Financing)	9,215	9,287	(71)	83,137	83,580	(443)	-1%
Amortization of Loan Costs	2,510	2,510	-	2,510	2,510	-	0%
Total Interest Expense and Amortization Cost	17,466	17,664	(198)	138,373	138,893	(520)	
Total Operating Expenses	\$ 78,453	\$ 78,473	\$ (19)	\$ 721,629	\$ 686,174	\$ 35,454	5%
Excess of Operating Revenue over Operating Expenses	\$ 9,763	\$ 9,008	\$ 755	\$ 72,937	\$ 101,152	\$ (28,215)	-28%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	41,160	40,520	640	365,318	364,678	640	0%
Capital Outlays	-	-	-	51,089	-	51,089	
Debt Principal Payment	4,632	4,751	(119)	28,360	4,751	23,608	
Funding Replacement Reserves from Operations	5,492	5,393	98	49,588	63,621	(14,032)	
Total Expenses	\$ 129,737	\$ 129,137	\$ 599	\$ 1,215,983	\$ 1,119,224	\$ 96,759	9%
Net Gain (Loss)	\$ (41,520)	\$ (41,657)	\$ 136	\$ (421,418)	\$ (331,898)	\$ (89,519)	27%

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	\$ 8,014	\$ 6,100	\$ 1,914	\$ 65,353	\$ 54,900	\$ 10,453	19%
Rental Subsidies	8,111	9,875	(1,764)	78,147	88,875	(10,728)	-12%
Vacancy Loss	(195)	(320)	125	(1,413)	(2,876)	1,463	-51%
Net Rental Revenue	15,931	15,656	275	142,088	140,900	1,188	1%
Tenant Revenue - Other	-	48	(48)	831	429	402	94%
Total Tenant Revenue	15,931	15,703	227	142,918	141,329	1,590	1%
Investment Income - Unrestricted	10	209	(199)	313	1,883	(1,570)	-83%
Other Revenue	137	354	(217)	2,027	3,183	(1,156)	-36%
Total Revenue	\$ 16,078	\$ 16,266	\$ (188)	\$ 145,258	\$ 146,394	\$ (1,136)	-1%
Administrative Salaries	1,311	949	362	7,272	8,542	(1,270)	-15%
Auditing Fees	688	688	-	6,188	6,188	-	0%
Property Management Fee	733	803	(70)	7,168	7,225	(57)	-1%
Asset Management Fees	1,255	990	265	9,172	8,907	265	3%
Employee Benefit contributions - Administrative	310	322	(12)	1,495	2,898	(1,403)	-48%
Office Expenses	496	234	262	2,272	2,103	169	8%
Legal Expense	-	40	(40)	-	356	(356)	-100%
Training & Travel	-	14	(14)	59	128	(69)	-54%
Other	110	79	31	975	713	263	37%
Total Operating - Administrative	4,902	4,122	780	34,602	37,097	(2,496)	-7%
Water	203	245	(41)	1,802	2,201	(399)	-18%
Electricity	1,171	1,051	121	9,237	9,455	(218)	-2%
Gas	121	345	(224)	3,191	3,102	89	3%
Sewer	144	184	(39)	1,345	1,653	(308)	-19%
Total Utilities	\$ 1,640	\$ 1,823	\$ (184)	\$ 15,575	\$ 16,411	\$ (836)	-5%

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	\$ 939	\$ 1,765	\$ (826)	\$ 15,421	\$ 15,886	\$ (465)	-3%
Maintenance - Materials & Other	1,073	671	402	5,368	6,042	(674)	-11%
Maintenance and Operations Contracts	1,706	1,443	263	13,304	12,988	316	2%
Employee Benefit Contributions - Maintenance	347	611	(263)	5,041	5,496	(455)	-8%
Total Maintenance	4,066	4,490	(424)	39,134	40,411	(1,278)	-3%
Total Protective Services	596	608	(13)	5,497	5,476	21	0%
Total Insurance Premiums	898	915	(16)	8,132	8,231	(100)	-1%
Other General Expenses	75	-	75	731	-	731	#DIV/0!
Taxes	637	637	-	5,731	5,731	-	0%
Bad debt - Tenant Rents	(8)	25	(33)	160	225	(65)	-29%
Total Other General Expenses	703	662	41	6,623	5,956	666	11%
Interest of Mortgage (or Bonds) Payable	735	753	(18)	6,771	6,779	(8)	0%
Amortization of Loan Costs	681	681	(0)	6,126	6,126	(0)	0%
Total Interest Expense and Amortization Cost	1,416	1,434	(18)	12,896	12,905	(9)	0%
Total Operating Expenses	\$ 14,221	\$ 14,054	\$ 166	\$ 122,458	\$ 126,489	\$ (4,031)	-3%
Excess of Operating Revenue over Operating Expenses	\$ 1,857	\$ 2,212	\$ (354)	\$ 22,801	\$ 19,905	\$ 2,895	15%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	10,277	10,277	0	92,493	92,493	0	0%
Debt Principal Payment	875	891	(16)	5,320	891	4,429	497%
Funding Replacement Reserves from Operations	738	700	38	6,576	8,380	(1,804)	-22%
Total Expenses	\$ 26,111	\$ 25,922	\$ 189	\$ 226,847	\$ 228,253	\$ (1,407)	-1%
Net Gain (Loss)	\$ (10,033)	\$ (9,656)	\$ (377)	\$ (81,589)	\$ (81,859)	\$ 271	0%

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	\$ 9,044	\$ 9,369	\$ (326)	\$ 92,245	\$ 84,321	\$ 7,924	9%
Rental Subsidies	20,549	20,269	280	174,083	182,419	(8,337)	-5%
Vacancy Loss	(615)	(593)	(22)	(14,308)	(5,336)	(8,972)	168%
Net Rental Revenue	28,978	29,045	(67)	252,020	261,405	(9,385)	-4%
Tenant Revenue - Other	452	122	330	2,548	1,098	1,450	
Total Tenant Revenue	29,430	29,167	263	254,568	262,503	(7,935)	-3%
Investment Income - Unrestricted	6	134	(128)	537	1,206	(669)	-55%
Other Revenue	-	277	(277)	1,204	2,489	(1,285)	
Total Revenue	\$ 29,436	\$ 29,577	\$ (142)	\$ 256,309	\$ 266,197	\$ (9,889)	-4%
Administrative Salaries	2,095	3,030	(935)	24,857	27,269	(2,412)	-9%
Auditing Fees	1,200	1,200	-	10,800	10,800	-	
Property Management Fee	1,626	1,767	(140)	15,205	15,899	(695)	-4%
Asset Management Fees	683	683	(0)	6,147	6,147	(0)	0%
Advertising and Marketing	-	4	(4)	-	38	(38)	-100%
Employee Benefit contributions - Administrative	478	1,011	(533)	7,361	9,103	(1,742)	-19%
Office Expenses	651	461	190	2,710	4,146	(1,436)	-35%
Legal Expense	-	25	(25)	-	227	(227)	-100%
Training & Travel	29	73	(44)	372	657	(285)	-43%
Other	263	241	22	2,611	2,171	441	20%
Total Operating - Administrative	7,025	8,495	(1,471)	70,062	76,456	(6,394)	-8%
Total Tenant Services	983	1,223	(240)	9,930	11,007	(1,078)	-10%
Water	875	1,024	(148)	7,710	9,212	(1,502)	-16%
Electricity	536	502	35	4,153	4,514	(360)	-8%
Gas	57	143	(86)	1,897	1,289	608	47%
Sewer	826	946	(120)	7,429	8,516	(1,087)	-13%
Total Utilities	\$ 2,295	\$ 2,615	\$ (320)	\$ 21,189	\$ 23,531	(2,342)	-10%

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	\$ 2,831	\$ 2,662	\$ 169	\$ 24,729	\$ 23,956	\$ 773	3%
Maintenance - Materials & Other	987	620	368	6,497	5,576	921	17%
Maintenance and Operations Contracts	3,249	2,820	430	24,463	25,378	(915)	-4%
Employee Benefit Contributions - Maintenance	995	1,012	(17)	8,473	9,108	(635)	-7%
Total Maintenance	8,063	7,113	950	64,161	64,018	144	0%
Total Insurance Premiums	2,641	2,652	(11)	23,881	23,868	13	0%
Other General Expenses	-	-	-	38	-	38	
Property Taxes	1,675	1,675	-	15,079	15,079	-	0%
Bad debt - Tenant Rents	-	232	(232)	-	2,092	(2,092)	-100%
Total Other General Expenses	1,675	1,908	(232)	15,117	17,171	(2,054)	-12%
Interest of Mortgage (or Bonds) Payable	657	661	(4)	5,951	5,946	5	0%
Amortization of Loan Costs	526	526	0	4,738	4,738	0	0%
Total Interest Expense and Amortization Cost	2,451	1,187	1,264	22,100	10,684	11,416	107%
Total Operating Expenses	\$ 25,132	\$ 25,193	\$ (61)	\$ 226,440	\$ 226,733	\$ (293)	0%
Excess of Operating Revenue over Operating Expenses	\$ 4,304	\$ 4,385	\$ (81)	\$ 29,868	\$ 39,464	\$ (9,595)	-24%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	24,812	24,812	(0)	223,307	223,307	(0)	0%
Debt Principal Payment	427	427	(1)	2,544	427	2,116	
Funding Replacement Reserves from Operations	1,622	1,575	47	14,696	14,175	521	
Total Expenses	\$ 51,993	\$ 52,007	\$ (14)	\$ 466,987	\$ 464,643	\$ 2,343	1%
Net Gain (Loss)	\$ (22,557)	\$ (22,429)	\$ (128)	\$ (210,678)	\$ (198,446)	\$ (12,232)	6%

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	\$ 5,639	\$ 3,846	\$ 1,793	\$ 49,956	\$ 34,612	\$ 15,344	44%
Rental Subsidies	12,475	14,297	(1,822)	113,070	128,677	(15,607)	-12%
Vacancy Loss	(114)	(363)	249	(3,266)	(3,266)	0	0%
Net Rental Revenue	18,000	17,780	220	159,761	160,023	(262)	0%
Tenant Revenue - Other	15	131	(116)	794	1,179	(385)	
Total Tenant Revenue	18,015	17,911	104	160,554	161,202	(648)	0%
Investment Income - Unrestricted	6	186	(181)	488	1,676	(1,188)	-71%
Other Revenue	-	48	(48)	1,250	436	815	
Total Revenue	\$ 18,021	\$ 18,146	\$ (125)	\$ 162,293	\$ 163,314	\$ (1,021)	-1%
Administrative Salaries	1,329	1,220	109	11,042	10,979	63	1%
Auditing Fees	1,200	1,200	-	10,800	10,800	-	0%
Property Management Fee	1,053	1,078	(24)	9,681	9,698	(17)	0%
Asset Management Fees	683	683	(0)	6,147	6,147	(0)	0%
Advertising and Marketing	-	4	(4)	-	38	(38)	-100%
Employee Benefit contributions - Administrative	294	412	(118)	3,124	3,707	(583)	-16%
Office Expenses	264	153	111	1,107	1,376	(269)	-20%
Legal Expense	-	13	(13)	-	113	(113)	-100%
Training & Travel	18	60	(42)	223	540	(317)	-59%
Other	146	109	37	1,399	979	420	43%
Total Operating - Administrative	4,988	4,931	57	43,523	44,377	(854)	-2%
Total Tenant Services	593	751	(157)	6,106	6,755	(649)	-10%
Water	403	615	(212)	5,649	5,531	118	2%
Electricity	203	243	(41)	1,728	2,190	(462)	-21%
Gas	(32)	358	(389)	428	3,221	(2,793)	-87%
Sewer	622	615	7	5,275	5,535	(260)	-5%
Total Utilities	\$ 1,196	\$ 1,831	\$ (635)	\$ 13,080	\$ 16,477	\$ (3,398)	-21%

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	\$ 958	\$ 887	\$ 71	\$ 8,370	\$ 7,985	\$ 385	5%
Maintenance - Materials & Other	35	534	(499)	2,493	4,804	(2,310)	-48%
Maintenance and Operations Contracts	2,369	1,432	937	16,820	12,889	3,931	31%
Employee Benefit Contributions - Maintenance	350	337	13	2,969	3,037	(68)	-2%
Total Maintenance	3,712	3,191	522	30,653	28,715	1,938	7%
Total Insurance Premiums	1,701	1,697	4	15,299	15,276	23	0%
Other General Expenses	4,546	-	4,546	4,593	-	4,593	
Compensated Absences	-	-	-	-	-	-	#DIV/0!
Property Taxes	1,150	1,150	-	10,348	10,348	-	0%
Bad debt - Tenant Rents	-	73	(73)	-	659	(659)	-100%
Total Other General Expenses	5,696	1,223	4,473	14,941	11,007	3,934	36%
Interest on Notes Payable	2,676	2,793	(117)	24,081	25,134	(1,053)	-4%
Amortization of Loan Costs	271	271	0	2,437	2,437	0	0%
Total Interest Expense and Amortization Cost	2,946	3,063	(117)	26,518	27,571	(1,053)	
Total Operating Expenses	\$ 20,833	\$ 16,686	\$ 4,147	\$ 150,120	\$ 150,178	\$ (58)	0%
Excess of Operating Revenue over Operating Expenses	\$ (2,813)	\$ 1,460	\$ (4,272)	\$ 12,174	\$ 13,136	\$ (962)	-7%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	13,459	13,459	(0)	121,128	121,131	(3)	
Funding Replacement Reserves from Operations	927	983	(56)	8,408	8,100	308	
Total Expenses	\$ 35,219	\$ 31,128	\$ 4,091	\$ 279,656	\$ 279,409	\$ 247	0%
Net Gain (Loss)	\$ (17,198)	\$ (12,982)	\$ (4,216)	\$ (117,363)	\$ (116,095)	\$ (1,268)	1%

Columbia Housing Authority
Administration Revenue and Expense Summary

	Total Adminstration	Year to Date Budget	Budget Variance	
Management Fee	\$ 255,471	\$ 240,787	\$ 14,684	6%
Asset Management Fee	12,000	10,800	1,200	11%
Book Keeping Fee	118,455	120,233	(1,778)	-1%
Front Line Service Fee	-	-	-	#DIV/0!
Fee Revenue	385,926	371,819	\$ 14,107	4%
Interest Income	4,170	12,454	(8,284)	-67%
Investment Income	618,730	593,264	25,466	4%
Other Revenue	297,618	323,152	(25,534)	-8%
Total Revenue	\$ 1,306,444	\$ 1,300,689	\$ 5,755	0%
Administrative Salaries	623,466	624,445	(979)	0%
Auditing Fees	8,115	9,750	(1,636)	-17%
Advertising and Marketing	815	225	590	263%
Employee Benefits - Admin.	145,204	158,588	(13,384)	-8%
Office Expenses	24,676	15,146	9,529	63%
Legal Expense	2,913	2,250	663	29%
Training & Travel	4,511	4,500	11	0%
Other	66,961	55,800	11,160	20%
Total Operating - Administration	876,659	870,704	5,955	1%
Water	404	1,253	(849)	-68%
Electricity	3,785	5,400	(1,615)	-30%
Gas	1,290	1,860	(570)	-31%
Sewer	231	270	(39)	-14%
Total Utilities	5,709	8,783	(3,073)	-35%
Total Maintenance	12,675	13,538	(862)	-6%
Total Insurance Premiums	25,328	20,432	4,897	24%
Total Other Expenses	68,734	54,617	14,117	26%
Interest of Bonds Payable	242,079	242,079	-	0%
Interest on Notes Payable	17,176	17,176	-	0%
Total Interest/Amortization	259,255	259,255	-	0%
Total Operating Expenses	\$ 1,250,922	\$ 1,227,328	\$ 23,595	2%
Excess of Operating Revenue over Operating Expenses	\$ 55,522	\$ 73,361	\$ (17,839)	-24%
Casualty Losses Non-capitalized	8,278	-	8,278	
Depreciation Expense	10,120	5,340	4,780	
Total Expenses	\$ 1,262,328	\$ 1,232,668	\$ 36,653	3%
Net Gain (Loss)	\$ 44,117	\$ 68,021	\$ (30,898)	-45%

**Columbia Housing Authority
Entity Wide Revenue and Expense Summary**

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	HCV CARES ACT	Mainstream Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	\$ 253,905	\$ 1,319,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,421	\$ 7,370	\$ -	\$ -	\$ -	\$ -	\$ 1,600,893	\$ -	\$ 1,600,893
Rental Subsidies	-	1,838,605	-	-	-	-	-	-	-	-	-	-	-	-	1,838,605	(1,838,605)	-
Vacancy Loss	(37,263)	(76,746)	-	-	-	-	-	-	-	-	-	-	-	-	(114,010)	-	(114,010)
Net Rental Revenue	216,642	3,081,056	-	-	-	-	-	-	20,421	7,370	-	-	-	-	3,325,488	(1,838,605)	1,486,883
Tenant Revenue - Other	5,759	39,101	-	-	-	-	-	-	-	1	-	-	-	-	44,860	-	44,860
Total Tenant Revenue	222,400	3,120,156	-	-	-	-	-	-	20,421	7,371	-	-	-	-	3,370,349	(1,838,605)	1,531,743
HUD PHA Operating Grants	331,931	-	7,269,985	-	25,097	279,358	-	124,879	-	-	-	-	-	-	8,031,250	-	8,031,250
HUD Voucher Admin Fees	-	-	766,110	-	-	-	-	-	-	-	-	-	-	-	766,110	-	766,110
Capital Grants	239,589	-	-	-	-	-	-	-	-	-	-	-	-	-	239,589	-	239,589
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	255,471	255,471	(255,471)	
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	12,000	12,000	(12,000)	
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	118,455	118,455	(118,455)	
Total Fee Revenue	571,520	-	8,036,095	-	25,097	279,358	-	124,879	-	-	-	-	-	385,926	9,422,875	(385,926)	9,036,949
Other Government Grants	-	-	-	285,390	-	-	56,080	-	611,477	-	-	-	-	-	952,947	-	952,947
Interest Income	2,514	8,150	1,645	-	-	-	-	-	223	455	-	2,233	1,353	584	17,157	-	17,157
Investment Income	-	-	-	-	-	-	-	-	-	-	-	14,047	604,683	-	618,730	(618,730)	-
Fraud Recovery	1,394	-	1,759	-	-	-	-	-	-	-	-	-	-	-	3,153	-	3,153
Other Revenue	59,954	174,214	12,084	-	-	-	-	-	176,743	1,675	195,707	-	268,197	29,421	917,996	(26,192)	891,803
Gain/Loss on Sale of Capital Assets	17,350	-	-	-	-	-	-	-	-	-	-	-	-	-	17,350	-	17,350
Total Revenue	\$ 875,133	\$ 3,302,520	\$ 8,051,583	\$ 285,390	\$ 25,097	\$ 279,358	\$ 56,080	\$ 124,879	\$ 808,864	\$ 9,501	\$ 195,707	\$ 16,280	\$ 874,233	\$ 415,931	\$ 15,320,556	\$ (2,869,453)	\$ 12,451,103
Administrative Salaries	31,345	256,082	50,529	-	389	505	-	-	31,917	-	-	155,270	186,732	281,464	994,234	-	994,234
Auditing Fees	2,911	56,363	29,348	-	-	-	-	-	3,280	30	8,100	-	3,505	4,610	108,146	-	108,146
Management Fee	74,309	185,665	177,060	-	-	-	-	-	-	-	-	-	-	-	437,034	(255,471)	181,563
Bookkeeping/LIHTC Asset Mgmt	7,793	49,163	110,663	-	-	-	-	-	-	-	-	-	-	-	167,618	(118,455)	49,163
Advertising and Marketing	-	-	1,557	-	-	-	-	-	1,037	-	-	-	190	625	3,409	-	3,409
Employee Benefits - Admin.	8,009	68,446	4,747	-	35	142	-	-	5,792	-	-	34,234	49,023	61,947	232,376	-	232,376
Office Expenses	4,525	26,901	18,741	-	-	376	-	656	7,959	373	-	2,001	9,583	13,092	84,208	-	84,208
Legal Expense	-	1,789	-	-	-	-	-	-	-	-	-	38	1,125	1,750	4,701	-	4,701
Training & Travel	1,085	2,354	-	-	-	-	-	2,016	6,020	-	-	74	445	3,992	15,986	-	15,986
Other	31,207	38,121	114,438	-	353	2,638	417	11,488	15,130	865	1,342	2,832	28,601	35,527	282,959	-	282,959
Total Operating - Admin.	161,184	684,883	507,083	-	778	3,662	417	14,160	71,136	1,268	9,442	194,448	279,205	403,006	2,330,671	(373,926)	1,956,745
Asset Management Fee	12,000	-	-	-	-	-	-	-	-	-	-	-	-	-	12,000	(12,000)	-
Tenant Services - Salaries	3,637	68,879	-	188,191	-	-	-	87,081	380,937	-	-	-	-	-	728,724	-	728,724
CARES Act Expenditures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Benefit - Tenant Serv.	278	18,228	-	66,133	-	-	-	21,993	79,763	-	-	-	-	-	186,395	-	186,395
Tenant Services - Other	174	86,726	370	31,066	241	-	-	-	123,681	-	-	-	400	2,162	244,820	-	244,820
Total Tenant Services	4,089	173,833	370	285,390	241	-	-	109,074	584,381	-	-	-	400	2,162	1,159,939	-	1,159,939
Water	24,974	92,470	265	-	-	-	-	-	62	-	-	39	216	149	118,173	-	118,173
Electricity	12,811	224,565	2,668	-	-	-	-	-	110	-	-	380	1,984	1,421	243,939	-	243,939
Gas	9,960	22,763	722	-	-	-	-	-	193	-	-	121	710	458	34,928	-	34,928
Sewer	22,377	70,507	152	-	-	-	-	-	81	-	-	22	124	85	93,348	-	93,348
Total Utilities	70,123	410,305	3,806	-	-	-	-	-	446	-	-	562	3,034	2,114	490,389	-	490,389

**Columbia Housing Authority
Entity Wide Revenue and Expense Summary**

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	HCV CARES ACT	Mainstream Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Maintenance - Labor	125,309	266,999	-	-	-	-	-	-	-	-	-	-	-	-	392,309	-	392,309
Maintenance - Materials	54,201	113,646	-	-	-	-	-	-	979	49	1,017	127	1,829	2,280	174,127	-	174,127
Maintenance Contracts	75,145	264,100	7,295	-	-	-	-	-	-	-	-	-	-	-	346,540	-	346,540
Employee Benefits - Maint.	37,834	89,990	-	-	-	-	-	-	-	-	-	-	-	-	127,824	(26,192)	101,631
Total Maintenance	292,489	734,735	7,295	-	-	-	-	-	979	49	1,017	127	1,829	2,280	1,040,799	(26,192)	1,014,607
Protective Services - Labor	20,667	4,365	-	-	-	-	-	-	-	-	103,336	-	-	-	128,368	-	128,368
Protective Services - Other	553	116	-	-	-	-	-	-	-	-	2,754	-	-	-	3,423	-	3,423
Employee Benefit Contributions	4,815	1,017	-	-	-	-	-	-	-	-	24,073	-	-	-	29,905	-	29,905
Total Protective Services	26,035	5,497	-	-	-	-	-	-	-	-	130,164	-	-	-	161,696	-	161,696
Property Insurance	27,984	152,762	-	-	-	-	-	-	1,319	466	-	-	603	603	183,736	-	183,736
Liability Insurance	3,937	-	4,880	-	-	-	-	-	2,874	60	-	-	-	186	11,937	-	11,937
Workmen's Compensation	3,415	11,461	955	-	7	10	-	1,646	7,821	-	1,953	2,935	3,530	5,320	39,052	-	39,052
All Other Insurance	2,268	3,103	-	-	-	-	-	-	2,287	-	600	186	11,965	-	20,409	-	20,409
Total Insurance Premiums	37,604	167,326	5,835	-	7	10	-	1,646	14,300	526	2,553	3,121	16,098	6,109	255,134	-	255,134
Other General Expenses	17,956	19,916	4,875	-	-	-	-	-	-	-	141	-	60,020	8,714	111,621	-	111,621
Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payments in Lieu of Taxes	17,895	116,089	-	-	-	-	-	-	2,042	715	-	-	-	-	136,741	-	136,741
Bad debt - Tenant Rents	(4,841)	20,683	-	-	-	-	-	-	-	-	-	-	-	-	15,842	-	15,842
Total Other Expenses	31,010	156,688	4,875	-	-	-	-	-	2,042	715	141	-	60,020	8,714	264,205	-	264,205
Interest of Mortgage Payable	-	248,030	-	-	-	-	-	-	-	-	2,636	-	242,079	-	492,744	-	492,744
Interest on Notes Payable	3,939	368,063	-	-	-	-	-	-	-	-	-	-	17,176	-	389,178	-	389,178
Amortization of Loan Costs	-	51,250	-	-	-	-	-	-	-	-	-	-	-	-	51,250	-	51,250
Total Interest/Amortization	3,939	667,343	-	-	-	-	-	-	-	-	-	-	259,255	-	933,173	(618,730)	314,443
Total Operating Expenses	\$ 638,473	\$ 3,000,610	\$ 529,264	\$ 285,390	\$ 1,026	\$ 3,671	\$ 417	\$ 124,879	\$ 672,837	\$ 3,004	\$ 143,317	\$ 198,257	\$ 619,841	\$ 424,385	\$ 6,648,006	\$ (1,030,848)	\$ 5,617,158
Excess of Operating Revenue over Operating Expenses	\$ 236,660	\$ 301,910	\$ 7,522,318	\$ -	\$ 24,071	\$ 275,687	\$ 55,663	\$ -	\$ 136,027	\$ 6,498	\$ 52,391	\$ (181,977)	\$ 254,392	\$ (8,453)	\$ 8,672,551	\$ (1,838,605)	\$ 6,833,945
Extraordinary Maintenance	-	3,888	-	-	-	-	-	-	-	-	-	-	-	-	3,888	-	3,888
Casualty Losses Non-capitalized	47,170	62,843	384	-	-	-	-	-	-	-	-	66	395	7,817	118,676	-	118,676
Housing Assistance Payments	-	-	7,144,921	-	-	64,710	273,920	55,663	-	-	-	-	-	-	7,539,215	(1,838,605)	5,700,609
Depreciation Expense	121,705	1,562,094	1,714	-	-	-	-	384	13,060	2,548	-	-	10,120	-	1,711,625	-	1,711,625
Total Expenses	\$ 807,348	\$ 4,700,548	\$ 8,040,151	\$ 285,390	\$ 65,736	\$ 277,591	\$ 56,080	\$ 125,263	\$ 685,897	\$ 5,552	\$ 143,317	\$ 198,323	\$ 630,357	\$ 432,202	\$ 16,456,389	\$ (2,869,453)	\$ 13,586,936
Net Gain (Loss)	\$ 67,785	\$ (1,398,028)	\$ 11,432	\$ -	\$ (40,639)	\$ 1,767	\$ -	\$ (384)	\$ 122,967	\$ 3,950	\$ 52,391	\$ (182,043)	\$ 243,877	\$ (16,270)	\$ (1,135,833)	\$ -	\$ (1,135,833)

Evictions for rent nonpayment return to Boone County

- [BY HOPE DAVIS AND CLAUDIA LEVENS](#)
- Oct 20, 2021

A new wave of evictions for nonpayment of rent is rippling across Boone County.

Following the Aug. 26 Supreme Court decision overturning the Center for Disease Control's extension of a moratorium on such evictions, 13th Circuit Court Judge Tracy Gonzalez issued a stay on eviction orders in Boone County until Sept. 15 to give renters time to prepare.

Now, a month after the expiration of that local extension, Housing Attorney Roger Dyer of Mid-Missouri Legal Services said his firm has seen an increase in eviction cases — above even pre-pandemic levels. Dyer said the exact number of evictions during and after the moratorium is difficult to ascertain.

What is known is that the protection afforded for much of the pandemic for those unable to pay rent has expired, and landlords are free to resume evictions for nonpayment.

Derek Hux, deputy administrator for the 13th Circuit Court, noted that many eviction cases never reach judgments because the parties come to an agreement, such as the tenant vacating without a legal order or agreeing on conditions to stay.

According to data from the Office of the State Courts Administrator, nonpayment of rent cases made up 72% of eviction filings statewide from January to October 2021 despite the moratorium.

“My practice has been pretty hectic these several weeks,” Dyer said. “More landlords have been active and following up on these lawsuits recently.”

“At this point, I’m just kind of focused on just trying to do what I can to at least give people some good advice about what’s likely to happen and what their options are,” he said.

Jane Williams, president of Love Columbia — a local nonprofit that helps those looking for basic needs — said the pandemic thrust people into precarious economic situations, which made paying rent difficult.

The eviction moratorium gave renters a buffer to stay in their homes throughout the pandemic, allowing time to seek rental assistance funds, which could help them evade eviction.

Williams said that having an eviction on one's record makes it difficult to find a new place to live since landlords will be less willing to rent to such an individual. She said at the root of this problem is a "dire shortage of affordable housing."

Columbia realtor and landlord Lori Brockman also said, "there's a shortage of landlords that accept housing vouchers." She added that she has a long waiting list of people wanting houses.

Love Columbia has received over 1,200 requests for rental assistance since the start of 2021 and has helped 176 applicants seek State Assistance for Housing Relief (SAFHR), Williams said.

Columbia Housing Authority CEO Randy Cole said he has seen a three-fold increase in requests for housing assistance since the Supreme Court struck down the CDC's eviction moratorium.

The moratorium only paused evictions for those unable to pay. Landlords were able to evict tenants for other reasons, including violation of a lease agreement or remaining in a property after the expiration of a lease.

Brockman said she had pursued evictions during the pandemic.

"Even if a renter was unable to pay rent and was covered by the CDC moratorium, they could still be evicted for other lease violations, like having residents who weren't on the leases or having unauthorized pets," she said.

In Missouri, the moratorium only paused formal eviction for nonpayment of rent. Landlords were able to take renters to court for nonpayment cases and get judgments against them, forcing tenants to prove they were covered by the nonpayment moratorium.

The moratorium only prevented courts from ordering evictions. Thus, sheriffs didn't receive eviction orders to process.

Dyer said judgments for nonpayment of rent have been piling up, waiting in queue for the moratorium's expiration.

"Now that the eviction moratorium is ended, it's opened the door for landlords to file that request with the court, which usually get issued the same day," Dyer said. "Then they just had to file that form with the sheriff's office. At that point, it's really just on the sheriff's schedule" for evictions to take place.

Capt. Brian Leer of the Boone County Sheriff's Office said the agency "saw a slight uptick when the moratorium was lifted, but that seemed to level off fairly quickly. I think we are pretty much status quo without a noticeable increase at this time."

Brockman said that property owners she worked with struggled to pay mortgages, property insurance and taxes in the absence of rent payments.

"From one day to the next, I didn't know if people were going to pay the rent and I was going to have to pay for their living expenses," she said.

Brockman said it is a relief to be able to process the paperwork so the landlord can get someone who can pay the rent in the property.

Dyer noted that even if rental assistance funds were provided to a tenant, if an eviction judgment has already been entered, one's only option is to try to work something out with the landlord.

"These cases move pretty quickly though," he said, noting that SAFHR funds take weeks – months even – to be distributed

Building a Stronger Community

OCTOBER 27, 2021

- Photos by Anthony Jinson



Bringing stability to the city's most vulnerable.

Backed by a talented and committed team of 86 employees who work day in and day out to support Columbia's most vulnerable residents, Randy Cole stepped up to lead the Columbia Housing Authority this past May. With programs that impact close to 2,000 households around Columbia and affordable housing that accounts for seven percent of the city's rental market, Randy and CHA are making a tangible impact on the affordable housing crisis that has been brewing across the nation for nearly a decade.

With 10 years of experience under his belt as the housing programs manager for the City of Columbia, Randy says he was excited to step into a role that allowed

him to create an even bigger impact on affordable housing in Columbia. But he is quick to celebrate the dedication of his team, who he says are the heart and soul of CHA.

“It’s much bigger than me,” Randy says. “Our 86 employees include everything from a maintenance department that handles unit turnovers and maintenance issues on properties to a finance department that provides property management for a variety of properties to a safety department that helps ensure safety by working in partnership with our residents to a supportive services department that provides \$1 million annually in supportive service programming to residents we serve.”



Left to right: Tawanda Edwards, Randy Cole, Bryan Anderson, Charline Johns

With an annual budget of \$16 million, Randy says the Columbia Housing Authority has the capacity to do a lot of good in and for the community.

Deep Roots and a Long History of Service

Created in 1956 by the City of Columbia, CHA was designed to provide affordable housing for the city's most vulnerable populations. Today, CHA owns 747 affordable

housing units while also operating a Housing Choice Voucher Program, formerly known as Section 8, a program that provides vouchers that individuals and families can use to rent from private landlords who participate in the program.

CHA also serves a part of the community with a family self-sufficiency program dedicated to helping families grow their income through training programs, and it offers an after-school and summer Moving Ahead program centered around enrichment activities and outdoor play for children in kindergarten through 12th grade.

“Our vision is for CHA to be the leading affordable housing provider in the community that supports getting people who are homeless and in a shelter into rental housing, helping people move from renting to home ownership, and helping with mobility along the affordable housing continuum.”

Randy Cole

“Our vision is for CHA to be the leading affordable housing provider in the community that supports getting people who are homeless and in a shelter into rental housing, helping people move from renting to home ownership, and helping with mobility along the affordable housing continuum,” Randy says. “The Columbia Housing Authority stabilizes households that otherwise could not afford their own housing, and housing is the best solution to homelessness.”

A County, and Country, in Crisis

The need for CHA's services is greater than what it is able to provide today, thanks to a crisis both in Columbia and across the country. There are currently 600 people on a waiting list for one-bedroom units with CHA, representing a wait of six months or more. Of those 600 people, 90 percent are living in a car, hotel, or shelter or are doubled with a family member or friend.

“We don't have enough one-bedroom units in our housing market,” Randy says. “With the pandemic and changes in the market over the last couple of years, it has come to a head where additional money for rent assistance isn't going to produce the results we need. We need infrastructure and more affordable housing stock. We will issue a voucher or rent assistance, but people are

struggling to connect that assistance to an open property because of a lack of affordable housing, which is a trend that is being seen across the country.”

The lack of affordable housing can be attributed to a couple different factors. First, the cost to construct affordable housing has steadily increased over the past decade. In the last couple of years alone, lumber prices have dramatically increased and labor prices have increased along with them. Amplified by the pandemic, the cost of housing is outpacing wage growth across employment sectors. In that same time, regulatory requirements for housing have increased. Both factors have diminished buying power.

“We’ve changed what we require as far as energy efficiency, preserving neighborhood character, and requirements for parking,” Randy says. “I value all those things as well, but they all impact the cost of affordable housing. The reality is that our world is a giant spreadsheet, and all these values impact the cost of housing.”

Several short-term solutions over the past couple of years have kept people in housing, but Randy says that making a dent in the affordable housing crisis requires a well-planned and deliberate long-term approach. It simply can’t happen overnight.

“The challenge is that investing in affordable housing takes a long-term commitment,” he says. “Buying the land, zoning, engineering, and building. Not that I don’t think we should do it, but we should do it right now.”

Seeking Solutions

When a community has enough affordable, stable housing for residents, there is a ripple effect that envelops the community as a whole. According to Randy, a strong affordable housing market helps build the community’s property tax base, provides a more stable workforce and directly impacts children’s educational attainment and success.

“When families have stable housing, that means kids won’t be moving from one school to the next as they try to cobble together less-than-ideal housing situations,” he says. “Twenty-eight percent of our students start at one school and finish at the next, and each move sets a child back in learning and future earning potential. Affordable housing should be extremely important to our employers, because the more stable the housing, the more productive employees will be at work.”

In order to seize a “once in a generation opportunity” to expand CHA’s portfolio, Randy says CHA has asked Columbia City Council for \$4.2 million to overhaul 120 units of public housing that haven’t been renovated in decades. The money would also support the construction of 49 additional units.

“The units that we built in the late 1950s and early 1960s don’t meet modern living codes, and they drain a lot of maintenance resources to keep them at a bare minimum level,” Randy says. “These are not places we would want to think are housing our most vulnerable populations. This is the exact type of investment we need to make right now to make an impact on our affordable housing crisis. It is visionary, but not aspirational. We have a successful, proven track record, and it seems like an easy investment to make for a high return on investment from the city and county.”

Obtaining local grant dollars would also allow CHA to leverage the state for an additional investment, and the construction for the 169 units alone would create over 100 jobs in the community.

“Every year we have hundreds, if not thousands, on the wait list, and for the recent past, there has always been more need than we have available resources,” Randy says. “The fact that we have this opportunity to expand our portfolio seems like a great opportunity to invest in something that has an immediate impact. If city council invests in us, it would be a huge win for first ward residents, where 90 percent of the units are located.”

Inside CHA

Meet Charline Johns



As CHA’s executive assistant, Charline Johns supports Randy, the CHA Board of Commissioners, staff, residents, and program participants. It’s work that is

especially meaningful because she, and her three children, are former residents of CHA's affordable housing.

In early 2018, Charline was living in a two-bedroom apartment with her children, where she was paying \$425 each month for rent plus an additional \$200 to \$300 for monthly utilities. She was earning minimum wage working 25 to 28 hours a week at Subway, and she was barely making ends meet. Things changed dramatically when she moved her family into CHA affordable housing in March 2018.

"I knew that my rent would be based off what I was making, which was little to nothing, and with them moving me into a newly renovated, energy-efficient three bedroom, my utilities were cut down to under \$100 per month," Charline says. "My kids had the space and adequate housing to actually be comfortable. My oldest finally got his own room, and that was a big deal for us."

Charline was hired by CHA in May of 2018, and by November 2018, she was financially secure enough to find private housing. But she remains acutely aware of what secure and affordable housing means for Columbia families.

"When I was a resident of CHA, I took pride in my home not only because it was newly renovated, but because it did not give me the feeling of an institution," Charline says. "I actually felt at home, and this is what I believe our families feel when they're living here. We need the support of our community to continue these efforts. With just 120 units that need to be renovated and the ambition and hope to expand our housing programs, we can get there together."

Agencies express 'desperate need of more housing' at Housing Commission meeting

- BY HOPE DAVIS
- Nov 3, 2021

Representatives from local aid groups expressed a severe need for permanent affordable housing at a Housing and Community Development Commission meeting Wednesday.

The commission heard public input on the allocation of \$2.2 million in federal funding for projects addressing housing insecurity.

Columbia Housing Authority CEO Randy Cole urged the commission to focus funds on expanding Columbia's supply of affordable housing. He added the community has existing sources for rent and utility assistance but nothing to address the "hard infrastructure" needs of creating more affordable apartments and houses.

The Housing Authority has close to 900 households on its waitlist and has trouble matching vouchers to landlords that will take them.

"Rent assistance, utility assistance — all those things are short term solutions that just push the bubble even bigger," Cole said. "I think it's going to come to a head soon."

Love Columbia Director Jane Williams said her agency has had difficulty helping people find rental units that they could afford, that would take vouchers or could support the size of their families.

Williams explained that five years ago, Love Columbia would receive about 40 calls a week for assistance, and now they take over 100. She brought up the need for aid groups to work together to meet the scale of the problem.

“We’re trying to juggle all the different pots of rental assistance that are out there so that we can make the most of it,” Williams said.

John Dunbar spoke from the Housing Authority’s Resident Advisory Board. Dunbar, who has experienced homelessness, said people’s housing needs exceed what the agencies serving them are aware of.

“We are in desperate need of more housing,” Dunbar said. “The number of people that have come up on waiting lists and the people that are applying — they’re a small fraction.”

HOME-ARP Funds from the Department of Housing and Urban Development will go to local social service agencies to assist people experiencing homelessness, at risk of homelessness or fleeing violence or abuse. This pool of funding is separate from the city’s \$25 million in American Rescue Plan Act funds.

Service groups will apply with project proposals by mid-December. The funds will become available in the spring of 2022.



Columbia housing commission holds public forum to discuss federal funding to support the homeless

By [Zach Boetto](#)

November 3, 2021 10:41 PM

COLUMBIA, Mo. (KMIZ)

The City of Columbia's Housing and Community Development Commission (HCDC) heard from the public Wednesday about federal funding to support the homeless.

"We are in desperate need of more housing," said John Dunbar, with the Columbia Housing Authority. "There is those homeless that you see but then there's those homeless that you don't."

The federal government, through the American Rescue Plan, awarded the City of Columbia \$2,161,652 in funding to be administered through the HOME Investment Partnership Program from the Department of Housing and Urban Development.

Eligible projects for funding include non-congregate shelters, rental housing development, tenant-based rental assistance and supportive services.

Rebecca Shaw, a commissioner on the community housing developing committee says the group has a lot of responsibility.

"We heard tonight from a lot of people, that unhoused neighbors are a very large concern, a permanent shelter of some sort is a large concern and public and affordable housing is a large concern," Shaw said. "So, we will definitely take into account the things we heard this evening and make sure that we can get the best possible opportunity with this money."

The projects must benefit families and people facing homelessness and or those fleeing domestic violence, sexual assault, stalking or human trafficking situations.

Some Columbia organizations submitted their [HOME ARP consultation questions responses](#) before the start of the meeting.

Columbia Housing Authority CEO lays out plans for affordable housing to Muleskinners

ALEXIS SIMMERMAN Nov 5, 2021

CEO of Columbia Housing Authority, Randy Cole, said he is looking forward to trying new strategies to address homelessness and housing insecurity on the local level at a Muleskinners Democratic Party meeting Friday.

Cole is relatively new to the position. He officially began working for CHA last May after a decade serving as the housing programs manager for the city of Columbia.

Last week, Cole joined a group of local citizens who visited the housing authority in Athens, Georgia in a trip orchestrated by the Columbia Chamber of Commerce. Cole said he believes the chamber picked Athens because it's another college town with similar characteristics to Columbia. He praised its "creative strategies," which he hopes to bring to Columbia.

The housing authority in Athens focused on renovating public housing to meet the standards of market-rate housing. This included additions of a fitness center and a movie theater.

"Public housing authorities have very distinct powers that are really tools and resources for our community," Cole said.

In a presentation to the Muleskinners on Friday, Cole described his vision for affordable housing. He stressed the importance of lifting blame from people who have been unhoused.

Before Cole entered office, CHA placed people lower on the waitlist if they were unemployed. This issue grew significantly during the COVID-19 pandemic, in which many lost employment.

"Housing is that first thing that provides stability in people's lives," Cole said.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

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

Closed Meeting Notice

CHA Board of Commissioners Meeting

Date: Tuesday, November 16, 2021

Time: 5:30 p.m.*

Place: CHA Training Room, 201 Switzler Columbia, MO 65302

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

CLOSED SESSION PURSUANT TO SECTION 610.021 (2) RSMo. - Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.

I. Call to Order

II. Roll Call Vote to Go Into Closed Session to Discuss Sealed Bids pursuant to Section 610.021 (2) RSMo. - Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.

III. Roll Call Vote to End Closed Session

IV. Adjournment