



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

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: April 12, 2019

RE: April 16, 2019 CHA Board Meeting Agenda & Materials

Enclosed is the agenda packet for the CHA Board meetings next Tuesday. Included in the packet are staff memos and information related to each resolution. Please note the following:

CHA BOARD AGENDA ITEMS

Resolutions

- **Resolution 2809:** To approve an application for \$250,000 in HOME funds from the City of Columbia to support construction of the Providence Walkway Apartments.
- **Resolution 2810:** To approve an application for \$100,000 in CDBG funds from the City of Columbia to support construction of the Providence Walkway Apartments.
- **Resolution 2811:** To approve an application for \$100,000 in HOME funds from the City of Columbia to provide a two-year tenant-based rental assistance (TBRA) program.
- **Resolution 2812:** To Approve an Annual Memorandum of Agreement with the Food Bank for Central and Northeast Missouri.

BOARD REPORTS

- **Affordable Housing Initiative:** Enclosed is an update on the CHA Affordable Housing Initiative.
- **CHA Management Reports:** Housing Choice Voucher Program, Public Housing & Affordable Housing Properties, Resident Services, and Safety.
- **Financial Reports:** The financial reports for January and February 2019 are enclosed.
- **Current Events:** A report on current events is enclosed.

Please contact me if you have any questions or need additional information about any of the items on the meeting agenda.

Please note: Box dinners will be available for Commissioners at 5:00 p.m.



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Open Meeting Notice

CHA Board of Commissioners Meeting

Date: Tuesday, April 16, 2019

Time: 5:30 p.m.

Place: Columbia Housing Authority, 201 Switzler Street

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of March 19, 2019 Open Meeting Minutes
- V. Recognition of Achievement
- VI. Public Comment (Limited to 5 minutes per speaker)

RESOLUTIONS

- VII. **Resolution 2809:** To Authorize the Submission of a \$250,000 HOME Rental Production Funding Application to the City of Columbia to Assist with the Construction of Fifty (50) Affordable Housing Units Located on Providence Walkway, Trinity Place, Boone Drive, Switzler Street and Providence Road in Columbia, Missouri Named the Providence Walkway Apartments.
- VIII. **Resolution 2810:** To Authorize the Submission of an Application for Community Development Block Grant (CDBG) Funding up to \$100,000 to the City of Columbia to Make Infrastructure Improvements at the Providence Walkway Apartments Project.
- IX. **Resolution 2811:** A Resolution to authorize the submission of a \$100,000 HOME grant application to the City of Columbia to provide a two-year tenant-based rental assistance (TBRA) program for difficult to house populations with barriers to other housing assistance programs.
- X. **Resolution 2812:** To Approve an Annual Memorandum of Agreement with the Food Bank for Central and Northeast Missouri for the Purpose of Operating the Annie Fisher Food Pantry for the Benefit of Public Housing Residents.

REPORTS

- XI. Affordable Housing Initiative Report
- XII. Monthly Management Reports for the Housing Choice Voucher Program, Public Housing & Affordable Housing Properties, Human Services, and Safety.
- XIII. Financial Reports for January and February 2019
- XIV. Energy Performance Contract Report

- XV. Current Events
- XVI. Retreat Planning Topics and Meeting Date
- XVII. Commissioner Terms

PUBLIC AND COMMISSIONER COMMENT

- XVIII. Public Comment (Limited to 5 minutes per speaker)
- XIX. Commissioner Comment
- XX. 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, at least one working day prior to the meeting.
(Email: www.ColumbiaHA.com > Contact Us > Administration)

Media Contact: Phil Steinhaus, CEO
Phone: (573) 443-2556
E-mail: www.ColumbiaHA.com > Contact Us > Administration

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 March 19, 2019 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 March 19, 2019, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Bob Hutton, Chair, called the meeting to order at 5:30 p.m.

II. Roll Call:

Present: Bob Hutton, Chair Commissioner
John French, Commissioner
Rigel Oliveri, Commissioner
Max Lewis, Commissioner

Excused: Robin Wenneker, Commissioner

CHA Staff: Phil Steinhaus, CEO
Andrea Tapia, Chief Operations Officer
Charline Johns, Executive Assistant to CEO
Becky Markt, Director of Resident Services
Laura Lewis, Director of Affordable Housing Operations
Mary Harvey, Director of Finance

III. Adoption of Agenda:

Mr. Hutton called for a motion to approve the agenda. Mr. Hutton asked were there any changes. Mr. Steinhaus stated none other than there would not be a recognition of achievement this meeting. A motion was made by Mr. Lewis and second by Ms. Oliveri. All Commissioners voted "aye". Mr. Hutton declared the agenda adopted.

IV. Approval of February 26, 2019 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of February 26, 2019. Mr. Hutton asked if there were there any corrections or changes to the minutes. Seeing none. A motion was made by Mr. Lewis and second by Ms. Oliveri. All Commissioners voted "aye" and Mr. Hutton declared the motion approved. Mr. Steinhaus noted to the Board also that the minutes were Ms. Johns' first set of Board minutes and commended her on a job well done.

V. Recognition of Achievement:

There was no recognition of achievement.

VI. Public Comment.

There were no public comments.

RESOLUTIONS

VII. Resolution 2805: A Resolution Approving the Job Description and Salary Range for the Position of Chief Operations Officer, and Director of the Department of Human Services/Deputy Executive Director of CHA Low-Income Services, Inc., and Approving Related Updates to Appendix 1 – Organizational Chart and Appendix 3 – Range and Salary Plan to the CHA Personnel Policy.

Mr. Steinhaus stated that the creation of the Chief Operations Officer, (COO) is designed to be a transitional position. Mr. Steinhaus stated that he was looking toward retirement at least by the age of 65. He turns 62 this year. Mr. Steinhaus stated that he and Ms. Harvey had been talking about several transitional positions with her also wanting to retire in a few years. Mr. Steinhaus stated this would give Ms. Tapia an opportunity to learn on the job with Mr. Steinhaus. While taking on a few more responsibilities that will provide her with the experience necessary so that the Board might consider her for Mr. Steinhaus' position.

Mr. Lewis stated that even if Ms. Tapia was not considered, she would still be able to help direct the next person. Mr. Steinhaus stated that yes, it would ultimately be the Board's decision on what they would want to do at that point in time.

Mr. Steinhaus stated that changing the name of the Department of Resident Services to the Department of Humans Services would better reflect the fact that the department serves more than just CHA residents. Mr. Steinhaus noted that the reports have been coming in under Human Services because CHA does serve more than just residents. He stated that the Money Smart and Moving Ahead Programs are open to anybody. While CHA does serve a majority of CHA residents in those programs. CHA serves many non-residents through the Youth Community Coalition as well. Ms. Markt's job has been to run Columbia Housing Authority's Low-Income Services (CHALIS). Mr. Steinhaus stated that he recommends changing her name to Deputy Executive Director of CHA Low-Income Services.

Mr. Lewis stated that this would be a lot easier transition with hiring someone that is already familiar with Housing Urban Development (HUD) rules and regulations runs so much smoother. Mr. Steinhaus stated that you generally see that when the City Council or the Board of Commissioners are happy with the way things are going they usually try to hire within. When they are not happy they want to hire someone new to come in and shake things up a bit.

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

Mr. Hutton called for a motion to approve Resolution 2805 as presented. A motion was made by Mr. Lewis. Second by Mr. French. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, French, Hutton

No: None

VIII. Resolution 2806: To Appoint Members of the Resident Advisory Board for FYE2019.

Mr. Steinhaus stated that part of CHA's responsibilities to adopt policies is that CHA has run them through a Resident Advisory Board (RAB). CHA tries to recruit members for the Resident Advisory Board from all CHA properties as well as the Section 8 Housing Choice Voucher Program. The CHA must run the policies through the RAB for their review, consideration and comments to the Board. The policies also must be posted for 45-day public comment period. The RAB is also responsible for reviewing and offering comments to the PHA Plan and Five-year Plan. CHA has a list of individuals who are willing to serve on the RAB. CHA does see a little more interest and individuals that live at Paquin because the RAB meetings are held there at Paquin Towers. Mr. Steinhaus stated that there is a larger number of members than normal but expects some to drop off as time goes on.

Mr. Hutton asked does CHA keep a larger number of people as members because not every individual that applied will show up. Mr. Steinhaus stated that if residents were willing to apply to serving in the RAB is a great experience for them and CHA really wants their comments. Mr. Steinhaus stated that the larger number of members doesn't really impact us rather than CHA having to provide more food.

Mr. Steinhaus stated that we have enough room at Paquin Towers and we meet there because it is easier for persons with disabilities to have access to the meetings. CHA provides transportation to residents who need it. Ms. Oliveri asked if these were all the individuals that expressed interest. Mr. Steinhaus stated yes, that CHA has 10 new applicants and 19 in which who served last year.

Mr. Steinhaus stated that at the end of each year of serving on the Resident Advisory Board the members are awarded with framed certificates for their participation and get to take a picture with the CEO. Mr. Steinhaus stated that the residents of Paquin Towers are particularly happy about the framed certificates and CHA has funding for those things that comes out of the Resident Participation funds.

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

Mr. Hutton called for a motion to approve Resolution 2806 as presented. A motion was made by Mr. Lewis. Second by Mr. French. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, French, Hutton

No: None

IX. Resolution 2807: To Adopt a Revision to the Public Housing Admission and Continued Occupancy Policy (ACOP), Revising Chapter 12 Transfer Policy Section 12 II.B. Occupancy Standard Transfers.

Mr. Steinhaus stated that the real issue as of now is that the current policy allows for transfers within CHA's Public Housing properties but as CHA has converted into Low-Income Housing Tax Credit (LIHTC) properties the policy didn't really allow for transfers to LIHTC properties owned by the CHA. The CHA wants to be able to move residents within the properties into the right size unit for their household, because family sizes do change. CHA does have waitlists to move our residents from Public Housing Properties into the new LIHTC properties. The revisions would allow CHA to transfer residents from different properties as needed. CHA doesn't want to transfer individuals unless it is truly needed because it is expensive to transfer residents.

Mr. Hutton asked if this was just virtually a bookkeeping change to policy, something in writing. Mr. Steinhaus stated yes, something to make the process easier. Mr. Steinhaus asked if Ms. Lewis had anything she would like to add. Ms. Lewis stated that this would help to fill some of the units on Bryant Walkway. Ms. Lewis stated that CHA has a lot of individuals in Public Housing that are currently over-

housed and would benefit going to a one-bedroom unit on Bryant Walkway. Mr. Hutton asked if over-housed meant that there were individuals in a two-bedroom unit and now their family is smaller than it was to begin with. Ms. Lewis stated yes, that individual's household composition has changed. Mr. Steinhaus stated that CHA has a shortage of one-bedroom units at the family sites and the one-bedroom waitlist is one of the longer waitlists.

Mr. Hutton asked that when planning for new units should CHA look to build more one-bedroom units. Mr. Steinhaus stated yes, except CHA must do a 1 for 1 match. Mr. Steinhaus stated that was the this was the original plan for Kinney point for 42 units, with 36 one bedroom and 6 two bedrooms.

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

Mr. Hutton called for a motion to approve Resolution 2807 as presented. A motion was made by Mr. Lewis. Second by Mr. French. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, French, Hutton

No: None

X. Resolution 2808: To Adopt a Revision of the Section 8 Housing Choice Voucher Program Administrative Plan Revising the Housing Choice Voucher Waitlist Preferences to include an 811 Mainstream Voucher Preference.

Mr. Steinhaus stated that CHA has fourteen 811 Mainstream Vouchers that are designed to serve individuals that are non-elderly and disabled transitioning out of institutions such as jail, nursing homes or other institutional settings or who are homeless or at risk of homelessness. The regulations state that they would have to be on the same waitlist for the Section 8 Housing Choice Voucher Program. This revision would just create a preference on that waitlist for them to be placed on that waitlist that would move them up to the top of that waitlist and get those individuals into those vouchers.

Mr. French asked if this was a need and how often does CHA see individuals that have been in jail needing this type of assistance. Mr. Steinhaus stated that yes there is a need and that the Board approved the resolution to apply for the 811 Mainstream Vouchers last year. Mr. Steinhaus stated that CHA is working with the Boone County to identify the cross sector of individuals that are homeless but have also had high jail utilization. Mr. Steinhaus stated that there have been some studies that show when you get individuals into supportive housing they have a lower recidivism rate. Boone County has taken \$80,000 in funds from the Boone County Hospital Fund to pay for supportive services that are going to be provided by the Voluntary Action Center. The idea is to reduce recidivism at the jails and reduce emergency room visits at the hospital as well. The goal is to see what the economic benefit to Boone County is as well as how successful CHA can be with the 811 Mainstream Vouchers.

Mr. French asked if CHA would see this as being a continued process. Mr. Steinhaus stated that CHA would be willing to apply for them again next year if he sees that progress has been made with them this year. Mr. Steinhaus stated that anytime CHA can get additional vouchers they would like to apply for them.

Mr. Hutton asked what exactly this preference would do. Mr. Steinhaus stated that the 35-point preference for the 811 Mainstream Vouchers would place those individuals at the top of the waitlist. A 30-point Veterans Preference to address the problem of homelessness among veterans. A 25-point preference for elderly, persons with disabilities and working families.

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

Mr. Hutton called for a motion to approve Resolution 2808 as presented. A motion was made by Mr. Lewis. Second by Mr. French. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, French, Hutton

No: None

Reports

XI. Affordable Housing Initiative Report

Mr. Steinhaus stated that most of the buildings on the south side of the property on Bryant Walkway are completed. The buildings on the north side of the property are the farthest all being worked on and still hoping to be completed by the middle of June or July.

Mr. Steinhaus stated that the CHA has started the planning process for Providence Walkway. The CHA has some new civil engineers and Mr. Steinhaus expects that we will have to tear down and replace these buildings with new construction. Upon reviewing the CHA's previous application for low-income housing tax credit funding the Missouri Housing Development Commission (MHDC) said that the cost of renovations was too high and too close to the cost of new construction. Mr. Steinhaus stated that since the CHA has run into issues with termite damage and other structural issues and had to request additional funds, he doubts MHDC would be willing to provide funding for renovations.

Mr. Steinhaus stated that with tearing down and building new would cause CHA to run into issues regarding storm water retention, parking regulations, new building codes, density requirements and a variety of other issues.

Mr. Steinhaus stated that CHA would possibly consider having fewer units at that site and moving some onto CHA's Kinney Point site which is just under 2 acres just north of Oak Towers. Mr. Steinhaus stated that CHA is using a new civil group that was recommended because of their knowledge of city codes. Mr. Steinhaus stated that he has asked Ms. Tapia to join the planning process with the architects and engineers to gain more experience and knowledge about the project.

Mr. Steinhaus stated that some interesting things were discovered in the buildings that the contractors have just gotten into one being a void in a block wall, some extensive termite damage and they found a unit that had been burned that was just covered up and had to be reframed. Mr. Steinhaus stated that CHA has had some not so good maintenance in the past.

Mr. Steinhaus asked if there were any questions and stated that if the Board were to look online they would be able to access the photos in color online.

Mr. Hutton called for further discussion. Mr. French asked if this eliminates CHA's termite projects by tearing everything down and rebuilding. Mr. Steinhaus stated yes, that it would be all new construction. CHA must decide could the units be reconfigured to become more pleasing for CHA's residents.

XII. Monthly Management Reports for Public Housing and Affordable Housing Properties, Housing Choice Voucher Programs, Resident Service, and Safety.

Mr. Steinhaus reported that the Housing Choice Voucher program has about 100 applicants left on 2015 HCV waitlist with about 900 on the 2018 waitlist. CHA anticipates starting issuance of the 811 Mainstream Vouchers sometime in May 2019. Mr. Steinhaus stated that CHA has 85.7% of vouchers in utilization with 94.6% funding, 1,051 Vouchers in lease and could lease up 66 more.

Mr. Steinhaus stated that the affordable housing staff is continuing to work hard filling vacant units and maintaining a high occupancy rate. He noted that Ms. Katie Howard has done a great job in her role as Project-Based Voucher Specialist. With the increase of program participants, CHA had determined there was a need for an additional Project-Based Voucher Specialist. CHA did not have to search far for that specialist, CHA hired their own Relocation Specialist, Ms. Christinia Borrett.

Mr. Steinhaus reported on the Affordable Housing Terminations. Noting that most of the terminations were for non-payment and are usually turned over after payment is made, with two criminal related terminations. Staff at the CHA are conducting an average of four hearings a week. Managers at the CHA sites are working on correcting tenant accounts and collecting delinquent balances. Ms. Lewis has added more columns to the charts showing the remaining amount due for tenants to pay off.

Mr. Steinhaus reported that CHA's Human Services program is doing very well highlighting our Youth Community Coalition which has been going since 2004. Ms. Markt has been doing an excellent job at with the coalition. Mr. Ron Rowe, Program Coordinator is working in five Boone County Communities utilizing funds from the Boone County Children's Services Fund. Mr. Steinhaus reported that CHA has distributed 97,107 pounds of food with a value of \$162,382 through the Annie Fisher Food Pantry.

Mr. Steinhaus reported on Safety stating that the Director of Safety, Mark Brotemarkle has broken down the calls by their nature which shows most calls to be medical related. Mr. Steinhaus states that trespassing is CHA's biggest issue currently on the properties, stating all in all properties are much safer and quieter now by issuing these trespass warnings. Mr. Steinhaus stated that EMS and Fire responded to 62 calls for service. 21 of the "medical" calls were at family sites, 10 were at Oak Towers and 31 were at Paquin Towers.

XIII. Unaudited Financial Report for FYE2019.

Ms. Harvey noted that there was a line hidden on the report for compensated absences that was included in the total but not seen in the breakdown. These normally aren't needed until years end. Mr. Steinhaus reviewed some of the highlights in the narrative of the finance report. Mr. Steinhaus reviewed the budgets for each property and explained surpluses and overages.

XIV. Current Events

Mr. Steinhaus reported that he and Mr. Rick Hess met with staff from ICAST and the city of Columbia to discuss the possibility of a solar collection field that would benefit CHA residents.

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. Lewis. Second by Ms. Oliveri. Mr. Hutton called the meeting adjourned at 6:59 p.m.

Bob Hutton, Chair

Date

Phil Steinhaus, Chief Executive Officer

Date

Certification of Public Notice

I, Phil Steinhaus, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on March 22, 2019, I posted public notice of the March 26, 2019 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.

Phil Steinhaus, Chief Executive Officer

Date



Housing Authority of the City of Columbia, Missouri

Board Resolution Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: April 17, 2018

RE: **Resolution 2809:** To Authorize the Submission of a \$250,000 HOME Rental Production Funding Application to the City of Columbia to Assist with the Construction of Fifty (50) Affordable Housing Units Located on Providence Walkway, Trinity Place, Boone Drive, Switzler Street and Providence Road in Columbia, Missouri Named the Providence Walkway Apartments.

A major component of the CHA Affordable Housing Initiative is to rehabilitate the CHA's aging public housing stock a part of our participation in the HUD Rental Assistance Demonstration (RAD) program. The major renovation of the Providence Walkway Apartments is the next phase of this process and funding from multiple sources will be necessary to finance the proposed renovations.

The CHA applied for 9% Low-Income Housing Tax Credit (LIHTC) funding from the Missouri Housing Development Commission (MHDC) in March 2018 to renovate the 50 public housing units known as the Providence Walkway Apartments. The MHDC did not recommend funding for our project and gave the rationale for not funding our project as they believed our credit request was too high and that the cost of renovation was approaching the cost of new construction.

As a result, the Providence Walkway Apartments project will involve demolishing the existing 50 public housing units and replacing them with new construction. New construction will still be costlier than renovating these units and additional HOME funding from the City of Columbia will be critical to the success of this project. HOME funding from the City of Columbia also demonstrates the support of the City of Columbia for this project.

We are hopeful that the pricing of the federal and state low-income housing tax credits will increase this year. We are also optimistic that the state will once again issue state low-income housing tax credits. We anticipate submitting an application for low-income housing tax credits sometime in September.

I am recommending that the CHA apply for \$250,000 in HOME funds from the City of Columbia to help with the additional cost of new construction and to help us manage our contingencies during the construction process.

These funds, if awarded will not be available until the summer of 2020, prior to the beginning of the construction process in January 2021 if LIHTC funding is allocated to this project in December 2019. There are also questions regarding the level of HOME program funding in upcoming federal budget. Nevertheless, I feel the CHA must explore all funding options for this project given the current economic climate and the uncertainty of the federal budget.

If we receive LIHTC funding this December, our architect, Wallace Architects, will work to complete the architectural design and the project will be put out for bid. If funded, our plan is to complete our firm

submission to the MHDC by September of 2020 and close on financing 6-8 weeks after, with construction starting in January 2021.

The City of Columbia has HOME Rental Production funding that can be used for the new construction of affordable rental housing for low-income families with incomes that make them eligible to live in LIHTC housing with Project-Based Voucher subsidies. The CHA proposes to submit a Rental Production funding application in the amount of \$250,000 that will cover two years of funding during which time the construction of these 50 housing units will be completed. The deadline for submission of the HOME application is Tuesday, April 30, 2019. A Board resolution is required in order to submit the application.

Resolution 2809 will authorize the submission of a HOME Rental Production funding application to the City of Columbia to provide financial assistance for the reconstruction of the 50 units of the Providence Walkway.

It should be noted that HOME Rental Production funding cannot be used to rehabilitate Public Housing units directly. However, HOME Rental Production funding can be used in combination with the Low-Income Housing Tax Credit program to construct new affordable housing units that have been converted over to Project-Based Housing Choice Vouchers under the HUD Rental Assistance Demonstration (RAD) Program.

The Providence Walkway Apartments renovation received a HOME award of \$100,000 in 2018 from the City of Columbia, however since the project was not recommended for LIHTC funding we are not able to utilize these funds.

CEO Recommendation: Adopt Resolution 2809 authorizing the submission of a \$250,000 HOME Rental Production Funding Application to the City of Columbia to assist with the construction of fifty (50) affordable housing units located on Providence Walkway, Trinity Place, Boone Drive, Switzler Street and Providence Road in Columbia, Missouri named the Providence Walkway Apartments.



Board Resolution

RESOLUTION #2809

To Authorize the Submission of a \$250,000 HOME Rental Production Funding Application to the City of Columbia to Assist with the Construction of Fifty (50) Affordable Housing Units Located on Providence Walkway, Trinity Place, Boone Drive, Switzler Street and Providence Road in Columbia, Missouri Named the Providence Walkway Apartments.

WHEREAS, A major component of the Columbia Housing Authority (CHA) Affordable Housing Initiative is to rehabilitate the CHA's aging public housing stock a part of our participation in the HUD Rental Assistance Demonstration (RAD) program which involves the renovation of Providence Walkway Apartments; and

WHEREAS, The CHA applied for 9% Low-Income Housing Tax Credit (LIHTC) funding from the Missouri Housing Development Commission (MHDC) in March 2018 to renovate the 50 public housing units known as the Providence Walkway Apartments and the CHA's application was not funded; and

WHEREAS, The MHDC's rationale for not funding the renovation of the Providence Walkway Apartments as they believed our credit request was too high and that the cost of renovation was approaching the cost of new construction; and

WHEREAS, As a result, the Providence Walkway Apartments project will involve demolishing the existing 50 public housing units and replacing them with new construction; and

WHEREAS, The City of Columbia has HOME Rental Production funding that can be used to construct new affordable rental housing for low-income families with incomes that make them eligible to live in LIHTC housing with Project-Based Voucher subsidies; and

WHEREAS, The CHA plans to submit a HOME Rental Production funding application in the amount of \$250,000 to the City of Columbia that will provide funding necessary to help cover any potential funding gaps for the construction of the 50 Providence Walkway Apartments; and

WHEREAS, HOME Rental Production funding can be used in combination with the Low-Income Housing Tax Credit program to reconstruct public housing units that have been converted over to Project-Based Housing Choice Vouchers under the HUD Rental Assistance Demonstration (RAD) Program.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts Resolution 2809 authorizing the submission of a \$250,00 HOME Rental Production grant application to the City of Columbia to provide financial assistance for the renovation of the Providence Walkway Apartments.

BE IT FURTHER RESOLVED that if the HOME Rental Production application should be approved, Resolution 2809 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

Phil Steinhaus, Secretary

Adopted April 16, 2019



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: April 17, 2018

RE: **Resolution 2810:** To Authorize the Submission of an Application for Community Development Block Grant (CDBG) Funding up to \$100,000 to the City of Columbia to Make Infrastructure Improvements at the Providence Walkway Apartments Project.

The Community Development Block Grant (CDBG) program is authorized under Title 1 of the Housing and Community Development Act of 1974 and is designed to be a flexible program that provides communities with resources to address a wide range of unique community development needs. HUD awards grants to entitlement community grantees, such as the City of Columbia, to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services. Entitlement communities develop their own programs and funding priorities; however, grantees must give maximum feasible priority to activities which benefit low- and moderate-income persons.

The CHA applied for 9% Low-Income Housing Tax Credit (LIHTC) funding from the Missouri Housing Development Commission (MHDC) in March 2018 to renovate the 50 public housing units known as the Providence Walkway Apartments. The MHDC did not recommend funding for our project and gave the rationale for not funding our project as they believed our credit request was too high and that the cost of renovation was approaching the cost of new construction.

As a result, the Providence Walkway Apartments project will involve demolishing the existing 50 public housing units and replacing them with new construction. New construction will still be costlier than renovating these units and additional CDBG funding from the City of Columbia will be critical to the success of this project. CDBG funding from the City of Columbia also demonstrates the support of the City of Columbia for this project.

CHA intends to apply for up to \$100,000 in CDBG funds to make infrastructure improvements at the Providence Walkway Apartments Project. While CDBG funds cannot be used for the construction of affordable housing, it can be used for infrastructure improvements on an affordable housing development site.

Infrastructure improvements will include but not be limited to replacing sewer mains and lateral service lines, new water lines and meter pits, storm water detention improvements, and underground electric service lines.

Staff Recommendation: Adopt Resolution 2810 Authorizing the Submission of an application for Community Development Block Grant (CDBG) funding up to \$100,000 to the City of Columbia to make infrastructure improvements at the Providence Walkway Apartments Project.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2810

To Authorize the Submission of an Application for Community Development Block Grant (CDBG) Funding up to \$100,000 to the City of Columbia to Make Infrastructure Improvements at the Providence Walkway Apartments Project.

WHEREAS, The Community Development Block Grant (CDBG) program is authorized under Title 1 of the Housing and Community Development Act of 1974 and is designed to be a flexible program that provides communities with resources to address a wide range of unique community development needs; and

WHEREAS, HUD awards grants to entitlement community grantees, such as Columbia, to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services; and

WHEREAS, Columbia Housing Authority (CHA) has identified the need to replace the 50 public housing units known as the Providence Walkway Apartments with new construction; and

WHEREAS, The MHDC did not recommend funding in 2018 to renovate the Providence Walkway Apartments and gave the rationale for not funding our project as they believed our credit request was too high and that the cost of renovation was approaching the cost of new construction; and

WHEREAS, New construction will still be costlier than renovating these units and additional CDBG funding from the City of Columbia will be critical to the success of this project; and

WHEREAS, CDBG funding from the City of Columbia also demonstrates the support of the City of Columbia for this project; and

WHEREAS, CHA intends to apply for up to \$100,000 in CDBG funds to make infrastructure improvements at the Providence Walkway Apartments Project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts Resolution 2810 authorizing the submission of a Community Development Block Grant (CDBG) funding application to the City of Columbia to make infrastructure improvements at the Providence Walkway Apartments Project.

BE IT FURTHER RESOLVED that if the Community Development Block Grant application should be approved, Resolution 2810 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

Phil Steinhaus, Secretary

Adopted April 16, 2019



Housing Authority of the City of Columbia, Missouri

Board Resolution Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: April 28, 2014

RE: **Resolution 2811:** A Resolution to authorize the submission of a \$100,000 HOME grant application to the City of Columbia to provide a two-year tenant-based rental assistance (TBRA) program for difficult to house populations with barriers to other housing assistance programs.

HUD's HOME Program allows public jurisdictions to create flexible programs that provide financial assistance to individual households to enable them to rent market-rate units. These rental subsidies are known as Tenant-Based Rental Assistance (TBRA). Tenant-Based Rental Assistance is a rental subsidy that public jurisdictions can provide to help individual households afford housing costs such as rent, utility costs, security deposits, and/or utility deposits.

The Columbia Housing Authority has previously administered a Tenant-Based Rental Assistance program within the Columbia city limits with HOME funds awarded by the City of Columbia to house special underserved populations of very-low-income persons and families. This program is used for persons with a mental illness, persons leaving correctional institutions with inadequate housing plans, persons who have completed substance abuse programs with inadequate housing plans, and persons who are victims of domestic violence. The need for this program is growing, as other housing programs are often full, or in the case of the Housing Choice Voucher Program, the waiting list is often closed.

Partner agencies providing supportive services will provide a match of \$20,000 of in-kind supportive services to this project on an annual basis.

Staff Recommendation: Approve Resolution #2811 authorizing the Chief Executive Officer to prepare and submit a HOME grant application to the City of Columbia to provide a Tenant-Based Rental Assistance (TBRA) Program for difficult to house populations with barriers to other housing assistance programs.

Resolution #2811 also authorizes the CEO to execute of all applicable grant contract award agreements and the implementation of the programs and projects as described in the grant application.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2811

A Resolution to authorize the submission of a \$100,000 HOME grant application to the City of Columbia to provide a two-year tenant-based rental assistance (TBRA) program for difficult to house populations with barriers to other housing assistance programs.

WHEREAS, the HOME Investment Partnership Act has the primary purpose of developing affordable housing by providing decent, safe, and sanitary housing opportunities for lower income households; and

WHEREAS, the HOME Program does offer to communities the opportunity of monetary assistance in accomplishing its stated primary objectives; and

WHEREAS, the City of Columbia is designated as a “participating jurisdiction” in the HOME Program to award funding under the HOME Investment Partnership Act; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, does have areas of need which may be addressed through the HOME Program; and

WHEREAS, The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, desires to participate with the City of Columbia under the activities authorized pursuant to the HOME Investment Partnership Act.; and

WHEREAS, The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri authorizes the Chief Executive Officer to prepare and submit documents which are necessary in applying for \$100,000 funding to implement tenant-based rental assistance activities pursuant to the aforementioned act; and

BE IT FURTHER RESOLVED that the Housing Authority of the City of Columbia, Missouri, and its partners will dedicate \$20,000 of in-kind supportive services to this project on an annual basis.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts Resolution #2811 authorizing the submission of a \$100,000 HOME grant application to the City of Columbia to provide a two-year Tenant-Based Rental Assistance (TBRA) Program for difficult to house populations with barriers to other housing assistance programs.

BE IT FURTHER RESOLVED that if the Tenant-Based Rental Assistance (TBRA) Program application should be approved, Resolution #2811 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

Phil Steinhaus, Secretary

Adopted April 16, 2019



Housing Authority of the City of Columbia, Missouri

Board Resolution Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: April 16, 2019

RE: **Resolution 2812:** To Approve an Annual Memorandum of Agreement with the Food Bank for Central and Northeast Missouri for the Purpose of Operating the Annie Fisher Food Pantry for the Benefit of Public Housing Residents

The Columbia Housing Authority operates the Annie Fisher Food Pantry for the direct benefit of public housing residents who are unable to meet their nutritional needs and need assistance with providing food for their families.

The Food Bank for Central and Northeast Missouri provides food and other basic commodities to the Columbia Housing Authority at no cost, which is distributed to public housing residents through the Columbia Housing Authority's Annie Fisher Food Pantry.

In order to receive this food and other commodities, the Food Bank for Central and Northeast Missouri requires the Columbia Housing Authority to approve an Annual Memorandum of Agreement.

The Columbia Housing Authority has consistently complied with the regulations set forth by the Food Bank for Central and Northeast Missouri in order to receive donations and operate the Annie Fisher Food Pantry serving public housing residents and therefore is requesting that the Board of Commissioners approve the renewal of this annual agreement.

Staff Recommendation: Adopt Resolution 2812 authorizing the Chair of the Board of Commissioners and the Chief Executive Officer to execute the Annual Memorandum of Agreement with the Food Bank for Central and Northeast Missouri for the purpose of operating the Annie Fisher Food Pantry for the benefit of public housing residents.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2812

To Approve an Annual Memorandum of Agreement with the Food Bank for Central and Northeast Missouri for the Purpose of Operating the Annie Fisher Food Pantry for the Benefit of Public Housing Residents

WHEREAS, the Columbia Housing Authority operates the Annie Fisher Food Pantry for the direct benefit of public housing residents who are unable to meet their nutritional needs and need assistance with providing food for their families; and

WHEREAS, the Food Bank for Central and Northeast Missouri provides food and other basic commodities to the Columbia Housing Authority at no cost, which are distributed to public housing residents through the Columbia Housing Authority's Annie Fisher Food Pantry; and

WHEREAS, the Food Bank for Central and Northeast Missouri requires the Columbia Housing Authority to approve an Annual Memorandum of Agreement in order to receive donations of food for distribution to public housing residents; and

WHEREAS, the Columbia Housing Authority has complied with the regulations set forth by the Food Bank for Central and Northeast Missouri in order to receive donations and operate the Annie Fisher Food Pantry serving public housing residents;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts Resolution 2812 authorizing the Chair of the Board of Commissioners and the Chief Executive Officer to execute the Annual Memorandum of Agreement with the Food Bank for Central and Northeast Missouri for the purpose of operating the Annie Fisher Food Pantry for the benefit of public housing residents.

Bob Hutton, Chair

Phil Steinhaus, Secretary

Adopted April 16, 2019

THE FOOD BANK FOR CENTRAL & NORTHEAST MISSOURI
MEMORANDUM OF AGREEMENT

Between

COLUMBIA HOUSING AUTHORITY PANTRY
(Hereinafter referred to as "The Partner Agency")

and

THE FOOD BANK FOR CENTRAL & NORTHEAST MISSOURI
(Hereinafter referred to as "The Food Bank")

For the Period Effective January 1, 2019 – December 31, 2020

Purpose:

The Food Bank is a regional hunger and disaster relief not-for-profit corporation, whose purpose is to provide food and related grocery products to a network of charitable organizations. As a member of Feeding America, the national 501(c)(3) organization comprising of over 200 Food Banks across the United States, The Food Bank's goal is to provide nutritious food to people in need through collaborative relationships that seek to share resources, coordinate services, and ultimately end hunger in our nation. On a regional level, the network is comprised of unique partnerships whereby The Food Bank acts as a supplier and the partner agency acts as a distributor to help meet the needs of people in poverty or crisis.

The Food Bank's Mission:

Through empowerment, education and partnership, The Food Bank brings together community resources to feed people in need.

The Food Bank's Vision:

To lead and collaborate to end hunger in the communities we serve.

The Food Bank's Core Values:

Respect, Integrity, Stewardship, and Compassion

The Food Bank strives to form partnerships with human services programs that:

- Provide health and welfare services consistent with the mission and values of The Food Bank to individuals with limited resources
- Are not a duplication of services (or a duplication of individuals served) already in partnership with The Food Bank
- Has sufficient staffing, facilities and resources that meet The Food Bank requirements
- Serves individuals in need as defined in IRS Code 170(e)(3)

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GENERAL PRINCIPLES – BOTH PARTIES AGREE TO

Governance:

Maintain a responsible governing Board of Directors whose members serve without pay and are representative of the community served and which meets at least four times a year.

Management:

Maintain responsible management to administer its programs and/or services.

Collaboration:

Cooperate with each other in the development of sound and acceptable community policies in the field of food acquisition, distribution, use of volunteers and fundraising.

Non-Discrimination:

Maintain a policy of non-discrimination in compliance with Federal and State guidelines and/or regulations. Practice non-discrimination in the delivery of services to individuals.

THE FOOD BANK FOR CENTRAL & NORTHEAST MISSOURI AGREES TO

1. Provide food and relief-oriented products free of charge to The Partner Agency in good standing.
2. Act as a partner and advocate for The Partner Agency in the community through outreach, education and public awareness of the plight of the hungry.
3. Assist in the delivery of The Food Bank products to The Partner Agency’s site, city, county or region as financial resources permit and logistics are feasible.
4. Assist and advise The Partner Agency on proper food handling, distribution and storage requirements.
5. Respond in a professional and timely manner to The Partner Agency to resolve requests and/or concerns.
6. Provide The Partner Agency with The Food Bank contact information, program guidelines and reporting forms.

7. Provide statistical reporting of products distributed to the partner agency, including warehouse releases and annual reports on poundage.
8. Provide literature, brochures and signage necessary to facilitate distribution of donated products as determined by The Food Bank or other program regulations.
9. Provide program-specific training at regular intervals and host an Annual Agency Meeting in accordance with Feeding America guidelines.
10. Keep comprehensive and accurate program and financial records in conformation with "Standards of Accounting and Financial Reporting for Volunteer Health and Welfare Organizations" and to have these records audited annually by an independent auditing firm.
11. Maintain responsible stewardship on behalf of contributors, participating agencies and the community-at-large in the collection, management and distribution of food and funds and to ensure that food distributed to The Partner Agency is made available to those in need.
12. Thoroughly investigate all credible allegations of abuse, misappropriation of product or misconduct of staff or volunteers at both The Food Bank and throughout the partnership network.

THE PARTNER AGENCY AGREES TO

1. Use The Food Bank's food and related grocery products in accordance with the purposes for which it was allocated and distribute it free of charge under program-specific guidelines.
2. Conform with the laws of the State of Missouri pertaining to not-for-profit organizations and provide The Food Bank with copies of a current 501(c)(3), or church 14 point exemption letter, listing of its Board of Directors and a minimum of two emergency contacts to include day and evening phone, cell phone and e-mail information.
3. Represent itself as a partner agency with The Food Bank throughout the community and work in partnership with The Food Bank and other partner agencies in meeting the needs of the community, ensuring active agency participation in The Food Bank events, annual agency meetings, committees and task forces and providing regular updates and reports as requested.
4. Send a representative to the Annual Agency Meeting each year. The representative must be a staff member or board member familiar with the operations of the agency and be able to answer specific questions and convey information received.
5. Adhere to any donor stipulations placed on donated products.
6. Accept all products received from The Food Bank in "as is" condition.

7. Abide by the best interest practice of not sharing received products due to recalls on product. If there is a need to share product, please notify the Agency Relations Coordinator to tell who, why and how much product will be shared. A record of sharing this product must be kept onsite.
8. Order on a regular basis and assist in the pickup, transport and delivery of those orders, as necessary.
9. Follow The Food Bank program and regulatory guidelines with regards to safe food storage. This includes mandatory thermometers in coolers, freezers and dry storage areas. Agency will allow annual as well as surprise monitoring inspections by The Food Bank staff.
10. Operate within the framework of The Food Bank, Feeding America and specific program policies, and direct all questions and concerns regarding these policies to The Food Bank Agency Relations Coordinator.
11. Complete monthly report by the 5th of each month.
12. Display program specific signage in a prominent location visible to the general public. Signage should include days/times of distribution, emergency contact name and phone number.
13. Display the Food Bank and non-discrimination signage ("And Justice For All") in an area that program participants can see.
14. Honor The Food Bank's major fundraising events and campaigns, and when possible do not duplicate these events concurrently. For clarification, contact The Food Bank's Director of Programs.
15. Report to The Food Bank any major program/budget changes that may affect how The Food Bank product is handled and distributed.
16. Notify The Food Bank immediately of changes in contact information, agency location, distribution schedule or change in agency service delivery, which might have a detrimental effect on the agency or The Food Bank.
17. Conduct a bi-annual participant survey provided by The Food Bank. This survey needs to capture at least 10% of the total households served per month (up to 50 surveys).
18. Ensure security of all participant records and files as well as intake systems (paper and electronic).

DEFINITIONS

Food Bank:

A food bank is a regional distribution organization that acquires millions of pounds of food, personal care products, cleaning supplies and household goods through affiliation with Feeding America, Feed the Children, United States Department of Agriculture (USDA) and food manufacturers, growers, retailers and producers. The food bank then distributes the food and related grocery products to charitable organizations such as pantries, soup kitchens, homeless shelters, abuse shelters, low income children's programs, senior programs and some not-for-profit rehabilitation facilities. In times of disaster, it also provides emergency supplies to the American Red Cross, SEMA or other first responder organizations. It does not distribute food directly to individuals in need unless it operates a specific program such as a pantry or soup kitchen.

Food Pantry:

A food pantry distributes food, personal care, cleaning supplies and other household items directly to individuals for personal use in their own homes. It is not a food bank that collects and distributes food and related products on a regional basis to other charitable organizations.

Congregate Program:

A congregate program provides food for individuals to consume on site at the facility or as part of a home-delivered, prepared-meal program. Examples of congregate feeding programs are soup kitchens, shelters, senior centers, after-school programs and group homes.

POLICIES

Partner Agency Operations

1. Each partner agency may set its own service area, with prior approval from The Food Bank Agency Relations Coordinator, and must keep The Food Bank informed, in writing, of any changes in operations, staff, facilities, etc.
2. All product distributed by The Food Bank to The Partner Agency is provided at no cost to the agency. Because the product is free, The Partner Agency is prohibited from using Food Bank product in the following ways:
 - The product may not be sold, bartered or traded for any item or service.
 - No fee may be charged for a meal using The Food Bank food.
 - The Food Bank food may not be used as refreshments for meetings or other functions.
 - The Food Bank food may not be used for "Thank You" bags, boxes or meals to thank staff, donors or volunteers for their donation, labor or services.
 - The Food Bank products may not be used for the purpose of fundraising either as prepared food (such as spaghetti dinners or bake sales, etc.) or as "prizes."

3. Partner Agencies may accept donations from individuals served and volunteers but a donation sign provided by The Food Bank must be clearly posted. An individual should never be coerced into giving and a suggested donation amount may not be made by the partner agency.
4. If the Partner Agency receives The Emergency Food Assistance Program products (TEFAP), it must display the "Distribution Rate Chart (FD19D)" and be in compliance with all related USDA policies. Programs that distribute the Commodities Supplemental Food Program (CSFP, also known as "senior boxes") also need to uphold compliance with USDA rules and regulations.
5. No donated products may be distributed to anyone other than agency participants. A small amount of donated product may be used for sample recipes or for taste testing.
6. Staff or volunteers who are also in need of food assistance shall not have preferential treatment in accessing food.
 - Staff and volunteers shall be required to abide by the same intake and distribution procedures as non-volunteer participants.
 - Staff or volunteers shall not have access to food *before* the general public.
 - Staff or volunteers shall not have access to extra or leftover food at the end of a distribution.
7. Each partner agency must provide The Food Bank with a monthly report, and copies of these reports are to be kept on file for one year:
 - *Pantry agency monthly reports include:* Number of people served by county of household residency, total number of households served, number of children under the age of 18 served, number of seniors served, number of households receiving SNAP served, and the number of households receiving TANF served.
 - *Congregate agency monthly reports include:* Number of people served, meals served, days served, children under the age of 18 served, and seniors (60 and older) served.
8. Each time donated products are received from The Food Bank, The Partner Agency will receive a record of the shipping order. Shipping orders are to be retained for one year and then may be destroyed.
9. The Partner Agency shall receive food at least once a quarter in order to maintain its delivery and/or pick up times at The Food Bank.

Storage and Handling of Donated Product

1. The location(s) where The Food Bank donated food is stored, prepared and served must be safe and sanitary (dry and temperature appropriate for type of donated product). All donated products must be stored off the floor by being placed on pallets, shelves or tables. The facility must be clean and free of insects and rodents, with regular extermination performed.
2. Refrigerators and freezers must be kept clean and defrosted, must have thermometers in each unit, and must maintain the appropriate temperatures. Refrigerators/coolers must be kept between 34-40 degrees Fahrenheit and freezers between -10 and zero degrees Fahrenheit.
3. All chemicals and contaminants must be separated from all food items by being either isolated in a separate area or on shelves below any food product. Chemicals and/or contaminants must never be stored above or on the same shelves as food product.
4. The Food Bank products must be stored at the agency site address or at a site certified by The Food Bank. All sites must be approved by The Food Bank prior to storing or distributing from that site.
5. Partner agencies may receive product for repackaging if their local health department certifies the facility and its workers. The Food Bank is not responsible for any product repackaged without such approval.
6. Key partner agency staff will satisfactorily complete annual food safety training provided by The Food Bank. Key food service staff of congregate partner agencies that provide prepared meals must also meet local commercial food safety standards, including required certifications.

Food Pantry Operations

1. Pantries must distribute a minimum of one time per month to all eligible individuals and provide services based upon need. Pantries will provide services to participants no more than once per month except for emergency situations.
2. Pantries must allow for individual proxies to pick up for participants who are unable to come at that time of distribution. Pantries must have emergency contact information posted in the event an individual or family comes to the pantry after hours.

Agency Ordering and Pickup

1. Placing Orders:
Agency Express 3 (online ordering) may be accessed 24 hours a day/7 days a week until 12 p.m. two days before scheduled pick-up or delivery. A guide to ordering is available to all agencies.

2. Finalizing Orders

Both Delivery and Pickup Orders must be finalized by 12 p.m. two (2) business days before scheduled delivery or pick-up.

3. Order Pickups

- Appointments are required for all pickups, including: extra weight, equipment, or for children's programs. Partner agencies may call (573) 447-6606 to schedule an appointment. Pickups may be scheduled as often as an agency considers necessary in order to serve individual needs. Adequate time should be scheduled to pick up and load the entire order.
- Pickups using the bay are available by appointment Monday – Friday, 9 a.m. – 4 p.m.
- Pickups using a dock are available by appointment Monday – Friday, 10 a.m. - 4 p.m.
- The Partner Agency must call as soon as possible if it will be late or needs to reschedule pickup date or time. The Partner Agency is required to wait for the next available time slot if it misses its scheduled pickup time. If an agency fails to notify The Food Bank of an appointment cancellation, its order will be cancelled 24 hours after the scheduled appointment time. Repeat failures to cancel appointments may result in The Partner Agency being subject to the “failure to comply” provisions detailed in the Disciplinary Action section of this agreement.

Transportation of Perishable Food Products Policy

Title 21 of the Code of Federal Regulations and the Sanitary Food Transportation Act under the Department of Transportation mandates that: The Food Bank and Partner Agencies practice temperature controls when transporting refrigerated and frozen product. All Partner Agencies must comply to ensure that all transportation of perishable food items from The Food Bank to any partner agency storage or distribution destination is done using safe food handling practices. Due to Federal and State regulations, no frozen or refrigerated items can be loaded if an agency is not compliant.

Refrigerated units are the best means to transport perishable food. If the vehicle is non-refrigerated, an insulated thermal blanket or an insulated pallet cover must cover each pallet and/or stack of boxes. Insulated portable coolers are options for small quantities of product. If the high temperature for the region is below freezing on the day of transportation, insulated pallet covers and blankets will be recommended but not required. In addition, when temperature conditions warrant, an enclosed vehicle will be required for the transportation of refrigerated or frozen products.

Participant Eligibility

1. Individual eligibility requirements should be based on self-declared need. No partner agency may discriminate against a person based on race, color, citizenship, religion, gender, national origin, ancestry, age, marital status, disability, sexual orientation

including gender identity or expression, or unfavorable discharge from the military or status as a protected veteran.

2. Each household receiving donated product must report the number of people in their household each month they receive food.
3. A pantry partner agency may request self-declared income, residency, and/or number in household. The Partner Agency should allow the household in question to receive donated products based on its application and if needed, provide proof of individuals in household at a later time.

DISTRIBUTION

The Partner Agency agrees to comply with the following policies concerning distribution of food and related grocery products received from The Food Bank:

1. The partner agency agrees to immediately destroy or discard any donated products upon notice from The Food Bank that such donated products may not be fit for human consumption or use. In the event of a product recall, The Partner Agency will immediately cease distribution of product and destroy or return product to The Food Bank. The partner agency will also provide names and addresses of all people who received recalled product, if necessary.

If a partner agency has to dispose of more than one or two cases of product due to damage or spoilage, The Food Bank should be notified immediately. The agency will receive further instruction according to the situation.

2. The Partner Agency agrees to store all accepted donated products in a manner appropriate to the type of product received. The Partner Agency agrees to comply with The Food Bank guidelines and all laws and ordinances concerning the storage, preparation and distribution of food and other products as determined by local health officials.
3. The Partner Agency acknowledges that its receipt of donated products is free and not the result of any sales transaction. As such, the agency acknowledges that no express warranties have been given and no implied warranties apply to the nature and/or condition of donated products.
4. The Partner Agency agrees to notify The Food Bank whenever it receives notice of any claim of liability with respect to the donated products.
5. The Partner Agency agrees to take the temperature of the product before leaving the pickup location and then again when they arrive to their facility. Before and after temperatures must be recorded on the pickup slip.

DISCIPLINARY ACTION

A partner agency's failure to comply with these provisions may result in the following:

1. Agency Hold – No orders may be made, completed or received until deficiency is corrected.
2. Agency Probation – A specific violation, once corrected, leaves the partner agency subject to more frequent monitoring and specific benchmark criteria during the probationary period.
3. Agency Suspension – Repeated or more serious violations may result in a suspension of all Food Bank related activities with The Partner Agency until specific criteria are met. Meetings with The Food Bank staff and retraining may be a requirement for reinstatement.
4. Agency Disaffiliation – This will result in termination of the membership agreement between The Food Bank and The Partner Agency along with the collection of all products and equipment provided by The Food Bank.

Should these or other actions be taken The Partner Agency has the right to submit a written appeal to The Food Bank Director of Programs within 30 days of receiving The Food Bank written notice.

AUTHORIZATION

The Partner Agency releases both the original donor, Feeding America, and The Food Bank for Central & Northeast Missouri from any liability resulting from the condition of the donated food and products pursuant to the inspection requirements of applicable Federal, State and local code and further agrees to indemnify and hold the donor free and harmless against any and all liabilities, damages, losses, claims, causes of action arising out of, or attributed to any action of said organization or any personnel employed by said organization in connection with its storage and use of the donated products.

The governing board or reviewing body of The Partner Agency and The Food Bank agree with the stipulations as listed in this document.

**COLUMBIA HOUSING AUTHORITY
PANTRY:**

**THE FOOD BANK OF CENTRAL &
NORTHEAST MISSOURI:**

BOARD REPRESENTATIVE

PRESIDENT/CHAIR OF THE BOARD

DIRECTOR/MANAGER

EXECUTIVE DIRECTOR

DATE _____

DATE _____



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners
From: Phil Steinhaus, CEO
Date: April 16, 2019
RE: Affordable Housing Initiative Report

The following is a current status report for the Columbia Housing Authority's (CHA) Affordable Housing Initiative which includes any significant activity for the past month. All Affordable Housing Initiative reports and information (current and archived) are on our website at www.ColumbiaHA.com, under "What We Do" / "Affordable Housing Initiative".

To date the Columbia Housing Authority has renovated 543 units of public housing and constructed 25 units for homeless Veterans.

Recent Activity (March-April 2019)

Patriot Place – Apartments for Veterans (25 Units)

The Veterans living at the Patriot Place Apartments greatly appreciate the quality of the apartments and the supportive services provided on-site by the Truman VA. The Truman VA has documented significant saving in medical expenses for these Veterans after being housed.

Stuart Parker Apartments with Paquin Tower (84 Units & 200 Units)

All the buildings in the Stuart Parker Apartments are complete and we have moved Low-Income Housing Tax Credit (LIHTC) qualified residents into all vacant units.

All the work has been completed at Paquin Tower and all vacant units filled with LIHTC qualified residents.

Bear Creek Apartments (76 Units)

All the buildings in the Bear Creek Apartments are complete and we have moved LIHTC qualified residents into all vacant units.

Oak Towers (147 Units)

The renovation of Oak Towers is complete, and the building is fully occupied.

Bryant Walkway II Apartments (36 Units)

The renovation of the 36 Bryant Walkway II Apartments is complete. The final occupancy permit was issued on December 28, 2018. We anticipate having all units filled by the mid-May 2019.

Bryant Walkway Apartments

There have been significant cost overruns on the Bryant Walkway project due to unforeseen structural issues. The primary problems are as follows:

1. Termite damage and all the impact of rotting wood and required reframing.
2. Additional abatement of floor tile due to multiple layers of flooring laid on top of previous floors.
3. Additional abatement of Transite siding that was discovered.
4. Structural issues in the roof and siding that could not be seen.
5. Enforcement of new codes by the City of Columbia

We are now over \$212,945 over the contingency and are expecting another \$171,230 of costs based on the work we have had to do on all the completed buildings. As a result, we requested additional funding from the Missouri Housing Development Commission and were awarded \$28,000 in federal low-income housing tax credits and \$50,000 in HOME funds. We will also contribute \$50,000 from rent collected during construction.

Construction Update

All abatement and demo is complete.

All underground plumbing is installed and inspected.

All sewer taps are done, inspected and back filled.

All interior slabs are poured.

Building 16- done, occupied

Building 15 - done, occupied- retaining wall installed

Building 14 - done, occupied

Building 13 - done, occupied

Building 12 - done, tenants moving in now

Building 11 - done- occupied

Building 10 - done, occupied

Building 3 - building final inspections passed, yard finishing now

Building 2- building final inspections passed, sidewalk redesign in rear now.

Building 1 - building final inspections passed, sidewalk design in rear now.

Building 4 - framing now, A unit is done. Shed porch being poured.

Building 5 - interior framing completed, windows and doors installed, plumbing installed. HVAC and electrical roughs now.

Building 6 - insulated, inspected, drywall being hung now.

Building 7- insulated, inspected, drywall being hung now.

Building 8 - Sewers tapped and inspected, porch footings and slabs being poured now. frames next week.

Building 9 - Sewers tapped and inspected, porch slabs being poured now.

Providence Walkway Apartments

We applied for 9% Low-Income Housing Tax Credits to the Missouri Housing Development Commission (MHDC) on March 13, 2018 to renovate the Providence Walkway Apartments. At that time the MHDC issued a Qualified Allocation Plan that only included federal Low-Income Housing Tax Credit (LIHTC) funding. This resulted in fewer units of affordable housing constructed across the state and made the application process much more competitive.

The MHDC did not recommend funding for our project and gave the rationale for not funding our project as they believed our credit request was too high and that the cost of renovation was approaching the cost of new construction. As a result, the Providence Walkway Apartments project will involve demolishing the existing 50 public housing units and replacing them with new construction.

We are working on new designs for the property and plan to apply for low-income housing tax credits during the next funding round which will probably be in the fall of 2019.

We have also submitted an application to the Federal Home Loan Bank of Des Moines for funding for the Providence Walkway Apartments and were awarded \$355,000. We also receive a recommendation for \$100,000 in HOME funding from the City of Columbia. Unfortunately, due to the change in the scope of this project from rehabilitation to new construction we will have to reapply to these funding sources.

East Park Avenue Apartments and the Fisher Walkway Apartments

As a result of Congress approving an increase the cap on the number of RAD units nationwide from 185,000 to 225,000, the CHA was issued a multiphase RAD award for our remaining 120 public housing units to be renovated. This includes our Providence Walkway Apartments (50 units), East Park Avenue Apartments (40 units), and Fisher Walkway Apartments (30 units). The multiphase award was issued on April 26, 2017. The award reserves RAD conversion authority for these final 120 units of public housing.

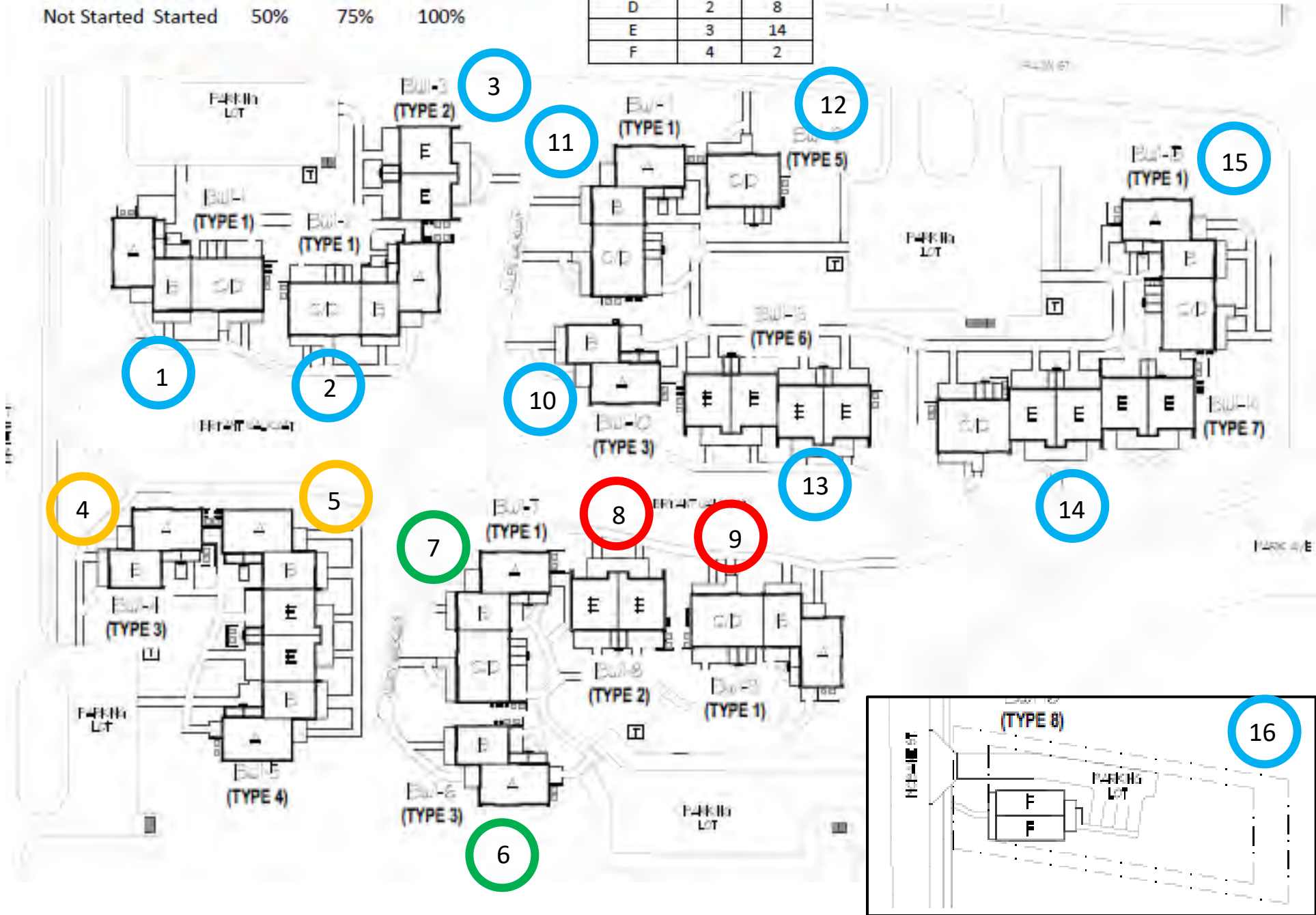
We have initiated a strategic planning process for the renovation or redevelopment of the East Park Avenue and Fisher Walkway Apartments. This will be an on-going planning process during 2019 & 2020 and will involve community input at some point in the process. This strategic planning process will also include discussions with other property owners, strategic community partners, and governmental agencies.

Bryant Walkway Progress Map

April 10, 2019



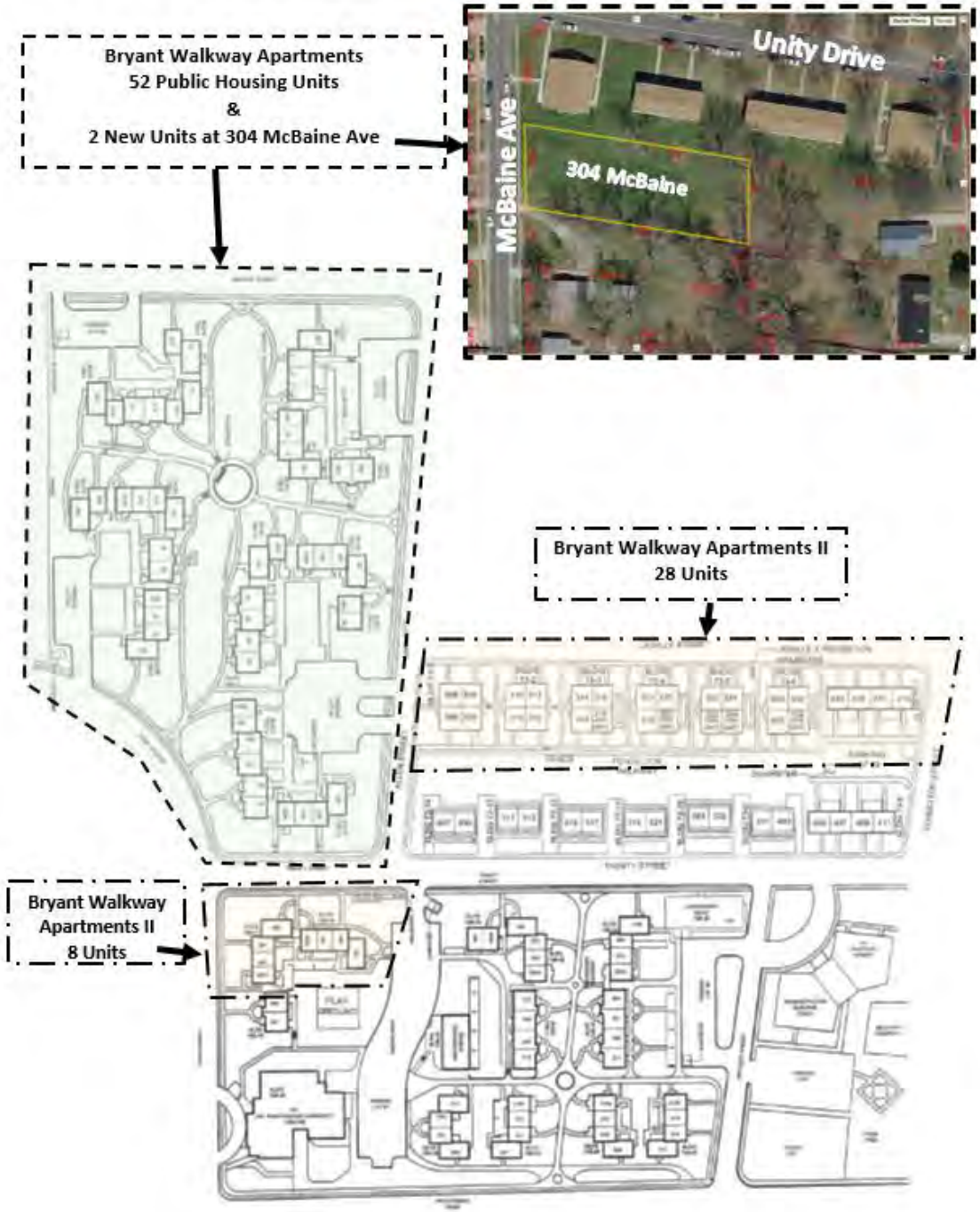
Unit Type	# BR's	# Units
A	1	11
B	2	11
C	2	8
D	2	8
E	3	14
F	4	2



Bryant Walkway Apartments and Bryant Walkway Apartments II

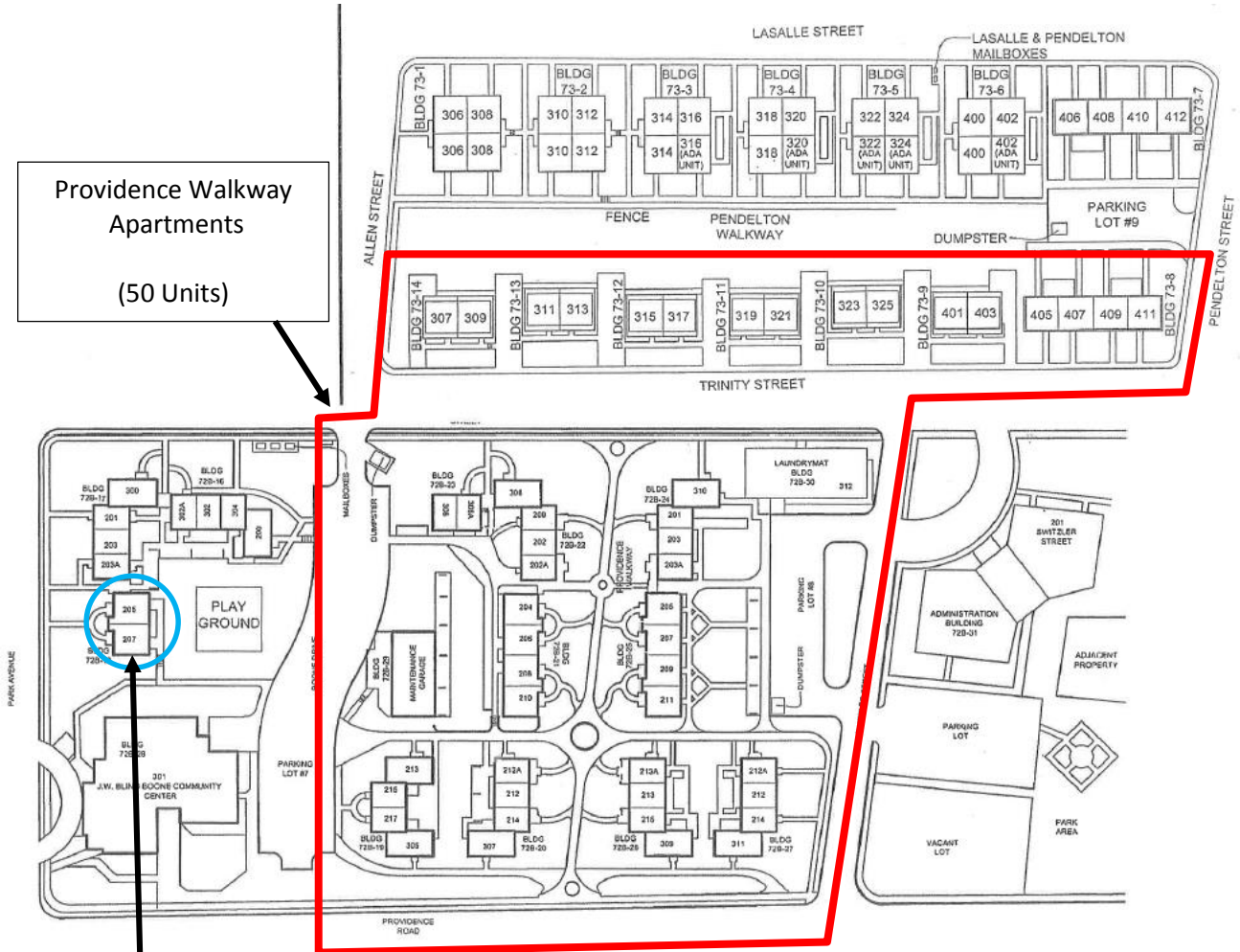
1

Two proposed renovation projects	Number of Units	LIHTC Funding
Bryant Walkway Apartments	54 Units	9% LIHTC
Bryant Walkway Apartments II	36 Units	4% LIHTC



Providence Walkway
Apartments

(50 Units)



205 & 207 Park Avenue
Will remain with the Blind Boone Center



AIA® Document G711™ – 1972

Architect's Field Report

PROJECT: <i>(Name and address)</i> Bryant Walkway Apartments Bryant Walkway & McBaine St.	FIELD REPORT NUMBER:	OWNER: <input checked="" type="checkbox"/>
CONTRACT:	ARCHITECT'S PROJECT NUMBER:	ARCHITECT: <input checked="" type="checkbox"/>
		CONSULTANT: <input checked="" type="checkbox"/>
		FIELD: <input type="checkbox"/>

DATE 4/10/19	TIME 9:30	WEATHER Sunny	TEMP. RANGE 65 degrees
EST. % OF COMPLETION 85%		CONFORMANCE WITH SCHEDULE (+,-)	

WORK IN PROGRESS see below	PRESENT AT SITE CHA: Phil Steinhaus, Greg Willingham EM Harris: Charles Gottlieb, Dan Edwards, Don Buchmueller
OBSERVATIONS see below	Simon Associates: Jody Miller, Ryan Beasley
ITEMS TO VERIFY see below	Wallace Architects: Ernie Hegger Natura Consulting: Tom Robbins
INFORMATION OR ACTION REQUIRED	

ATTACHMENTS Photos

REPORT BY: Jody Miller

1. The retaining wall for Building 15 will need a guard/handrail installed. The same white railing that was used at the "D" unit decks will be used. Railing will be placed where indicated on the revised civil drawings.

2. Architect presented ASI 16 and 17.

- 16. Framing modifications associated with the change to prefab showers in ADA bathrooms
- 17. Maximum height requirements of electrical panel breakers in ADA units.

3. A change order was reviewed to patch holes from demo'd vent stacks in roofs.

4. A change order was reviewed to provide new fascia and soffit at the 10 existing breezeways.

6. Construction Status:

Building 1 and 2: Touch Up paint in progress. Install mini blinds, install gutters, Sidewalk installation in progress.

Building 3: Completing yard in progress, Building final inspection passed.

Building 4: Framing in progress, Starting to pour concrete at shed porches, window installation in progress.

Building 5: interior framing complete, windows and doors installed, plumbing and electrical rough-ins will be complete by end of next week.

Buildings 6 and 7: Drywall installation in progress, siding installation in progress.

Buildings 8 and 9: Footings for porches in progress. Exterior framing in progress, Electrical and HVAC rough-ins in progress.

Building 2 - Front Exterior



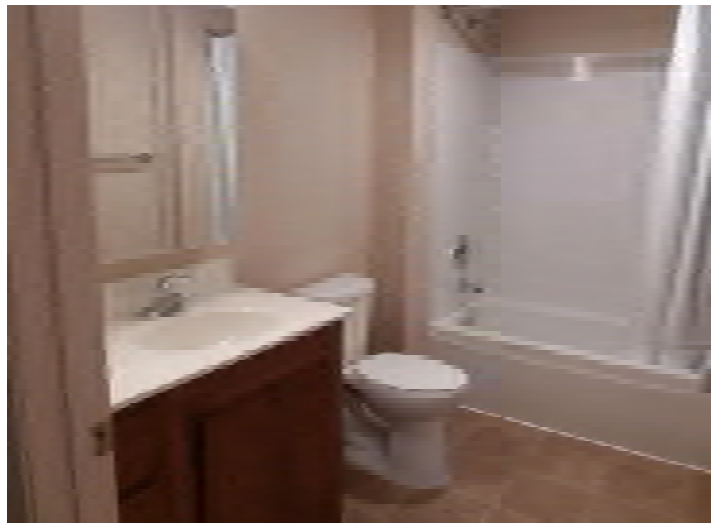
Building 2 - Rear Yard Grading



Building 1 - C Unit Bath



Building 2 - C Unit Bath



Building 2 - C Unit Kitchen



Building 4 - A Unit Interior



Building 4 - A Unit Slab
Cut-Out for Shower



Building 4 - Exterior



Building 4 - Termite Damage at
Landing Beam



Building 5 - E Unit Interior



Building 5 - Front Exterior



Building 7 - Exterior



Building 12 - Block Wall In Progress



Buildings 1 & 2 - Front Exterior



Buildings 4 & 5 - Exterior



Buildings 6 & 7 - Front Exterior



Buildings 8 & 9 - Rear Exterior



Buildings 10 & 11 - Front Exterior



PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR MARCH 2019

Reporting for prior month		EMERGENCY WORK ORDERS	COSTS BILLED TO TENANTS (DAMAGE)	TENANT GENERATED WORK ORDERS				COST OF UNIT TURN	VACANCY TURN TIME (K2K)		UNIT RESTORES	MOVE OUT CHARGES BILLED
PROPERTY	Total Units	% of total w/o listed as emergency	PERCENT OF TOTAL W/O billed	# TOTAL Wos	# TG WOs	% OF TOTAL WOs	TG AVG DAYS to close (3 OR FEWER)	AVERAGE COST	Unit turnovers	Avg days key to key	# DAYS (5 OR FEWER)	to tenant on settlement
AMP 1	120 Units	0%	1%	71	42	59%	1.5	\$856.12	2	87	3	\$0.00
Bear Creek Apts	78 Units	0%	20%	25	13	52%	1	\$483.75	2	12	5	\$513.27
Oak Tower	147 Units	1%	67%	69	62	90%	1	\$946.40	1	30	3	\$633.90
PAQUIN	200 Units	1%	4%	77	54	70%	1	\$754.75	4	30	3	\$560.01
Stuart Parker	84 Units	3%	3%	68	28	43%	1	\$0.00	0	0	0	\$0.00
Patriot Place	25 Units	0%	0%	11	9	82%	1	\$560.00	2	30	2.00	\$0.00
BWW	54 Units	0%	35%	13	11	85%	1	\$0.00	0	0	0.00	\$ -
BWWII	36 Units	0%	28%	10	9	90%	1	\$0.00	0	0	0.00	\$ -

MANAGEMENT OPERATIONS	HUD VACANCY LOSS	3/1-3/31/19 OCCUPANCY	MARCH TARS COLLECTED	As of end of month Vacancy	As of end of month Vacancy	As of end of month Vacancy	Move Ins	Move Outs	DELINQUENCY RATE (% AND # DEL ACCOUNTS)		Non-pymnt termination	# of tenant move outs with voucher	\$ Security Deposit owed	# of tenants Deposit not paid
PROPERTY	(PRIOR RENT)	PERCENT	PERCENT	0-30	30-60	60+	MARCH	MARCH			New /mnt			
AMP 1	\$3,141.40	93%	98%	2	2	4	2	2	3%	3	1	1	\$2,659.21	23
Bear Creek Apts	\$826.57	96%	98%	2	0	2	2	3	15%	11	2	0	\$2,441.96	13
Oak Tower	\$1,005.59	97%	98%	1	2	0	6	3	21%	31	2	1	\$1,551.76	46
SPP PAQUIN	\$1,466.97	97%	98%	4	1	0	7	5	11%	22	4	0	\$5,571.13	37
Stuart Parker	\$572.15	97%	99%	2	0	2	0	2	15%	12	6	2	\$2,972.16	27
Patriot Place	\$820.90	91%	97%	1	1	0	1	1	9%	2	0	0	\$0	0
BWW	\$7,717.61	30%	99%	n/a	n/a	n/a	6	0	10%	2	0	0	\$4,176.05	14
BWWII	\$1,795.96	63%	99%	0	1	7	6	0	12%	3	1	0	\$3,416.88	14

Vacancy Turn Time – # of days from when one tenant moves out to the time the next tenant moves in.
 A = < 15 days B = 15 to <20 days C = 20 to < 25 days D = 25 to <30 days F = 30 + days

Occupancy – the percentage of occupied units, scored in PHAS. Calculated for first day of month.

TARS Collected– the percentage of costs charged that we collected.
 A = 98.5% or above B = 98% to <98.5 C = 95% to <98% F = <95%

Emergency Work Orders – Must be Repaired within 24 hours.
 A = 99% or above

Tenant Generated Work Orders - Ave. # days to complete
 A = < 3 days C = 3 - < 10 days F = 10+ days



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners

From: Andrea Tapia, Chief Operations Officer

Date: April 23, 2019

RE: Housing Programs Summary

Housing Choice Voucher Program

After several years of processing applicant information and issuing vouchers, the 2015 Housing Choice Voucher (HCV) waitlist has 48 applicants waiting to receive notification of program eligibility. Once all applicants have been pulled from the 2015 waitlist we will begin the process of pulling from our 2018 waitlist; we anticipate pulling from the 2018 HCV waitlist as early as July 2019.

811 Mainstream Vouchers

As we get closer to providing eligible applicants the opportunity to utilize 811 mainstream vouchers, the CHA continues to meet with our community partners to ensure the comprehensive and timely delivery of program services.

Affordable Housing Programs

The affordable housing staff continues to work hard filling vacant units and maintaining a high occupancy rate. We continue to accept applications for the renovated properties and we are quickly filling our vacant units.

Family Self-Sufficiency Program

The Family Self-Sufficiency (FSS) Program Coordinators continue to make outstanding progress in guiding FSS participants in the direction of self-sufficiency. Although HUD provides a great deal of program direction, the FSS Coordinators have implemented several creative safety nets that ensure each participant is receiving valuable and resourceful tools that can make the path to self-sufficiency easy to maneuver. We anticipate these new program safety nets and continued community partnerships will allow our program to expand and empower our FSS participants to seek out ways to produce a change in their lives.

FSS Program	March 2019
FSS Participants	103
Graduates	0
New Applicants	1
Number of Participants Escrowing	48
Number of Participants Employed	84
Total Escrow Balance	\$259,740.06
Number of FSS Participants	103

Continuum of Care

The Continuum of Care Program Coordinator continues to provide housing services to individuals who are considered to be the most vulnerable and hard to house. We continue to work with community agencies to provide housing vouchers and supportive services.

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

March 31, 2019

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-19	\$ 7,004,682	\$ 583,723	\$ 189	\$ 477	\$ 544,103	\$ (39,620)	1,057	1,226	1,057	1,232	(175)	(175)	8	9	86%	93%	86%	93%	10	0.9%	10	0.9%	
Feb-19	\$ 6,460,579	\$ 587,325	\$ 189	\$ 515	\$ 540,871	(86,075)	1,050	1,226	2,107	1,149	(99)	(274)	4	18	86%	92%	86%	93%	3	0.3%	7	0.6%	
Mar-19	\$ 5,919,708	\$ 591,971	\$ 193	\$ 499	\$ 545,606	(46,365)	1,048	1,226	3,155	1,187	(139)	(414)	4	6	85%	92%	86%	92%	4	0.4%	6	0.5%	

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

March 31, 2019

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-19	\$ 2,154,757	\$ 179,563	\$ 244.22	\$ 292	\$ 183,572	4,009	507	597	507	597	(90)	(90)	21	-	84.9%	102.2%	84.9%	102.2%	15	3.0%	15	3.0%	
Feb-19	\$ 1,971,185	\$ 179,199	\$ 242.40	\$ 364	\$ 187,134	7,935	514	597	1,021	597	(83)	(173)	17		86.1%	104.4%	85.5%	103.3%	5	1.0%	10	2.0%	
Mar-19	\$ 1,784,051	\$ 178,405	\$ 241.94	\$ 299	\$ 189,045	10,640	528	597	1,549	597	(69)	(242)	21		88.4%	106.0%	86.5%	104.2%	10	1.9%	10	1.9%	

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.

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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.



Helping all individuals build a foundation for self-reliance and well-being.

March 2019

Over 40 members of the Bear Creek community enjoyed drumming outside during March. The kids especially enjoyed the drumming techniques and tools to help manage stress.

Mike Veny, drumming and mental health specialist, along with **Erin Friesz**, Resident Services Coordinator, facilitated the two day event drumming alongside Housing Manager, **Tawanda Edwards**. A good time was had by all and residents requested more events in the future.

This was a great opportunity for the families of bear Creek to connect with staff and with one another. It was a successful community event. Human Services hopes to hold many more events to strengthen the communities of CHA.

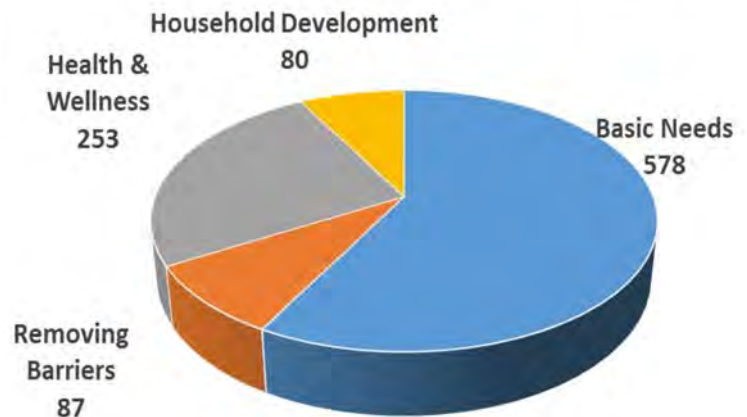


Bear Creek Drumming and Mental Health Event

MARCH 2019 STATS...How can we help you?

- ◆ BASIC NEEDS: Food, clothing, emergency shelter, toiletries, diapers, etc.
- ◆ REMOVING BARRIERS: Assisting with anything that stands in the way of maintaining basic needs.
- ◆ HEALTH & WELLNESS: Insurance, Doctor, Trainings, On-site Clinics, etc.
- ◆ HOUSEHOLD DEVELOPMENT: Anything that moves household toward self-reliance like a job, education, budgeting, financial counseling, or social and community connections.

Individuals by Type of Service



Provided 10,901 Units of Service To 1,427 Unduplicated Individuals	Made 2,865 Contacts To Identify Needs	Distributed 7,484 lbs. of Food through Annie Fisher Food Pantry	Prepared 1,296 Meals for students of the Moving Ahead Program	Distributed 800 diapers to families in need
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HOME is where the HOPE is.

Though working full-time to support her family, Jennifer and her children were homeless—bouncing between sharing her mother’s one-bedroom apartment and staying in a hotel when she had the cash.

She was a stranger to Columbia. Even with a full-time job, the high cost of childcare was making it difficult for her to see how she could afford a place for her family. Then she enrolled her oldest son in the Moving Ahead Program.

Opening that door connected her to the Human Services Team’s Moving Ahead Family Life Coach. The FLC helped Jennifer get her child’s birth certificate—key to applying for assistance through programs like WIC. The Family Life Coach then helped Jennifer through the CHA housing application process, helped her pay down a utility bill from years ago, find additional assistance for that bill, and make a pledge to pay down the remainder.



Finally, Jennifer and her family moved into their new CHA apartment. And though they have almost nothing to furnish their new home, they are excited and looking forward to the future for the first time in a long time.

The Family Life Coach supplied a bag of basic needs supplies to help Jennifer keep the new home clean and orderly and continues to work with agencies on behalf of the family to secure donations of other household items.

MOVING AHEAD PROGRAM

SPRING BREAK SPRING BREAK

Annazia says: “Golfing is fun. They let me try and try again!”



SPRING BREAK

MOVING AHEAD

SPRING BREAK SPRING BREAK



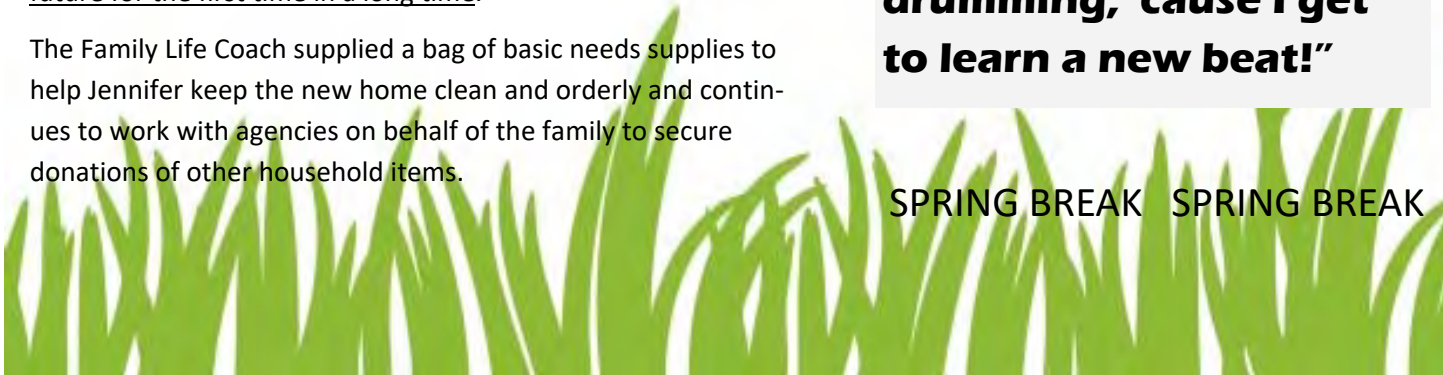
MOVING AHEAD PROGRAM

SPRING BREAK

MOVING AHEAD PROGRAM

Chi'Marreon says: “I like drumming, ‘cause I get to learn a new beat!”

SPRING BREAK SPRING BREAK





Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

Office: (573) 443-2556 ♦ TTY: (573) 875-5161 ♦ Fax Line: (573) 443-0051 ♦ www.ColumbiaHA.com

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Mark Brotemarkle, Director of Safety

Date: April 16, 2019

RE: Monthly Safety Department Report for March 2019

I will continue to separate calls for service by Law Enforcement Agencies and other First Responders, so we may better evaluate the medical calls. Medic Units and Fire Personnel were dispatched to 76 calls on Columbia Housing Authority. 38 of these calls were at Paquin Tower and 18 were at Oak Towers. As the number of emergency medical calls for service appear to be high in number, it may be beneficial to look in to ways to lower the number of emergency request for non-emergency incidents.

Calls for service have been divided into three categories – Law Enforcement, EMS Calls and CHA ALEIR Calls.

During the month of March 2019;

Law Enforcement calls for service totaled 112, 58 of the calls were for paper service, follow up or duplicate entries, 1 were for medical issues. With the none active law enforcement and 911 calls with no case number drawn removed, there were only 53 calls for law enforcement on CHA property.

EMS and Fire responded to 76 calls for service. 20 of the “medical” calls were at family sites, 18 were at Oak Towers, 38 were at Paquin Tower. The number of medical calls in the month of March were average.

Columbia Housing Authority Safety completed 69 reports, 3 of which, were Assist Resident Medical and 3 were Check Welfare calls.

In March 2019, between Midnight and 0700 hours, there were 19 law enforcement and 16 medical dispatched calls with, CHA Safety responding to 5 calls.

Columbia Housing Authority Safety investigated 8 Trespassing incidents. This number of trespassing incidents is lower than typical. CHA Safety will be investigating parking violations, persons on property reportedly as visitors to rule out their being unauthorized guests.

CHA Safety is actively implementing the Columbia Housing Authority parking policy and towing non-resident vehicles after the three-business day waiting period for first time offender vehicles and immediately towing non-resident offender vehicles when appropriate.

There was a shot's fired call on Columbia Housing Authority property this month. This is the first shots fired call on CHA property in over four years. This incident was in retaliation for a text message. The suspect is known and Columbia police are waiting for paperwork to be completed to file for a warrant request for the suspect.

Columbia Housing Authority, Missouri
SAFETY STATISTICS - MARCH 2019 REPORT

DESCRIPTION ("Uniform Crime Report" Items Bolded)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
911 Check			1					1
Administrative Details								0
Alarm			2					2
Animal Complaints/Bites		1						1
Arrest Non-resident/Controlled Sub								0
Arrest Resident/Controlled Substance	1		1					2
Arrest Non-Resident								0
Arrest/Resident								0
Assist Site Manager (or other staff)								0
Assault			1		1			2
Assault/Adult Abuse								0
Assault/Felony (aggravated assault)								0
Assist Resident/Medical			1		2			3
Check Subject/FI								0
Check Welfare			1		2			3
Child Abuse/Neglect								0
Civil Matter					1			1
Controlled Substance Investigation					2			2
Controlled Substance Invest/S-W								0
Death Investigation								0
Death Investigation/Homicide								0
Disturbance, Peace			1		2	1		4
Fire								0
Fire/Arson								0
Fire/Smoke/Fire Alarm			2					2
Follow-up Reports								0
Graffiti								0
Harassment								0
Informational Report	2	1	7	2	11		1	24
Juvenile Delinquency								0
Lease Violation		1			1			2
Lockout	1		2		1			4
Maintenance Problems								0
Miscellaneous (other)					1			1
Noise Complaint			1		1			2
Property Crime/Auto Theft								0
Property Crime/Burglary								0
Property Crime/Larceny						1		1
Property Crimes/Other								0
Property Damage								0
Robbery Offense								0
Sexual Assault								0
Sexual Assault/Rape								0
Stationary Patrol/Surveillance								0
Suspicious Activity								0

Columbia Housing Authority, Missouri
SAFETY STATISTICS - MARCH 2019 REPORT

DESCRIPTION ("Uniform Crime Report" Items Bolded)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Threat to Self								0
Ticket Vehicle/CHA		1		1				2
Ticket Vehicle/Tow						1		1
Trespass Person/Arrest						1		1
Trespass Person/Investigate			1					1
Trespass Person/Warning Issued	1			1	2	1	1	6
Unsecured Door(s)								0
Vice Crime								0
Vice Crime/Gambling								0
Weapons Offense								0
Weapons Offense/Arrest								0
Weapons Offense/Shots Fired	1							1
TOTALS:	6	4	21	4	27	5	2	69

FOOT PATROL (HOURS)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
CHA Safety Staff								0

Training Hours (CHA Safety Staff)								0
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REPORTS GENERATED (CHA Safety)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Initial Report	6	4	20	5	26	4	2	57
Follow-Up Report			1		1			2
TOTALS:	6	4	21	5	27	4	2	69

TRESPASS REVIEW	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Files Reviewed							54	54
Trespass Appeal							3	3
Names Removed from Trespass List							34	34

[Common Areas]

Non-residential areas such as the
Administration Building & BBCC

BC
* DT
OT

Bear Creek (76 units)
Downtown (210 units)
Oak Towers (147 units)

PP
PT
** SP

Patriot Place (25 units)
Paquin Tower (200 Units)
Stuart Parker (84 units)

* [DT] "Downtown" Streets: Bryant, Allen, Lasalle, Trinity, Switzler, Providence, Boone, Park, Moore & Fisher

** [SP] "Stuart Parker" Streets: Unity, Lincoln, Worley, Oak & Hicks

BCJC Law Enforcement Calls on CHA Property

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency	Cancelled
03/18/2019	11:39:47	2019062375			302	TRINITY PL		DT		true
03/04/2019	20:46:37	2019050848			315	TRINITY PL		DT		true
03/13/2019	20:00:33	2019058455			206	UNITY DR		SP		true
03/30/2019	7:50:43	2019071934		105A1 ANML CMLPNT	700	N GARTH AVE		OT	BCJC	true
03/25/2019	8:52:06	2019067922		SERVE PAPERS	1003	ELLETA BLVD		BC	BCSD	false
03/29/2019	12:12:07	2019071336		SERVE PAPERS	1003	ELLETA BLVD		BC	BCSD	false
03/03/2019	15:04:02	2019049863		SERVE EXPARTE	1015	ELLETA BLVD		BC	BCSD	false
03/15/2019	19:33:38	2019060405		SERVE EXPARTE	21	BRYANT WALKWAY		BWW1	BCSD	false
03/15/2019	22:55:54	2019060554		FOLLOW UP	21	BRYANT WALKWAY		BWW1	BCSD	false
03/22/2019	8:19:08	2019065657		SERVE PAPERS	21	BRYANT WALKWAY		BWW1	BCSD	false
03/27/2019	11:45:39	2019069684		SERVE PAPERS	21	BRYANT WALKWAY		BWW1	BCSD	false
03/11/2019	13:25:27	2019056426		SERVE PAPERS	619	PARK AVE		DT	BCSD	false
03/19/2019	11:09:02	2019063198		SERVE PAPERS	201	SWITZLER ST		DT	BCSD	false
03/14/2019	16:06:06	2019059241		SERVE PAPERS	700	N GARTH AVE	506	OT	BCSD	false
03/15/2019	8:15:23	2019059826		SERVE PAPERS	700	N GARTH AVE		OT	BCSD	false
03/09/2019	14:55:18	2019054937		122B1 MISC INFO	412	PARK AVE		DT	CHA	false
03/17/2019	19:26:08	2019061868		911 CHK	314	PENDLETON WALKWAY		DT	CHA	false
03/05/2019	10:57:34	2019051257		911 CHK	1006	ELLETA BLVD		BC	CPD	false
03/24/2019	13:30:54	2019067427		SUICIDAL SUBJ	1112	ELLETA BLVD		BC	CPD	false
03/11/2019	11:19:29	2019056317		101C5 CUSTODY ISSUE	1114	ELLETA BLVD		BC	CPD	false
03/15/2019	17:36:19	2019060331	2019002494	TTL	1119	ELLETA BLVD		BC	CPD	false
03/11/2019	22:23:01	2019056843	2019002347	130D1 THEFT	1123	ELLETA BLVD		BC	CPD	false
03/22/2019	11:19:15	2019065799	2019002732	135C1G SHOTS HEARD	1002	ELLETA BLVD		BC	CPD	false
03/29/2019	21:53:33	2019071730		ASST CITIZEN (POLICE)	1002	ELLETA BLVD		BC	CPD	false
03/27/2019	2:38:59	2019069441		123B1 MSNG PRSN	1004	ELLETA BLVD		BC	CPD	false
03/08/2019	11:50:45	2019053919		119D2 HARASSMENT	1008	ELLETA BLVD		BC	CPD	false
03/12/2019	20:46:01	2019057652		911 CHK	1027	ELLETA BLVD		BC	CPD	false
03/12/2019	21:41:15	2019057682		113D2 VRBL DIST	1027	ELLETA BLVD		BC	CPD	false
03/22/2019	14:49:25	2019065964		125D1 URGENT CHK	1208	ELLETA BLVD		BC	CPD	false
03/14/2019	8:47:33	2019058839	2019002431	114D1 PHYS DOMSTC	21	BRYANT WALKWAY		BWW1	CPD	false
03/14/2019	11:08:55	2019058980		ABND CHILD	21	BRYANT WALKWAY		BWW1	CPD	false
03/14/2019	16:57:48	2019059288		CHK SUBJ	21	BRYANT WALKWAY		BWW1	CPD	false
03/15/2019	14:49:30	2019060175		125C1 KEEP THE PEACE	21	BRYANT WALKWAY		BWW1	CPD	false
03/15/2019	23:39:32	2019060579		FOLLOW UP	21	BRYANT WALKWAY		BWW1	CPD	false
03/16/2019	11:46:32	2019060880	2019002516	129C6 ORDER VIOL	21	BRYANT WALKWAY		BWW1	CPD	false
03/16/2019	14:41:01	2019060989		119D1 STALKING	21	BRYANT WALKWAY		BWW1	CPD	false
03/16/2019	15:32:56	2019061032		FOLLOW UP	21	BRYANT WALKWAY		BWW1	CPD	false
03/17/2019	13:21:26	2019061677		114D2 VRBL DOMSTC	21	BRYANT WALKWAY		BWW1	CPD	false
03/10/2019	5:12:09	2019055405		911 CHK	314	LASALLE PL		DT	CPD	false
03/09/2019	10:53:33	2019054783		VANDALISM	301	MOORE WALKWAY		DT	CPD	false
03/11/2019	0:18:49	2019056007		911 CHK	301	MOORE WALKWAY		DT	CPD	false
03/20/2019	20:29:41	2019064451		911 CHK	305	MOORE WALKWAY		DT	CPD	true
03/30/2019	18:01:26	2019072207	2019003023	120B1 PAST INDECENCY	310	MOORE WALKWAY		DT	CPD	false
03/12/2019	14:53:57	2019057395		911 CHK	412	PARK AVE		DT	CPD	false
03/14/2019	22:46:29	2019059562		130D3 THEFT	516	PARK AVE		DT	CPD	false
03/01/2019	3:34:58	2019047984		113C2 INTOX CHEM	617	PARK AVE		DT	CPD	false
03/01/2019	6:21:49	2019048009		FOLLOW UP	617	PARK AVE		DT	CPD	false
03/01/2019	14:18:37	2019048350		129C1 SUSP PRSN	617	PARK AVE		DT	CPD	false
03/01/2019	14:42:02	2019048370		911 CHK	617	PARK AVE		DT	CPD	false
03/29/2019	6:54:19	2019071117		119D3 THRT	1105	PARK AVE		DT	CPD	false
03/19/2019	11:49:42	2019063236		911 CHK	318	PENDLETON WALKWAY		DT	CPD	false
03/01/2019	17:06:21	2019048499		CHK SUBJ	201	SWITZLER ST		DT	CPD	false
03/09/2019	23:00:16	2019055259		114D2 VRBL DOMSTC	212	SWITZLER ST		DT	CPD	false
03/07/2019	21:33:52	2019053485		911 CHK	309	TRINITY PL		DT	CPD	false
03/06/2019	13:45:40	2019052260		911 CHK	311	TRINITY PL		DT	CPD	true
03/07/2019	15:15:53	2019053229		911 CHK	311	TRINITY PL		DT	CPD	false
03/09/2019	15:17:16	2019054952		911 CHK	311	TRINITY PL		DT	CPD	false
03/09/2019	17:59:47	2019055052		911 CHK	311	TRINITY PL		DT	CPD	false
03/09/2019	23:38:41	2019055277		911 CHK	311	TRINITY PL		DT	CPD	false
03/16/2019	15:37:15	2019061033		911 CHK	311	TRINITY PL		DT	CPD	false
03/16/2019	20:41:52	2019061232		911 CHK	311	TRINITY PL		DT	CPD	false
03/17/2019	0:41:47	2019061399		911 CHK	311	TRINITY PL		DT	CPD	false
03/17/2019	2:27:23	2019061461		911 CHK	311	TRINITY PL		DT	CPD	false
03/18/2019	0:53:21	2019062101		911 CHK	311	TRINITY PL		DT	CPD	false
03/18/2019	11:37:17	2019062372		911 CHK	311	TRINITY PL		DT	CPD	false
03/19/2019	7:51:41	2019063066		911 CHK	311	TRINITY PL		DT	CPD	false
03/28/2019	1:24:59	2019070291		911 CHK	311	TRINITY PL		DT	CPD	false
03/29/2019	0:06:28	2019071019		911 CHK	311	TRINITY PL		DT	CPD	false
03/31/2019	0:06:22	2019072414		911 CHK	311	TRINITY PL		DT	CPD	false

BCJC Law Enforcement Calls on CHA Property

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	SITE	Agency	Cancelled
03/04/2019	19:59:16	2019050815		123D1 MSNG PRSN AT	315	TRINITY PL		DT	CPD	false
03/26/2019	13:19:59	2019068918		103A4 ADMINISTRATIVE	407	TRINITY PL		DT	CPD	false
03/04/2019	0:51:40	2019050173		121D1 BEHAV PROB	700	N GARTH AVE	413	OT	CPD	false
03/04/2019	1:45:10	2019050193		FOLLOW UP	700	N GARTH AVE	413	OT	CPD	false
03/04/2019	16:27:19	2019050671	2019002088	DRUGS	700	N GARTH AVE	413	OT	CPD	false
03/03/2019	3:35:26	2019049626		129C1 SUSP PRSN	700	N GARTH AVE	414	OT	CPD	false
03/04/2019	14:59:06	2019050606		911 CHK	700	N GARTH AVE	511	OT	CPD	true
03/28/2019	11:19:44	2019070562	2019002945	106B4 PAST ASSLT (SEX)	700	N GARTH AVE	620	OT	CPD	false
03/25/2019	21:57:49	2019068471		FOLLOW UP	700	N GARTH AVE	806	OT	CPD	false
03/08/2019	12:42:54	2019053959		106C5W ASSLT JST OCC	700	N GARTH AVE		OT	CPD	false
03/15/2019	7:29:50	2019059798		911 CHK	700	N GARTH AVE		OT	CPD	false
03/31/2019	10:42:01	2019072646	2019003040	TRESPASS SUBJ	700	N GARTH AVE		OT	CPD	false
03/03/2019	23:35:30	2019050143		INFO	2112	E BUSINESS LOOP 70	106	PP	CPD	false
03/05/2019	16:32:21	2019051525		CHK SUBJ	2112	E BUSINESS LOOP 70	113	PP	CPD	false
03/12/2019	18:17:37	2019057559		T TRFC STOP	2112	E BUSINESS LOOP 70		PP	CPD	false
03/27/2019	20:56:08	2019070125		FOLLOW UP	1201	PAQUIN ST	212	PT	CPD	false
03/31/2019	22:04:00	2019073022		121C1 BEHAV PROB	1201	PAQUIN ST	313	PT	CPD	false
03/02/2019	10:13:01	2019049002		ASST CITIZEN (POLICE)	1201	PAQUIN ST	405	PT	CPD	false
03/29/2019	10:09:14	2019071248		911 CHK	1201	PAQUIN ST	506	PT	CPD	false
03/03/2019	10:22:28	2019049748		121D1 BEHAV PROB	1201	PAQUIN ST	614	PT	CPD	false
03/17/2019	20:19:26	2019061909		FOLLOW UP	1201	PAQUIN ST	807	PT	CPD	false
03/22/2019	15:41:00	2019066003		122O2 MISC INFO	1201	PAQUIN ST	901	PT	CPD	false
03/03/2019	9:02:34	2019049706		911 CHK	1201	PAQUIN ST	1304	PT	CPD	false
03/25/2019	0:43:28	2019067791		129C5 SUSP INCIDENT	1201	PAQUIN ST	1306	PT	CPD	false
03/29/2019	2:56:27	2019071079		SUSP INCIDENT	1201	PAQUIN ST	1306	PT	CPD	false
03/22/2019	2:30:11	2019065555		911 CHK	1201	PAQUIN ST	1509	PT	CPD	false
03/02/2019	11:30:33	2019049042		119D2 HARASSMENT	1201	PAQUIN ST		PT	CPD	false
03/22/2019	22:07:35	2019066324	2019002762	CHK SUBJ	1201	PAQUIN ST		PT	CPD	false
03/26/2019	22:57:23	2019069328		129C1 SUSP PRSN	1201	PAQUIN ST		PT	CPD	false
03/27/2019	10:37:45	2019069622	2019002908	106D5 ASSLT	1201	PAQUIN ST		PT	CPD	false
03/19/2019	21:01:10	2019063673		FOLLOW UP	200	200 LINCOLN DR	B	SP	CPD	false
03/20/2019	15:01:09	2019064219		107D1 URGENT ASST	201	201 UNITY DR	A	SP	CPD	false
03/11/2019	20:18:42	2019056771		135C1G SHOTS HEARD	202	202 LINCOLN DR	B	SP	CPD	false
03/02/2019	21:34:16	2019049399		911 CHK	304	MCBAINE AVE		SP	CPD	false
03/15/2019	15:14:30	2019060199		103B2 URG MSG DELIVERY	503	OAK ST		SP	CPD	false
03/01/2019	22:46:23	2019048734		911 CHK	210	UNITY DR		SP	CPD	false
03/04/2019	12:19:39	2019050501		ASST FIRE DEPARTMENT	211	UNITY DR		SP	CPD	false
03/13/2019	19:53:35	2019058450	2019002418	113D1 PHYS DIST	211	UNITY DR		SP	CPD	false
03/14/2019	11:37:00	2019058998		107D1 URGENT ASST	211	UNITY DR		SP	CPD	false
03/14/2019	20:37:49	2019059445		FOLLOW UP	211	UNITY DR		SP	CPD	false
03/14/2019	21:21:00	2019059480		FOLLOW UP	211	UNITY DR		SP	CPD	false
03/20/2019	20:34:54	2019064457		FOLLOW UP	211	UNITY DR		SP	CPD	false
03/29/2019	5:01:15	2019071091		FOLLOW UP	303	MOORE WALKWAY		DT	MUPD	false

BCJC EMS Fire Calls on CHA Property

Call Date	Call Time	Event ID	Case Num	Nature	Numerics	Street	APT	SITE	Agency	Cancelled
03/13/20	15:29:41	20190582	19031300	31D	1217	ELLETA		BC	BHC	false
03/02/20	0:46:45	20190488	19030200	26A SICK	700	N GARTH	212	OT	BHC	false
03/04/20	17:44:04	20190507	19030400	26A SICK	700	N GARTH	212	OT	BHC	false
03/29/20	9:28:19	20190712	19032900	31D	1201	PAQUIN	203	PT	BHC	false
03/31/20	22:06:14	20190730	19033100	EMS	1201	PAQUIN	313	PT	BHC	false
03/02/20	18:19:35	20190492	19030200	6D	1201	PAQUIN	508	PT	BHC	false
03/03/20	10:30:32	20190497	19030300	EMS	1201	PAQUIN	614	PT	BHC	false
03/18/20	14:05:36	20190625	19031800	10D	1201	PAQUIN	809	PT	BHC	false
03/08/20	20:37:03	20190543	19030800	17A FALL	1201	PAQUIN	1101	PT	BHC	false
03/28/20	8:46:44	20190704	19032800	17B FALL	1201	PAQUIN	1402	PT	BHC	false
03/30/20	21:32:07	20190723	19033000	MEDICAL	1201	PAQUIN	1402	PT	BHC	false
03/13/20	18:43:01	20190584	19031300	5A BACK	1201	PAQUIN		PT	BHC	false
03/28/20	9:12:42	20190704	19032800	13A1	1201	PAQUIN		PT	BHC	false
03/28/20	21:59:58	20190709	19032800	17A FALL	1201	PAQUIN		PT	BHC	false
03/13/20	15:30:46	20190582	1902592	31D	1217	ELLETA		BC	CFD	false
03/22/20	11:45:29	20190658	1902890	24D5	203	203 PARK	A	DT	CFD	false
03/10/20	4:48:27	20190554	1902488	6D	206	N		DT	CFD	false
03/19/20	2:39:54	20190630	1902767	6D	607	PARK AVE		DT	CFD	false
03/15/20	7:20:05	20190597	1902648	31A	625	PARK AVE		DT	CFD	false
03/23/20	16:43:06	20190668	1902928	26C SICK	314	PENDLETO		DT	CFD	false
03/04/20	18:09:05	20190507	1902292	26A SICK	700	N GARTH	212	OT	CFD	false
03/23/20	11:36:39	20190666	1902920	1C	700	N GARTH	212	OT	CFD	false
03/06/20	2:43:35	20190518	1902326	17A4 FALL	700	N GARTH	213	OT	CFD	false
03/09/20	4:24:18	20190546	1902444	17B FALL	700	N GARTH	213	OT	CFD	false
03/31/20	6:30:47	20190725	1903156	17A4 FALL	700	N GARTH	810	OT	CFD	false
03/26/20	10:29:54	20190687	1902994	32B2	700	N GARTH	818	OT	CFD	false
03/22/20	15:50:04	20190660	1902902	10D	700	N GARTH		OT	CFD	false
03/23/20	8:51:44	20190665		PROQA	700	N GARTH		OT	CFD	true
03/29/20	19:13:29	20190716	1903113	52C FIRE	700	N GARTH		OT	CFD	false
03/17/20	16:26:38	20190617	1902723	12A	1201	PAQUIN	202	PT	CFD	false
03/29/20	9:30:11	20190712	1903091	31D	1201	PAQUIN	203	PT	CFD	false
03/21/20	2:14:42	20190646	1902835	19C	1201	PAQUIN	213	PT	CFD	false
03/02/20	7:16:50	20190489	1902209	6D	1201	PAQUIN	508	PT	CFD	false
03/02/20	18:20:54	20190492	1902228	6D	1201	PAQUIN	508	PT	CFD	false
03/03/20	10:52:11	20190497	1902250	26C SICK	1201	PAQUIN	508	PT	CFD	false
03/18/20	14:07:34	20190625	1902749	10D	1201	PAQUIN	809	PT	CFD	false
03/08/20	20:38:24	20190543	1902431	17A FALL	1201	PAQUIN	1101	PT	CFD	false
03/29/20	3:02:50	20190710	1903080	KNOX BOX	1201	PAQUIN	1306	PT	CFD	false
03/28/20	8:48:48	20190704	1903052	17B FALL	1201	PAQUIN	1402	PT	CFD	false
03/30/20	21:34:13	20190723	1903144	MEDICAL	1201	PAQUIN	1402	PT	CFD	false
03/19/20	21:09:39	20190636	1902792	10D	1201	PAQUIN	1511	PT	CFD	false
03/06/20	16:19:37	20190524	1902349	18C	1201	PAQUIN		PT	CFD	false
03/13/20	1:28:58	20190577	1902577	5C BACK	1201	PAQUIN		PT	CFD	false
03/27/20	12:21:35	20190697	1903028	6D	1201	PAQUIN		PT	CFD	false
03/28/20	9:14:48	20190704	1903053	13A1	1201	PAQUIN		PT	CFD	false
03/28/20	22:01:29	20190709	1903076	17A FALL	1201	PAQUIN		PT	CFD	false
03/17/20	13:01:03	20190616	1902721	21D	202	HICKS DR		SP	CFD	false
03/29/20	22:42:07	20190717	1903116	26C SICK	507	OAK ST		SP	CFD	false
03/04/20	12:19:25	20190505	1902284	MEDICAL	211	UNITY DR		SP	CFD	false
03/06/20	19:32:59	20190525	19030600	26A SICK	1008	ELLETA		BC	UHC	false
03/22/20	11:43:33	20190658	19032200	24D5	203	203-A	A	DT	UHC	false
03/10/20	4:46:51	20190554	19031000	6D	206	N		DT	UHC	false

BCJC EMS Fire Calls on CHA Property

Call Date	Call Time	Event ID	Case Num	Nature	Numerics	Street	APT	SITE	Agency	Cancelled
03/19/20	2:38:19	20190630	19031900	6D	607	PARK AVE		DT	UHC	false
03/15/20	7:18:41	20190597	19031500	31A	625	PARK AVE		DT	UHC	false
03/23/20	16:41:21	20190668	19032300	26C SICK	314	PENDLETO		DT	UHC	false
03/23/20	11:34:06	20190666	19032300	1C	700	N GARTH	212	OT	UHC	false
03/06/20	2:41:00	20190518	19030600	17A4 FALL	700	N GARTH	213	OT	UHC	false
03/09/20	4:22:59	20190546	19030900	17B FALL	700	N GARTH	213	OT	UHC	false
03/31/20	6:28:29	20190725	19033100	17A4 FALL	700	N GARTH	810	OT	UHC	false
03/26/20	10:27:37	20190687	19032600	32B2	700	N GARTH	818	OT	UHC	false
03/05/20	18:35:04	20190516	19030500	EMS	700	N GARTH		OT	UHC	false
03/22/20	15:49:07	20190660	19032200	10D	700	N GARTH		OT	UHC	false
03/17/20	16:24:37	20190617	19031700	12A	1201	PAQUIN	202	PT	UHC	false
03/21/20	2:12:28	20190646	19032100	19C	1201	PAQUIN	213	PT	UHC	false
03/02/20	7:15:15	20190489	19030200	6D	1201	PAQUIN	508	PT	UHC	false
03/03/20	10:50:07	20190497	19030300	26C SICK	1201	PAQUIN	508	PT	UHC	false
03/04/20	8:09:01	20190502	19030400	26A SICK	1201	PAQUIN	1410	PT	UHC	false
03/19/20	21:07:29	20190636	19031900	10D	1201	PAQUIN	1511	PT	UHC	false
03/06/20	16:17:02	20190524	19030600	18C	1201	PAQUIN		PT	UHC	false
03/13/20	1:27:26	20190577	19031300	5C BACK	1201	PAQUIN		PT	UHC	false
03/22/20	22:09:15	20190663	19032200	EMS	1201	PAQUIN		PT	UHC	false
03/27/20	12:20:38	20190697	19032700	6D	1201	PAQUIN		PT	UHC	false
03/17/20	12:59:48	20190616	19031700	21D	202	HICKS DR		SP	UHC	false
03/29/20	22:40:50	20190717	19032900	26C SICK	507	OAK ST		SP	UHC	false
03/04/20	12:17:51	20190504	19030400	MEDICAL	211	UNITY DR		SP	UHC	false
03/13/20	20:24:33	20190584	19031300	EMS	211	UNITY DR		SP	UHC	false

CHA Safety Department Reports on CHA Property

Case	Call Date	Call Time	Nature	Numerics	Street	APT	SITE	Safety Officer
20190146	3/4/2019	13:06	911 Checks	700	Garth Ave N	511	OT	Bill Michel
20190142	3/3/2019	17:25	Alarm	700	Garth Ave N	614	OT	Kevin Keith
20190192	3/29/2019	19:15	Alarm	700	Garth Ave N	820	OT	Tara Thomason
20190152	3/8/2019	19:47	Animal Complaints/Bites	318	LaSalle Place		DT	Tara Thomason
20190136	3/4/2019	16:26	Arrest Resident Controlled Substance	700	Garth Ave N	419	OT	Bill Michel
20190168	3/15/2019	21:07	Arrest Resident Controlled Substance	1119	Elleta Blvd	A	BC	Tara Thomason
20190185	3/27/2019	12:20	Assault Third Dregree	1201	Paquin Street	712	PT	Tara Thomason
20190187	3/28/2019	11:28	Assault Third Dregree	700	Garth Ave N	620	OT	Tara Thomason
20190139	3/3/2019	10:22	Assist Resident/Medical	1201	Paquin Street	614	PT	Kevin Keith
20190149	3/5/2019	18:40	Assist Resident/Medical	700	Garth Ave N	514	OT	Bill Michel
20190195	3/30/2019	21:18	Assist Resident/Medical	1201	Paquin Street	1402	PT	Tara Thomason
20190153	3/8/2019	22:06	Check Welfare	1201	Paquin Street	313	PT	Tara Thomason
20190181	3/25/2019	14:30	Check Welfare	700	Garth Ave N	714	OT	Kevin Keith
20190191	3/29/2019	15:42	Check Welfare	1201	Paquin Street	1402	PT	Tara Thomason
20190141	3/3/2019	16:20	Civil Matter	1201	Paquin Street	901	PT	Kevin Keith
20190166	3/18/2019	16:56	Controlled Substance Investigation	1201	Paquin Street	1304	PT	Kevin Keith
20190188	3/28/2019	17:08	Controlled Substance Investigation	1201	Paquin Street	1105	PT	Tara Thomason
20190171	3/19/2019	23:18	Disturbance	1201	Paquin Street	810	PT	Tara Thomason
20190136	3/3/2019	3:38	Disturbance Peace Music/TV	700	Garth Ave N	413	OT	Kevin Keith
20190151	3/7/2019	17:27	Disturbance Peace Music/TV	1201	Paquin Street	1301	PT	Tara Thomason
20190157	3/13/2019	19:56	Disturbance Persons	211	Unity Drive		SP	Tara Thomason
20190159	3/14/2019	13:04	Disturbance Persons	1201	Paquin Street	208	PT	Mark Brotemarkle
20190163	3/17/2019	12:25	Disturbance Persons	700	Garth Ave N	712	OT	Kevin Keith
20190196	3/31/2019	19:15	Fire/Smoke?Fire Alarm Sounding	700	Garth Ave N	416	OT	Kevin Keith
20190197	3/31/2019	6:28	Fire/Smoke?Fire Alarm Sounding	700	Garth Ave N	810	OT	Kevin Keith
20180179	3/25/2019	9:00	Information Report	700	Garth Ave N	221	OT	Kevin Keith
20180770	3/20/2019	2:15	Information Report	1201	Paquin Street	1304	PT	Mark Brotemarkle
20190135	3/2/2019	15:51	Information Report	1201	Paquin Street	909	PT	Tara Thomason
20190137	3/3/2019	9:02	Information Report	1201	Paquin Street	1503	PT	Kevin Keith
20190138	3/3/2019	9:10	Information Report	700	Garth Ave N	216	OT	Kevin Keith
20190140	3/3/2019	15:04	Information Report	1015	Elleta Blvd		BC	Kevin Keith
20190144	3/4/2019	11:00	Information Report	1201	Paquin Street	405	PT	Mark Brotemarkle
20190145	3/4/2019	13:53	Information Report	2112	Business Loop 70 E		PP	Bill Michel
20190150	3/6/2019	14:29	Information Report	700	Garth Ave N	721	OT	Bill Michel
20190154	3/10/2019	15:00	Information Report		Elleta Blvd	Parking	BC	Kevin Keith
20190156	3/13/2019	18:02	Information Report	2112	Business Loop 70 E	113	PP	Tara Thomason
20190161	3/15/2019	19:46	Information Report	1201	Paquin Street	311	PT	Tara Thomason
20190164	3/17/2019	12:50	Information Report	508	Garth Ave N	508	OT	Kevin Keith
20190165	3/17/2019	15:30	Information Report	1201	Paquin Street		PT	Kevin Keith
20190167	3/18/2019	18:00	Information Report	21	Bryant Walkway		BWW1	Kevin Keith
20190170	3/19/2019	23:03	Information Report	301	Providence Road N		com	Tara Thomason
20190177	3/24/2019	18:26	Information Report	1201	Paquin Street	1502	PT	Kevin Keith
20190178	3/24/2019	19:41	Information Report	1201	Paquin Street	1304	PT	Kevin Keith
20190179	3/25/2019	9:00	Information Report	700	Garth Ave N	221	OT	Kevin Keith
20190182	3/25/2019	17:33	Information Report	700	Garth Ave N	304	OT	Kevin Keith
20190186	3/28/2019	15:35	Information Report	700	Garth Ave N	807	OT	Tara Thomason
20190189	3/28/2019	18:30	Information Report	1201	Paquin Street		PT	Tara Thomason
20190190	3/29/2019	2:56	Information Report	1201	Paquin Street	1306	PT	Tara Thomason
20190199	3/31/2019	10:48	Information Report	1201	Paquin Street	203	PT	Kevin Keith
20190194	3/30/2019	18:05	Lease Violation	310	Moore Walkway		DT	Tara Thomason
20190162	3/17/2019	10:55	Lease Violation Smoking	1201	Paquin Street	613	PT	Kevin Keith
20190158	3/13/2019	20:25	Lock Out	1209	Elleta Blvd		BC	Tara Thomason
20190169	3/19/2019	21:42	Lock Out	700	Garth Ave N	515	OT	Tara Thomason
20190172	3/20/2019	1:31	Lock Out	1201	Paquin Street	1511	PT	Mark Brotemarkle
20190180	3/25/2019	13:35	Lock Out	700	Garth Ave N	515	OT	Kevin Keith
20190175	3/24/2019	13:30	Miscellaneous/Other	1201	Paquin Street	901	PT	Kevin Keith
20190193	3/28/2019	16:24	Property Crimes/Larceny	2112	Business Loop 70 E	204	PP	Tara Thomason
20190143	3/4/2019	9:07	Ticket Vehicle/CHA	211	Boone Drive		DT	Mark Brotemarkle
20190148	3/5/2019	16:05	Ticket Vehicle/CHA	2112	Business Loop 70 E		PP	Bill Michel
20190183	3/26/2019	9:30	Ticket Vehicle/TOW	202	Lincoln Drive	B	SP	Kevin Keith
20190184	3/26/2019	10:30	Trespass Person / Arrested	214	Unity Drive	B	SP	Kevin Keith
20190198	3/31/2019	10:40	Trespass Person Investigation	700	Garth Ave N		OT	Kevin Keith
20190134	3/1/2019	17:04	Trespass Person Warning Issued	201	Switzler Street		COM	Tara Thomason
20190147	3/5/2019	16:06	Trespass Person Warning Issued	2112	Business Loop 70 E	113	PP	Bill Michel
20190155	3/12/2019	8:48	Trespass Person Warning Issued	1201	Paquin Street		PT	Mark Brotemarkle
20190160	3/15/2019	11:00	Trespass Person Warning Issued	200	Lincoln Drive	B	SP	Mark Brotemarkle
20190174	3/22/2019	21:47	Trespass Person Warning Issued	1201	Paquin Street		PT	Tara Thomason
20190176	3/24/2019	14:25	Trespass Person Warning Issued	1216	Elleta Blvd		BC	Kevin Keith
20190173	3/22/2019	11:19	Weapons Offenses	1002	Elleta Blvd		BC	Mark Brotemarkle



Housing Authority of the City of Columbia, Missouri

Monthly Financial Reports Staff Memo

To: Board of Commissioners
From: Mary Harvey, Director of Finance
Date: April 16, 2019
RE: February 2019 Financial Reports

Section 8-Housing Choice Voucher Program

Admin Fee revenue earned is 1% (\$1,511) under budget.

Total Operating Expenses are 1% (\$1,432) over budget.

Administration has a year to date net gain of \$13,024.

HUD PHA Operating Grants – HAP (Housing Assistance Payments) are 3% (\$48,501) under budget.

AMP 1-Downtown

Total Tenant Revenue is 12% (\$6,611) higher than budget.

HUD's PHA Operating grant disbursements are 5% (\$69,279) higher than budget.

Total Revenue is 6% (\$8,621) higher than budget.

Administrative expenses are 3% (\$708) under budget.

Total Utilities are 2% (\$200) under budget.

Total Maintenance expenses are 12% (\$7,500) under budget.

Total Operating Expenses are 6% (\$8,054) under budget.

AMP 1 has a year to date net gain of \$24,329 before depreciation and debt principal payments.

An additional payment of \$15,818 was made towards the principal of AMP 1's Energy Performance Contract (EPC) loan from the 2018 EPC energy savings.

Stuart Parker Housing Development Group, LP

Total Tenant Revenue is 13% (33,312) higher than budget.

Vacancy Losses are \$13,013 under budget.

Stuart Parker Housing Development Group, LP (continued)

Total Revenue is 14% (\$38,771) higher than budget.

Administrative expenses are 12% (\$6,441) under budget.

Total Utilities are 9% (\$2,997) over budget.

Total Maintenance expenses are 25% (\$10,940) over budget due to increased labor for snow removal and two staff members that were on-call for after hours during the reporting period.

Total Operating Expenses are 1% (\$1,883) over budget.

Bear Creek Housing Development Group, LP

Total Tenant Revenue is \$205 under budget.

Vacancy Losses are \$6 under budget.

Total Revenue is \$29 higher than budgeted.

Administrative expenses are 6% (\$1,092) under budget.

Total Utilities are \$40 over budget.

Total Maintenance expenses are 11% (\$2,706) under budget.

Total Operating Expenses are 3% (\$2,114) under budget.

Oak Towers Housing Development Group, LP

Total Tenant Revenue is 4% (\$5,970) under budget.

Vacancy losses are \$6,453 higher than budgeted due to units vacant over 60 days, causing the units to lose the vacancy payment from Section 8.

Total Revenue is \$845 under budget.

Administrative expenses are 8% (\$2,882) under budget.

Total Utilities are 20% (\$4,331) over budget.

Total Maintenance expenses are 2% (\$692) over budget.

Total Operating Expenses are 1% (\$1,185) over budget.

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

Total Revenue is 2% (\$662) under budget.

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

Total Administrative expenses are 3% (\$176) over budget.

Total Utilities are 6% (\$225) under budget.

Total Maintenance expenses are 70% (\$4,087) over budget due to additional signage that was required per the MHDC inspection.

Total Operating Expenses are 17% (\$4,020) over budget.

Bryant Walkway Housing Development Group, LP

Total Revenue is \$79 over budget.

Total Administrative expenses are 11% (\$1,621) under budget.

Total Utilities are 75% (\$2,515) over budget due to vacant units.

Total Maintenance expenses are 36% (\$5,342) under budget.

Total Operating Expenses are 27% (\$11,927) under budget.

Bryant Walkway II Housing Development Group, LP

Total Revenue is \$4,499 over budget.

Total Administrative expenses are 7% (\$558) under budget.

Total Utilities are 45% (\$611) over budget due to vacant units.

Total Maintenance expenses are 31% (\$2,415) under budget.

Total Operating Expenses are 30% (\$8,421) under budget.

Central Office Cost Center (COCC)

Total Revenue is 9% (\$7,965) higher than budget.

Total Operating Expenses are 12% (\$10,395) under budget.

The COCC has a year to date net gain of \$19,121.

CHA Business Activities (CHA BA)

Total Revenue is 1% (\$479) higher than budget.

Total Operating Expenses are 8% (\$4,786) over budget.

The CHA BA has a year to date net loss of \$3,745.



Columbia Housing Authority
201 Switzler Street
Columbia, MO 65203

HOUSING AUTHORITY

of the City of Columbia, Missouri

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MONTHLY FINANCIAL STATEMENTS

(unaudited)

February 2019

Fiscal Year End

December 2019

Month 2 of 12

as submitted by:

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

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Housing Choice Voucher Program
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
HUD PHA Operating Grants - HAP	765,219	803,196	(37,977)	1,530,433	1,606,392	(75,959)	-5%
HUD Admin Fees Earned	79,964	80,861	(897)	160,212	161,723	(1,511)	-1%
Total Fee Revenue	845,183	884,057	(38,874)	1,690,645	1,768,115	(77,470)	-4%
Investment Income - Unrestricted	1,204	333	871	2,233	667	1,567	235%
Fraud Recovery - HAP	63	250	(188)	175	500	(325)	0%
Fraud Recovery - Admin	63	-	63	175	-	175	0%
FSS Forfeitures	1,017	-	1,017	1,516	-	1,516	
Total Revenue	847,529	884,641	(37,112)	1,694,744	1,769,281	(74,538)	-4%
Administrative Salaries	19,025	21,546	(2,522)	42,615	43,093	(478)	-1%
Auditing Fees	1,109	1,875	(766)	2,217	3,750	(1,533)	-41%
Management Fee	18,780	20,390	(1,610)	37,548	40,780	(3,232)	-8%
Book-keeping Fee	11,738	12,744	(1,006)	23,468	25,488	(2,020)	-8%
Advertising and Marketing	-	133	(133)	380	267	113	42%
Employee Benefit contributions - Administrative	5,937	2,977	2,960	13,180	5,954	7,226	121%
Office Expenses	1,439	1,695	(256)	2,024	3,390	(1,366)	-40%
Training & Travel	600	427	173	1,489	853	636	75%
Other Administrative Expenses	11,928	11,839	89	23,630	23,679	(48)	0%
Total Operating - Administrative	70,555	73,626	(3,071)	146,550	147,252	(702)	0%
FSS Participation Services	6	-	6	11	-	11	
Total Utilities	191	\$ -	\$ 191	\$ 568	\$ -	\$ 568	#DIV/0!
Bldg. Maintenance	318	-	318	706	-	706	#DIV/0!
Insurance Premiums	817	456	361	1,722	912	810	89%
96200 Other General Expenses	40	-	40	40	-	40	#DIV/0!
Compensated Absences	-	-	-	-	-	-	#DIV/0!
96000 Total Other General Expenses	40	-	40	40	-	40	#DIV/0!
Total Operating Expenses	71,927	74,082	(2,155)	149,596	148,164	1,432	1%
Excess of Operating Revenue over Operating Expenses	775,602	\$ 810,559	\$ (34,957)	\$ 1,545,148	\$ 1,621,117	\$ (75,969)	-5%
HCV	472,409	759,117	(286,708)	947,524	1,035,972	(88,448)	-9%
Homeownership	3,719	3,810	(91)	7,450	7,619	(169)	-2%
Portable Housing Assistance Payments	10,223	11,730	(1,507)	21,280	23,460	(2,180)	-9%
S8 FSS Payments	13,779	-	13,779	26,789	-	26,789	#DIV/0!
VASH Housing Assistance Payments	42,293	33,126	9,167	83,074	82,062	1,012	1%
RAD PBV Housing Assistance Payments	187,134	178,105	9,029	370,706	356,210	14,496	4%
97300 Housing Assistance Payments	729,557	985,887	(256,330)	1,456,822	1,505,323	(48,501)	-3%
Total Expenses	801,484	1,059,969	(258,485)	\$ 1,606,418	\$ 1,653,487	\$ (47,069)	-3%
Net Gain (Loss)	46,045	(175,328)	221,373	\$ 88,325	\$ 115,794	\$ (27,469)	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 34,034	\$ 30,914	\$ 3,120	\$ 67,744	\$ 61,828	\$ 5,917	10%
Vacancy Loss	(2,308)	(3,170)	862	(5,535)	(6,340)	805	-13%
Tenant Revenue - Other	367	694	(327)	1,276	1,387	(111)	-8%
Total Tenant Revenue	32,093	28,437	3,655	63,485	56,875	6,611	12%
HUD PHA Operating Grants	36,509	34,640	1,869	73,018	69,279	3,739	5%
70740 Front Line Service Fee	296	334	(38)	864	668	197	
Total Grant Revenue	36,805	34,974	1,831	73,882	69,947	3,935	6%
Investment Income - Unrestricted	1,242	737	506	2,622	1,474	1,148	78%
Fraud Recovery	178	-	178	278	-	278	0%
Other Revenue	1,981	3,047	(1,066)	2,743	6,094	(3,351)	-55%
Total Revenue	72,298	67,195	5,104	143,010	134,389	8,621	6%
Administrative Salaries	2,919	3,203	(284)	6,275	6,406	(131)	-2%
Auditing Fees	96	583	(488)	192	1,167	(975)	-84%
Management Fee	5,331	5,234	97	10,710	10,467	242	2%
Book-keeping Fee	825	810	15	1,658	1,620	38	2%
Advertising and Marketing	-	25	(25)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	1,401	1,064	337	2,853	2,129	724	34%
Office Expenses	601	566	34	855	1,132	(278)	-25%
Legal Expense	-	30	(30)	46	59	(14)	-23%
Training & Travel	-	192	(192)	-	383	(383)	-100%
Other	747	759	(12)	1,638	1,519	120	8%
Total Operating - Administrative	11,919	12,466	(547)	24,225	24,933	(708)	-3%
Asset Management Fee	1,200	1,200	-	2,400	2,400	-	0%
Total Tenant Services	1,678	768	911	3,518	1,535	1,983	129%
Water	1,467	2,011	(544)	3,979	4,023	(44)	-1%
Electricity	1,611	1,392	219	2,727	2,785	(58)	-2%
Gas	73	733	(660)	1,414	1,466	(52)	-4%
Sewer	1,493	2,088	(595)	4,130	4,176	(46)	-1%
Total Utilities	\$ 4,645	\$ 6,225	\$ (1,580)	\$ 12,250	\$ 12,450	\$ (200)	-2%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 12,150	\$ 12,866	\$ (716)	\$ 26,443	\$ 25,732	\$ 711	3%
Maintenance - Materials & Other	4,403	3,650	752	7,221	7,301	(80)	-1%
Maint Contracts-Janitorial	318	350	(32)	636	700	(64)	-9%
Maintenance and Operations Contracts	5,513	9,388	(3,875)	10,591	18,777	(8,186)	-44%
Employee Benefit Contributions - Maintenance	4,057	4,180	(123)	8,414	8,359	54	1%
Total Maintenance	26,122	30,084	(3,962)	52,668	60,168	(7,500)	-12%
Protective Services - Labor	1,898	2,040	(142)	4,082	4,080	2	0%
Protective Services - Other	-	50	(50)	-	100	(100)	-100%
Employee Benefit Contributions - Protective Services	545	568	(24)	1,129	1,137	(8)	-1%
Total Protective Services	2,442	2,658	(216)	5,211	5,317	(106)	-2%
Total Insurance Premiums	3,900	3,986	(86)	7,856	7,972	(115)	-1%
Other General Expenses	2,447	3,750	(1,303)	4,893	7,500	(2,607)	-35%
Payments in Lieu of Taxes	2,708	1,383	1,325	4,936	2,767	2,169	78%
Bad debt - Tenant Rents	(212)	100	(312)	(747)	200	(947)	-474%
Total Other General Expenses	4,942	5,233	(291)	9,082	10,467	(1,385)	-13%
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	#DIV/0!
Interest on Notes Payable	690	747	(57)	1,470	1,494	(24)	-2%
96730 Amortization of Loan Costs	-	-	-	-	-	-	0%
Total Interest Expense and Amortization Cost	690	747	(57)	1,470	1,494	(24)	-2%
Total Operating Expenses	57,540	63,367	(5,828)	118,681	126,735	(8,054)	-6%
Excess of Operating Revenue over Operating Expenses	\$ 14,759	\$ 3,827	\$ 10,932	\$ 24,329	\$ 7,654	\$ 16,675	218%
Extraordinary Maintenance	-	1,911	(1,911)	-	3,821	(3,821)	-100%
Depreciation Expense	12,194	13,248	(1,054)	24,389	26,496	(2,107)	-8%
Debt Principal Payment	17,828	1,853	15,975	19,724	3,706	16,018	432%
Total Expenses	\$ 87,562	\$ 80,379	\$ 7,183	\$ 162,793	\$ 160,758	\$ 2,035	1%
Net Gain (Loss)	\$ (15,263)	\$ (13,184)	\$ (2,079)	\$ (19,783)	\$ (26,369)	\$ 6,585	-25%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 70,477	\$ 60,815	\$ 9,662	\$ 140,815	\$ 121,630	\$ 19,186	16%
Rental Subsidies	77,910	78,507	(597)	155,959	157,014	(1,056)	-1%
Vacancy Loss	(3,609)	(11,187)	7,578	(9,361)	(22,374)	13,013	-58%
Net Rental Revenue	144,778	128,135	16,643	287,413	256,270	31,143	12%
Tenant Revenue - Other	1,514	250	1,264	2,669	500	2,169	434%
Total Tenant Revenue	146,292	128,385	17,907	290,082	256,770	33,312	13%
Investment Income - Unrestricted	3,807	500	3,307	7,773	1,000	6,773	677%
Other Revenue	9,455	9,872	(417)	18,430	19,744	(1,314)	-7%
Total Revenue	159,554	138,757	20,797	316,285	277,514	38,771	14%
Administrative Salaries	7,126	8,671	(1,546)	15,338	17,343	(2,005)	-12%
Auditing Fees	1,150	1,042	108	2,233	2,083	150	7%
Property Management Fee	9,266	8,471	794	18,400	16,943	1,457	9%
Asset Management Fees	1,036	958	78	2,073	1,917	156	8%
Advertising and Marketing	-	167	(167)	-	333	(333)	-100%
Employee Benefit contributions - Administrative	1,477	2,939	(1,462)	3,037	5,877	(2,840)	-48%
Office Expenses	1,188	1,600	(412)	1,850	3,200	(1,350)	-42%
Legal Expense	-	300	(300)	147	600	(453)	-76%
Training & Travel	-	542	(542)	300	1,083	(783)	-72%
Other	1,368	1,583	(216)	2,728	3,167	(439)	-14%
Total Operating - Administrative	22,610	26,273	(3,663)	46,105	52,546	(6,441)	-12%
Tenant Services - Salaries	2,007	1,707	300	4,349	3,415	935	27%
Employee Benefit Contributions - Tenant Services	654	804	(150)	1,349	1,608	(259)	-16%
Tenant Services - Other	3,946	4,394	(448)	7,947	8,789	(841)	-10%
Total Tenant Services	6,608	6,906	(298)	13,646	13,811	(166)	-1%
Water	2,139	2,333	(195)	5,490	4,667	824	18%
Electricity	11,148	10,667	481	24,446	21,333	3,113	15%
Gas	(32)	1,500	(1,532)	2,523	3,000	(477)	-16%
Sewer	1,515	2,333	(818)	4,205	4,667	(462)	-10%
Total Utilities	\$ 14,770	\$ 16,833	\$ (2,064)	\$ 36,664	\$ 33,667	\$ 2,997	9%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 11,407	\$ 8,746	\$ 2,661	\$ 24,486	\$ 17,493	\$ 6,993	40%
Maintenance - Materials & Other	3,281	2,866	415	3,972	5,732	(1,761)	-31%
Maintenance and Operations Contracts	9,537	7,720	1,817	18,545	15,440	3,105	20%
Employee Benefit Contributions - Maintenance	4,143	2,950	1,193	8,502	5,900	2,602	44%
Total Maintenance	28,368	22,282	6,086	55,505	44,565	10,940	25%
Property Insurance	3,894	4,700	(806)	11,995	9,401	2,595	28%
Liability Insurance	-	1,826	(1,826)	-	3,652	(3,652)	-100%
Workmen's Compensation	390	722	(332)	839	1,444	(604)	-42%
All Other Insurance	118	232	(114)	236	464	(228)	-49%
Total Insurance Premiums	4,403	7,480	(3,077)	13,071	14,960	(1,890)	-13%
Other General Expenses	215	455	(240)	272	910	(638)	-70%
Taxes	5,436	6,333	(898)	10,872	12,667	(1,795)	-14%
Bad debt - Tenant Rents	1,587	667	921	1,587	1,333	254	19%
Total Other General Expenses	7,238	7,455	(217)	12,732	14,910	(2,178)	-15%
96710 Interest of Mortgage (or Bonds) Payable	17,103	18,286	(1,183)	34,206	36,573	(2,367)	-6%
Interest on Notes Payable	-	-	-	-	-	-	#DIV/0!
96730 Amortization of Loan Costs	-	636	(636)	2,258	1,272	987	78%
Total Interest Expense and Amortization Cost	17,103	18,922	(1,819)	36,465	37,844	(1,380)	-4%
Total Operating Expenses	101,099	106,152	(5,052)	214,186	212,303	1,883	1%
Excess of Operating Revenue over Operating Expenses	\$ 58,455	\$ 32,605	\$ 25,849	\$ 102,099	\$ 65,211	\$ 36,888	57%
Depreciation Expense	72,874	28,017	44,858	130,991	56,034	74,958	134%
Debt Principal Payment	-	4,262	(4,262)	-	8,523	(8,523)	-100%
Funding Replacement Reserves from Operations	8,195	7,313	882	16,454	14,626	1,828	12%
Total Expenses	\$ 182,169	\$ 145,743	\$ 36,426	\$ 361,632	\$ 291,486	\$ 70,146	24%
Net Gain (Loss)	\$ (22,614)	\$ (6,986)	\$ (15,628)	\$ (45,347)	\$ (13,972)	\$ (31,375)	225%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 16,700	\$ 16,742	\$ (42)	\$ 34,916	\$ 33,485	\$ 1,431	4%
Rental Subsidies	26,426	27,036	(610)	51,336	54,072	(2,736)	-5%
Vacancy Loss	(772)	(700)	(72)	(1,395)	(1,401)	6	0%
Net Rental Revenue	42,354	43,078	(724)	84,857	86,156	(1,299)	-2%
Tenant Revenue - Other	122	25	97	1,143	50	1,093	2187%
Total Tenant Revenue	42,476	43,103	(627)	86,000	86,206	(205)	0%
Investment Income - Unrestricted	1,113	300	813	2,184	600	1,584	264%
Other Revenue	1,663	2,483	(820)	3,617	4,967	(1,349)	-27%
Total Revenue	45,252	45,886	(634)	91,801	91,772	29	0%
Administrative Salaries	2,100	2,805	(705)	4,516	5,610	(1,094)	-20%
Auditing Fees	900	833	67	1,733	1,667	67	4%
Property Management Fee	2,647	2,219	428	5,376	4,438	938	21%
Asset Management Fees	938	938	(0)	1,876	1,876	(0)	0%
Advertising and Marketing	-	5	(5)	-	10	(10)	-100%
Employee Benefit contributions - Administrative	635	965	(330)	1,311	1,930	(619)	-32%
Office Expenses	698	235	463	941	470	471	100%
Legal Expense	-	71	(71)	182	142	40	28%
Training & Travel	-	190	(190)	-	381	(381)	-100%
Other	423	719	(296)	934	1,438	(504)	-35%
Total Operating - Administrative	8,341	8,980	(639)	16,869	17,961	(1,092)	-6%
Tenant Services - Salaries	147	69	77	315	139	177	127%
Employee Benefit Contributions - Tenant Services	41	191	(150)	84	381	(297)	-78%
Tenant Services - Other	800	158	642	800	317	483	153%
Total Tenant Services	987	418	569	1,200	836	363	43%
Water	1,538	1,617	(79)	2,902	3,233	(331)	-10%
Electricity	1,081	772	309	1,978	1,544	434	28%
Gas	158	283	(125)	680	565	115	20%
Sewer	1,329	1,361	(32)	2,544	2,722	(178)	-7%
Total Utilities	\$ 4,105	\$ 4,032	\$ 73	\$ 8,104	\$ 8,064	\$ 40	0%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 5,393	\$ 5,226	\$ 167	\$ 11,474	\$ 10,453	\$ 1,021	10%
Maintenance - Materials & Other	902	1,306	(403)	1,236	2,612	(1,376)	-53%
Maintenance and Operations Contracts	2,358	3,806	(1,448)	5,201	7,613	(2,411)	-32%
Employee Benefit Contributions - Maintenance	1,839	1,852	(13)	3,765	3,705	60	2%
Total Maintenance	10,493	12,191	(1,698)	21,676	24,382	(2,706)	-11%
Total Insurance Premiums	3,325	3,614	(289)	6,670	6,780	(111)	-2%
Other General Expenses	77	-	77	105	-	105	#DIV/0!
Property Taxes	2,600	2,600	-	5,200	5,200	-	0%
Bad debt - Tenant Rents	219	-	219	219	-	219	#DIV/0!
Total Other General Expenses	2,896	2,600	296	5,524	5,200	324	6%
96710 Interest of Mortgage (or Bonds) Payable	3,777	3,800	(23)	7,689	7,601	88	1%
96730 Amortization of Loan Costs	-	443	(443)	1,866	887	979	110%
Total Interest Expense and Amortization Cost	3,777	4,244	(466)	9,555	8,488	1,067	13%
Total Operating Expenses	33,925	36,079	(2,154)	69,597	71,711	(2,114)	-3%
Excess of Operating Revenue over Operating Expenses	\$ 11,327	\$ 9,807	\$ 1,520	\$ 22,204	\$ 20,061	\$ 2,143	11%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	18,635	18,425	210	37,060	36,850	210	1%
Debt Principal Payment	2,775	-	2,775	5,667	-	5,667	#DIV/0!
Funding Replacement Reserves from Operations	3,064	2,867	197	6,138	5,734	404	7%
Total Expenses	\$ 58,399	\$ 57,371	\$ 1,028	\$ 118,462	\$ 114,295	\$ 4,168	4%
Net Gain (Loss)	\$ (13,147)	\$ (11,485)	\$ (1,662)	\$ (26,661)	\$ (22,522)	\$ (4,138)	18%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 38,738	\$ 47,276	\$ (8,539)	\$ 78,129	\$ 94,553	\$ (16,424)	-17%
Rental Subsidies	44,275	35,737	8,539	87,897	71,473	16,424	23%
Vacancy Loss	(4,365)	(1,328)	(3,036)	(9,109)	(2,656)	(6,453)	243%
Net Rental Revenue	78,649	81,685	(3,036)	156,917	163,370	(6,453)	-4%
Tenant Revenue - Other	293	100	193	683	200	483	241%
Total Tenant Revenue	78,941	81,785	(2,844)	157,599	163,570	(5,970)	-4%
Investment Income - Unrestricted	1,467	400	1,067	3,706	800	2,906	363%
Other Revenue	5,411	3,295	2,116	8,809	6,590	2,219	34%
Total Revenue	85,819	85,480	339	170,115	170,960	(845)	0%
Administrative Salaries	5,084	6,256	(1,172)	10,931	12,513	(1,581)	-13%
Auditing Fees	1,233	1,167	67	2,400	2,333	67	3%
Property Management Fee	4,938	5,064	(126)	9,861	10,128	(267)	-3%
Asset Management Fees	955	955	(0)	1,909	1,910	(0)	0%
Advertising and Marketing	15	58	(43)	422	117	306	262%
Employee Benefit contributions - Administrative	2,079	2,712	(633)	4,260	5,424	(1,163)	-21%
Office Expenses	1,529	517	1,012	1,692	1,033	658	64%
Legal Expense	-	42	(42)	-	83	(83)	-100%
Training & Travel	-	371	(371)	-	742	(742)	-100%
Other	905	905	(0)	1,734	1,810	(76)	-4%
Total Operating - Administrative	16,738	18,046	(1,308)	33,210	36,092	(2,882)	-8%
Tenant Services - Salaries	1,227	1,332	(105)	2,659	2,664	(4)	0%
Employee Benefit Contributions - Tenant Services	405	429	(24)	836	858	(22)	-3%
Tenant Services - Other	3,043	2,791	252	6,403	5,582	821	15%
Total Tenant Services	4,675	4,552	123	9,898	9,103	795	9%
Water	1,427	935	492	2,987	1,870	1,117	60%
Electricity	9,076	8,362	714	19,411	16,725	2,687	16%
Gas	-	560	(560)	1,602	1,119	483	43%
Sewer	988	1,020	(32)	2,085	2,040	45	2%
Total Utilities	\$ 11,491	\$ 10,877	\$ 614	\$ 26,085	\$ 21,754	\$ 4,331	20%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 6,979	\$ 7,155	\$ (176)	\$ 15,237	\$ 14,310	\$ 928	6%
Maintenance - Materials & Other	1,534	1,242	292	3,514	2,483	1,031	42%
Maintenance and Operations Contracts	4,506	5,331	(824)	9,417	10,661	(1,245)	-12%
Employee Benefit Contributions - Maintenance	2,070	2,166	(95)	4,310	4,332	(22)	-1%
Total Maintenance	15,089	15,893	(804)	32,478	31,786	692	2%
Property Insurance	990	2,152	(1,162)	1,980	4,304	(2,324)	-54%
Liability Insurance	-	167	(167)	-	333	(333)	-100%
Workmen's Compensation	253	280	(28)	548	560	(13)	-2%
All Other Insurance	49	169	(121)	97	339	(241)	-71%
Total Insurance Premiums	1,291	2,768	(1,477)	2,625	5,537	(2,912)	-53%
Other General Expenses	204	-	204	322	-	322	
Taxes	2,579	2,579	-	5,159	5,159	-	0%
Bad debt - Tenant Rents	119	-	119	119	-	119	#DIV/0!
Total Other General Expenses	2,902	2,579	322	5,599	5,159	440	9%
96730 Amortization of Loan Costs	-	-	-	721	-	721	
Total Interest Expense and Amortization Cost	-	-	-	721	-	721	
Total Operating Expenses	52,186	54,715	(2,529)	110,615	109,430	1,185	1%
Excess of Operating Revenue over Operating Expenses	\$ 33,633	\$ 30,765	\$ 2,868	\$ 59,499	\$ 61,530	\$ (2,031)	-3%
Depreciation Expense	29,142	13,400	15,742	42,541	26,800	15,742	59%
Total Expenses	\$ 81,327	\$ 68,115	\$ 13,213	\$ 153,156	\$ 136,229	\$ 16,927	12%
Net Gain (Loss)	\$ 4,492	\$ 17,365	\$ (12,874)	\$ 16,958	\$ 34,731	\$ (17,772)	-51%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 6,258	\$ 7,495	\$ (1,236)	\$ 13,506	\$ 14,989	\$ (1,483)	-10%
Rental Subsidies	8,358	7,906	452	16,335	15,811	524	3%
Vacancy Loss	(303)	(616)	313	(1,442)	(1,232)	(210)	17%
Net Rental Revenue	14,313	14,784	(471)	28,399	29,568	(1,169)	-4%
Tenant Revenue - Other	-	67	(67)	16	133	(117)	-88%
Total Tenant Revenue	14,313	14,851	(537)	28,415	29,701	(1,286)	-4%
Investment Income - Unrestricted	465	200	265	969	400	569	142%
Other Revenue	239	173	66	400	345	55	16%
Total Revenue	15,018	15,223	(205)	29,784	30,447	(662)	-2%
Administrative Salaries	579	646	(66)	1,246	1,292	(46)	-4%
Auditing Fees	733	667	67	1,400	1,333	67	5%
Property Management Fee	728	730	(2)	1,441	1,460	(19)	-1%
Asset Management Fees	948	948	(0)	1,896	1,896	(0)	0%
Employee Benefit contributions - Administrative	122	133	(11)	249	267	(18)	-7%
Office Expenses	134	206	(72)	369	413	(43)	-10%
Legal Expense	-	46	(46)	-	92	(92)	-100%
Training & Travel	-	38	(38)	-	77	(77)	-100%
Other	492	76	416	565	153	413	270%
Total Operating - Administrative	3,737	3,495	242	7,166	6,990	176	3%
Water	164	202	(38)	356	404	(48)	-12%
Electricity	819	1,323	(504)	1,742	2,647	(905)	-34%
Gas	774	352	421	1,480	704	776	110%
Sewer	132	167	(35)	286	334	(48)	-14%
Total Utilities	\$ 1,888	\$ 2,045	\$ (156)	\$ 3,864	\$ 4,089	\$ (225)	-6%
Maintenance - Labor	\$ 1,353	\$ 1,307	\$ 47	\$ 2,879	\$ 2,613	\$ 266	10%
Maintenance - Materials & Other	239	173	66	268	346	(78)	-22%
Maintenance and Operations Contracts	4,999	964	4,036	5,810	1,927	3,882	201%
Employee Benefit Contributions - Maintenance	460	463	(3)	943	926	16	2%
Total Maintenance	7,052	2,907	4,146	9,900	5,813	4,087	70%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Protective Services - Labor	401	431	(30)	862	862	0	0%
Protective Services - Other	-	8	(8)	-	17	(17)	-100%
Employee Benefit Contributions - Protective Services	115	120	(5)	238	240	(2)	-1%
Total Protective Services	516	559	(44)	1,100	1,119	(18)	-2%
Property Insurance	765	649	116	1,531	1,298	233	18%
Workmen's Compensation	44	45	(1)	95	91	4	5%
All Other Insurance	24	25	(0)	49	49	(0)	0%
Total Insurance Premiums	834	936	(102)	1,674	1,437	237	16%
Other General Expenses	29	19	10	39	38	2	5%
Compensated Absences	-	-	-	-	-	-	#DIV/0!
Taxes	690	690	-	1,380	1,380	-	0%
Bad debt - Tenant Rents	-	-	-	-	-	-	#DIV/0!
Total Other General Expenses	719	709	10	1,419	1,417	2	0%
96710 Interest of Mortgage (or Bonds) Payable	746	828	(81)	1,575	1,655	(81)	-5%
96730 Amortization of Loan Costs	-	419	(419)	681	838	(157)	-19%
Total Interest Expense and Amortization Cost	746	1,246	(500)	2,255	2,493	(237)	-10%
Total Operating Expenses	15,493	11,897	3,596	27,379	23,359	4,020	17%
Excess of Operating Revenue over Operating Expenses	\$ (475)	\$ 3,326	\$ (3,801)	\$ 2,405	\$ 7,088	\$ (4,683)	-66%
Depreciation Expense	10,282	10,277	5	20,556	20,554	2	0%
Debt Principal Payment	816	820	(4)	1,630	2,460	(830)	-34%
Funding Replacement Reserves from Operations	746	633	113	1,486	1,266	220	17%
Total Expenses	\$ 27,337	\$ 23,627	\$ 3,709	\$ 51,051	\$ 47,639	\$ 3,412	7%
Net Gain (Loss)	\$ (12,319)	\$ (8,404)	\$ (3,915)	\$ (21,267)	\$ (17,192)	\$ (4,075)	24%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 5,253	\$ 12,857	\$ (7,604)	\$ 10,770	\$ 25,715	\$ (14,945)	-58%
Rental Subsidies	23,086	22,290	796	45,908	44,580	1,328	3%
Vacancy Loss	(2,870)	(3,317)	447	(6,834)	(6,635)	(199)	3%
Net Rental Revenue	25,469	31,830	(6,361)	49,844	63,660	(13,816)	-22%
Tenant Revenue - Other	10	-	10	91	-	91	
Total Tenant Revenue	25,479	31,830	(6,351)	49,935	63,660	(13,725)	-22%
Investment Income - Unrestricted	156	100	56	349	200	149	74%
Other Revenue	14,385	200	14,185	14,055	400	13,655	
Total Revenue	40,021	32,130	7,891	64,339	64,260	79	0%
Administrative Salaries	2,164	2,564	(401)	4,665	5,129	(464)	-9%
Auditing Fees	-	667	(667)	667	1,333	(667)	
Property Management Fee	2,231	1,907	324	3,765	3,815	(50)	-1%
Asset Management Fees	644	644	(0)	1,288	1,288	-	0%
Advertising and Marketing	-	19	(19)	-	38	(38)	-100%
Employee Benefit contributions - Administrative	734	898	(163)	1,512	1,795	(283)	-16%
Office Expenses	188	214	(26)	350	428	(78)	-18%
Legal Expense	-	42	(42)	-	83	(83)	-100%
Training & Travel	-	95	(95)	-	189	(189)	-100%
Other	430	327	103	883	653	230	35%
Total Operating - Administrative	6,392	7,375	(984)	13,130	14,751	(1,621)	-11%
Tenant Services - Salaries	-	190	(190)	-	379	(379)	-100%
Employee Benefit Contributions - Tenant Services	-	159	(159)	-	318	(318)	-100%
Tenant Services - Other	-	192	(192)	-	384	(384)	-100%
Total Tenant Services	-	541	(541)	-	1,081	(1,081)	-100%
Water	59	754	(695)	468	1,509	(1,041)	-69%
Electricity	159	113	47	3,361	225	3,136	1394%
Gas	1,300	103	1,197	1,598	207	1,391	673%
Sewer	-	705	(705)	438	1,410	(972)	-69%
Total Utilities	\$ 1,519	\$ 1,675	\$ (156)	\$ 5,865	\$ 3,350	\$ 2,515	75%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,234	\$ 2,478	\$ (244)	\$ 5,172	\$ 4,957	\$ 215	4%
Maintenance - Materials & Other	311	977	(665)	439	1,954	(1,515)	-78%
Maintenance and Operations Contracts	753	3,040	(2,286)	2,073	6,079	(4,006)	-66%
Employee Benefit Contributions - Maintenance	879	947	(67)	1,857	1,893	(36)	-2%
Total Maintenance	4,178	7,441	(3,263)	9,540	14,882	(5,342)	-36%
Property Insurance	-	2,226	(2,226)	-	4,452	(4,452)	-100%
Workmen's Compensation	88	99	(12)	191	199	(8)	-4%
All Other Insurance	63	74	(11)	126	148	(22)	-15%
Total Insurance Premiums	150	2,558	(2,407)	317	4,798	(4,481)	-93%
Other General Expenses	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	#DIV/0!
Property Taxes	1,954	1,954	-	3,909	3,909	-	0%
Total Other General Expenses	2,047	1,954	93	4,002	3,909	93	2%
Total Operating Expenses	14,286	22,549	(8,263)	32,853	44,780	(11,927)	-27%
Excess of Operating Revenue over Operating Expenses	\$ 25,735	\$ 9,581	\$ 16,154	\$ 31,486	\$ 19,480	\$ 12,006	62%
Extraordinary Maintenance	-	-	-	-	-	-	-
Depreciation Expense	2	2,188	(2,186)	3	4,375	(4,372)	
Total Expenses	\$ 14,287	\$ 24,736	\$ (10,449)	\$ 32,856	\$ 49,155	\$ (16,299)	-33%
Net Gain (Loss)	\$ 25,733	\$ 7,394	\$ 18,340	\$ 31,483	\$ 15,105	\$ 16,378	108%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 4,027	\$ 2,855	\$ 1,172	\$ 7,778	\$ 5,711	\$ 2,067	36%
Rental Subsidies	13,353	14,535	(1,182)	26,982	29,071	(2,089)	-7%
Vacancy Loss	(393)	(502)	109	(879)	(1,004)	125	-12%
Net Rental Revenue	16,987	16,889	98	33,881	33,778	103	0%
Tenant Revenue - Other	15	-	15	35	-	35	
Total Tenant Revenue	17,002	16,889	113	33,916	33,778	138	0%
Investment Income - Unrestricted	629	200	429	1,264	400	864	216%
Other Revenue	755	-	755	3,497	-	3,497	
Total Revenue	18,386	17,089	1,298	38,676	34,178	4,499	13%
Administrative Salaries	1,006	952	55	2,150	1,903	247	13%
Auditing Fees	-	667	(667)	667	1,333	(667)	0%
Property Management Fee	1,034	1,012	22	2,250	2,025	225	11%
Asset Management Fees	894	894	-	1,788	1,788	-	0%
Advertising and Marketing	-	6	(6)	-	13	(13)	-100%
Employee Benefit contributions - Administrative	281	346	(66)	579	692	(114)	-16%
Office Expenses	71	103	(32)	132	206	(74)	-36%
Legal Expense	-	21	(21)	-	42	(42)	-100%
Training & Travel	-	35	(35)	-	69	(69)	-100%
Other	111	161	(50)	270	323	(53)	-16%
Total Operating - Administrative	3,397	4,197	(800)	7,835	8,393	(558)	-7%
Tenant Services - Salaries	-	120	(120)	-	240	(240)	-100%
Employee Benefit Contributions - Tenant Services	-	101	(101)	-	202	(202)	-100%
Tenant Services - Other	-	128	(128)	-	256	(256)	-100%
Total Tenant Services	-	349	(349)	-	698	(698)	-100%
Water	18	291	(273)	610	582	28	5%
Electricity	64	75	(11)	636	150	486	324%
Gas	(46)	69	(115)	51	138	(87)	-63%
Sewer	-	241	(241)	665	481	184	38%
Total Utilities	\$ 36	\$ 675	\$ (639)	\$ 1,961	\$ 1,351	\$ 611	45%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 758	\$ 826	\$ (68)	\$ 1,753	\$ 1,652	\$ 101	6%
Maintenance - Materials & Other	116	651	(535)	231	1,302	(1,071)	-82%
Maintenance and Operations Contracts	257	2,112	(1,855)	2,772	4,224	(1,453)	-34%
Employee Benefit Contributions - Maintenance	295	307	(12)	623	615	8	1%
Total Maintenance	1,425	3,897	(2,471)	5,378	7,793	(2,415)	-31%
Property Insurance	681	1,484	(803)	1,347	2,968	(1,620)	-55%
Workmen's Compensation	34	36	(2)	76	72	3	5%
All Other Insurance	22	49	(27)	44	98	(54)	-55%
Total Insurance Premiums	737	1,675	(938)	1,467	3,138	(1,671)	-53%
Other General Expenses	1	-	1	3	-	3	
Compensated Absences	-	-	-	-	-	-	#DIV/0!
Property Taxes	1,332	1,332	-	2,664	2,664	-	0%
Total Other General Expenses	1,333	1,332	1	2,668	2,664	3	0%
Total Operating Expenses	6,928	13,971	(7,043)	19,310	27,731	(8,421)	-30%
Excess of Operating Revenue over Operating Expenses	\$ 11,459	\$ 3,118	\$ 8,341	\$ 19,367	\$ 6,447	\$ 12,920	200%
Depreciation Expense	2,188	2,188	-	4,375	4,375	-	
Total Expenses	\$ 9,115	\$ 16,159	\$ (7,043)	\$ 23,685	\$ 32,106	\$ (8,421)	-26%
Net Gain (Loss)	\$ 9,271	\$ 930	\$ 8,341	\$ 14,992	\$ 2,072	\$ 12,920	624%

Columbia Housing Authority - Central Office Cost Center
Unaudited Revenue Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Management Fee	24,111	26,754	(2,644)	48,258	53,509	(5,251)	-10%
Asset Management Fee	1,200	1,200	-	2,400	2,400	-	0%
Book Keeping Fee	12,563	13,554	(991)	25,125	27,108	(1,983)	-7%
Front Line Service Fee	-	-	-	-	-	-	#DIV/0!
Total Fee Revenue	37,873	41,508	(3,635)	75,783	83,016	(7,234)	-9%
Investment Income - Unrestricted	298	400	(102)	679	800	(122)	-15%
Other Revenue	17,820	1,250	16,570	17,820	2,500	15,320	613%
Total Revenue	55,991	43,158	12,833	94,281	86,316	7,965	9%
Administrative Salaries	22,199	28,312	(6,113)	48,000	56,624	(8,624)	-15%
Auditing Fees	119	500	(381)	239	1,000	(761)	-76%
Advertising and Marketing	-	8	(8)	-	17	(17)	-100%
Employee Benefit contributions - Administrative	5,928	7,701	(1,773)	12,358	15,402	(3,044)	-20%
Office Expenses	2,293	863	1,430	4,163	1,726	2,438	141%
Training & Travel	-	500	(500)	-	1,000	(1,000)	-100%
Other	3,764	3,101	664	6,929	6,202	728	12%
Total Operating - Administrative	35,086	41,027	(5,941)	72,471	82,053	(9,583)	-12%
Total Utilities	\$ 191	\$ 350	\$ (159)	\$ 577	\$ 700	\$ (123)	-18%
Total Maintenance	403	529	(127)	820	1,058	(238)	-22%
Total Insurance Premiums	602	871	(270)	1,272	1,743	(471)	-27%
Total Other General Expenses	20	-	20	20	-	20	#DIV/0!
Total Operating Expenses	36,301	42,777	(6,476)	75,160	85,554	(10,395)	-12%
Net Gain (Loss)	\$ 19,690	\$ 381	\$ 19,309	\$ 19,121	\$ 762	\$ 18,359	2409%

Columbia Housing Authority
CHA Business Activities Revenue and Expense Budget Comparison
2 Months ended February 28, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Investment Income - Unrestricted	14	-	14	29	-	29	#DIV/0!
LIHTC Management Fees	30,355	29,852	503	60,154	59,703	451	1%
Total Revenue	30,368	29,852	517	60,183	59,703	479	1%
Administrative Salaries	13,929	18,131	(4,202)	29,805	36,263	(6,458)	-18%
Auditing Fees	1,156	1,000	156	2,312	2,000	312	16%
Advertising and Marketing	-	8	(8)	-	17	(17)	-100%
Employee Benefit contributions - Administrative	4,855	6,148	(1,293)	9,883	12,296	(2,413)	-20%
Office Expenses	563	408	155	717	817	(100)	-12%
Training & Travel	100	250	(150)	100	500	(400)	-80%
Other	3,480	1,607	1,873	5,690	3,214	2,477	77%
Total Operating - Administrative	24,865	27,594	(2,729)	49,288	55,189	(5,901)	-11%
Total Utilities	\$ 191	\$ 350	\$ (159)	\$ 577	\$ 700	\$ (123)	-18%
Total Maintenance	318	852	(533)	706	1,703	(998)	-59%
Total Insurance Premiums	1,056	775	281	2,149	1,550	599	39%
Total Other General Expenses	5,614	-	5,614	11,208	-	11,208	#DIV/0!
Total Operating Expenses	32,045	29,571	2,474	63,928	59,142	4,786	8%
Net Gain (Loss)	\$ (1,676)	\$ 281	\$ (1,957)	\$ (3,745)	\$ 561	\$ (4,306)	-767%

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
2 Months ended February 28, 2019

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Comm. Housing Trust	Affordable Housing General Partners	CHA Affordable Housing Dev.	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	\$ 67,744	\$ 285,914	\$ -	\$ -	\$ -	\$ 4,045	\$ 2,440	\$ -	\$ -	\$ -	\$ -	\$ 360,143	\$ -	\$ 360,143
Rental Subsidies	-	384,417	-	-	-	-	-	-	-	-	-	384,417	(384,417)	-
Vacancy Loss	(5,535)	(29,021)	-	-	-	-	-	-	-	-	-	(34,557)	-	(34,557)
Tenant Revenue - Other	1,276	4,638	-	-	-	-	-	-	-	-	-	5,914	-	5,914
Total Tenant Revenue	63,485	645,948	-	-	-	4,045	2,440	-	-	-	-	715,917	(384,417)	331,501
HUD PHA Operating Grants	73,018	-	1,530,433	63,744	20,497	-	-	-	-	-	-	1,687,692	-	1,687,692
HUD Voucher Admin Fees	-	-	160,212	-	-	-	-	-	-	-	-	160,212	-	160,212
Management Fee	-	-	-	-	-	-	-	-	-	-	48,258	48,258	(48,258)	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	2,400	2,400	(2,400)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	25,125	25,125	(25,125)	-
Front Line Service Fee	864	-	-	-	-	-	-	-	90	-	-	954	(954)	-
Total Fee Revenue	73,882	-	1,690,645	63,744	20,497	-	-	-	90	-	75,783	1,924,641	(76,737)	1,847,904
Other Government Grants	-	-	-	-	-	127,492	-	-	-	-	-	127,492	-	127,492
Investment Income	2,622	16,245	2,233	-	-	97	5,199	-	-	29	679	27,102	-	27,102
Fraud Recovery	278	-	350	-	-	-	-	-	-	-	-	628	-	628
Other Revenue	2,743	48,808	1,516	-	-	7,637	-	-	-	60,154	17,820	138,677	(41,093)	97,585
Total Revenue	143,010	711,001	1,694,744	63,744	20,497	139,270	7,639	-	90	60,183	94,281	2,934,457	(502,246)	2,432,211
Administrative Salaries	6,275	38,846	42,615	1,434	-	464	-	-	49,345	29,805	48,000	216,783	-	216,783
Auditing Fees	192	9,100	2,217	-	-	277	-	-	3,098	2,312	239	17,433	-	17,433
Management Fee	10,710	41,093	37,548	-	-	-	-	-	-	-	-	89,350	(89,350)	-
Bookkeeping/ LIHTC Asset Mgmt Fees	1,658	10,829	23,468	-	-	-	-	-	-	-	-	35,954	(25,125)	10,829
Advertising and Marketing	-	422	380	-	-	238	-	-	-	-	-	1,040	-	1,040
Employee Benefits - Admin.	2,853	10,948	13,180	642	-	131	-	-	12,141	9,883	12,358	62,136	-	62,136
Office Expenses	855	5,334	2,024	21	357	719	195	-	966	717	4,163	15,350	-	15,350
Legal Expense	46	329	-	-	-	-	-	-	100	782	782	2,038	-	2,038
Training & Travel	-	300	1,489	-	-	341	-	-	100	100	-	2,330	-	2,330
Other	1,638	7,115	23,630	617	3,606	2,751	888	503	628	5,690	6,929	53,995	-	53,995
Total Operating - Admin.	24,225	124,316	146,550	2,714	3,963	4,921	1,083	503	66,378	49,288	72,471	496,409	(114,475)	381,934
Asset Management Fee	2,400	-	-	-	-	-	-	-	-	-	-	2,400	(2,400)	-
Tenant Services - Salaries	1,483	7,324	-	-	16,195	71,884	-	-	-	-	-	96,887	-	96,887
Employee Benefit - Tenant Serv.	113	2,269	-	-	5,607	18,714	-	-	-	-	-	26,703	-	26,703
Tenant Services - Other	1,921	15,150	11	-	-	35,410	-	-	-	-	-	52,493	-	52,493
Total Tenant Services	3,518	24,743	11	-	21,802	126,008	-	-	-	-	-	176,083	-	176,083

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
2 Months ended February 28, 2019

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Comm. Housing Trust	Affordable Housing General Partners	CHA Affordable Housing Dev.	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Water	3,979	12,813	41	-	-	-	-	-	41	41	41	16,957	-	16,957
Electricity	2,727	51,574	336	-	-	-	-	-	336	336	336	55,644	-	55,644
Gas	1,414	7,934	164	-	-	-	-	-	209	173	173	10,067	-	10,067
Sewer	4,130	10,222	27	-	-	-	-	-	27	27	27	14,460	-	14,460
Total Utilities	12,250	82,543	568	-	-	-	-	-	613	577	577	97,128	-	97,128
Maintenance - Labor	26,443	61,001	-	-	-	-	-	-	-	-	-	87,444	-	87,444
Maintenance - Materials	7,221	9,660	-	-	-	580	294	207	5	5	59	18,032	-	18,032
Maintenance Contracts	10,591	43,817	706	-	-	-	-	-	-	-	761	55,874	(954)	54,920
Employee Benefits - Maint.	8,414	20,000	-	-	-	-	-	-	-	-	-	28,414	-	28,414
Total Maintenance	52,668	134,478	706	-	-	580	294	207	5	5	820	189,764	(954)	188,809
Total Protective Services	5,211	1,100	-	-	-	-	-	26,055	-	-	-	32,366	-	32,366
Property Insurance	5,823	23,006	-	-	-	247	87	-	726	726	113	30,727	-	30,727
Liability Insurance	619	-	219	-	-	528	9	-	613	613	-	2,601	-	2,601
Workmen's Compensation	727	2,058	810	27	302	1,357	-	388	938	566	912	8,086	-	8,086
All Other Insurance	687	759	693	-	-	508	7	131	81	243	247	3,357	-	3,357
Total Insurance Premiums	7,856	25,823	1,722	27	302	2,640	104	519	2,358	2,149	1,272	44,771	-	44,771
Other General Expenses	4,893	742	40	-	-	-	-	-	-	11,208	20	16,903	-	16,903
Payments in Lieu of Taxes	4,936	29,183	-	-	-	404	244	-	-	-	-	34,767	-	34,767
Bad debt - Tenant Rents	(747)	2,018	-	-	-	-	-	-	-	-	-	1,271	-	1,271
Total Other Expenses	9,082	31,943	40	-	-	404	244	-	-	11,208	20	52,941	-	52,941
Total Interest/Amortization	1,470	48,995	-	-	-	-	188	-	-	-	-	50,653	-	50,653
Total Operating Expenses	118,681	473,941	149,596	2,741	26,068	134,553	1,912	27,283	69,354	63,227	75,160	1,142,515	(117,830)	1,024,686
Excess of Operating Revenue over Operating Expenses	24,329	237,060	1,545,148	61,003	(5,571)	4,717	5,727	(27,283)	(69,264)	(3,045)	19,121	1,791,942	(384,417)	1,407,525
Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	1,456,822	61,388	-	-	-	-	-	-	-	1,518,211	(384,417)	1,133,794
Depreciation Expense	24,389	235,526	-	-	-	2,904	552	-	-	293	-	263,664	-	263,664
Debt Principal Payment	19,724	7,297	-	-	-	-	1,803	-	-	-	-	28,824	-	28,824
Funding Replacement Reserves f	-	24,078	-	-	-	-	-	-	-	-	-	24,078	-	24,078
Total Expenses	162,793	740,842	1,606,418	64,129	26,068	137,457	4,268	27,283	69,354	63,521	75,160	2,977,292	(502,246)	2,475,046
Net Gain (Loss)	\$ (19,783)	\$ (29,841)	\$ 88,325	\$ (386)	\$ (5,571)	\$ 1,813	\$ 3,371	\$ (27,283)	\$ (69,264)	\$ (3,338)	\$ 19,121	\$ (42,835)	\$ -	\$ (42,835)



Columbia Housing Authority
201 Switzler Street
Columbia, MO 65203

HOUSING AUTHORITY

of the City of Columbia, Missouri

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MONTHLY FINANCIAL STATEMENTS

(unaudited)

January 2019

Fiscal Year End

December 2019

Month 1 of 12

as submitted by:

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

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Housing Choice Voucher Program
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
HUD PHA Operating Grants - HAP	765,214	803,196	(37,982)	765,214	803,196	(37,982)	-5%
HUD Admin Fees Earned	80,248	80,861	(613)	80,248	80,861	(613)	-1%
Total Fee Revenue	845,462	884,057	(38,595)	845,462	884,057	(38,595)	-4%
Investment Income - Unrestricted	1,029	333	696	1,029	333	696	209%
Fraud Recovery - HAP	113	250	(138)	113	250	(138)	0%
Fraud Recovery - Admin	113	-	113	113	-	113	0%
FSS Forfeitures	498	-	498	498	-	498	
Total Revenue	847,215	884,641	(37,426)	847,215	884,641	(37,426)	-4%
Administrative Salaries	23,590	21,546	2,044	23,590	21,546	2,044	9%
Auditing Fees	1,109	1,875	(766)	1,109	1,875	(766)	-41%
Management Fee	18,768	20,390	(1,622)	18,768	20,390	(1,622)	-8%
Book-keeping Fee	11,730	12,744	(1,014)	11,730	12,744	(1,014)	-8%
Advertising and Marketing	380	133	246	380	133	246	185%
Employee Benefit contributions - Administrative	7,243	2,977	4,266	7,243	2,977	4,266	143%
Office Expenses	585	1,695	(1,110)	585	1,695	(1,110)	-66%
Training & Travel	889	427	463	889	427	463	108%
Other Administrative Expenses	11,702	11,839	(137)	11,702	11,839	(137)	-1%
Total Operating - Administrative	75,995	73,626	2,369	75,995	73,626	2,369	3%
FSS Participation Services	6	-	6	6	-	6	
Total Utilities	377	\$ -	\$ 377	\$ 377	\$ -	\$ 377	#DIV/0!
Bldg. Maintenance	387	-	387	387	-	387	#DIV/0!
Insurance Premiums	904	456	448	904	456	448	98%
96200 Other General Expenses	-	-	-	-	-	-	#DIV/0!
Compensated Absences	-	-	-	-	-	-	#DIV/0!
96000 Total Other General Expenses	-	-	-	-	-	-	#DIV/0!
Total Operating Expenses	77,669	74,082	3,587	77,669	74,082	3,587	5%
Excess of Operating Revenue over Operating Expenses	769,546	\$ 810,559	\$ (41,013)	\$ 769,546	\$ 810,559	\$ (41,013)	-5%
HCV	475,114	517,986	(42,872)	475,114	517,986	(42,872)	-8%
Homeownership	3,731	3,810	(79)	3,731	3,810	(79)	-2%
Portable Housing Assistance Payments	11,057	11,730	(673)	11,057	11,730	(673)	-6%
S8 FSS Payments	13,010	10,000	3,010	13,010	10,000	3,010	30%
VASH Housing Assistance Payments	40,781	41,031	(250)	40,781	41,031	(250)	-1%
RAD PBV Housing Assistance Payments	183,572	178,105	5,467	183,572	178,105	5,467	3%
97300 Housing Assistance Payments	727,265	762,662	(35,397)	727,265	762,662	(35,397)	-5%
Total Expenses	804,934	836,744	(31,810)	\$ 804,934	\$ 836,744	\$ (31,810)	-4%
Net Gain (Loss)	42,281	47,897	(5,616)	\$ 42,281	\$ 47,897	\$ (5,616)	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 33,711	\$ 30,914	\$ 2,797	\$ 33,711	\$ 30,914	\$ 2,797	9%
Vacancy Loss	(3,227)	(3,170)	(57)	(3,227)	(3,170)	(57)	2%
Tenant Revenue - Other	909	694	215	909	694	215	31%
Total Tenant Revenue	31,392	28,437	2,955	31,392	28,437	2,955	10%
HUD PHA Operating Grants	36,509	34,640	1,869	36,509	34,640	1,869	5%
70740 Front Line Service Fee	569	334	235	569	334	235	
Total Grant Revenue	37,078	34,974	2,104	37,078	34,974	2,104	6%
Investment Income - Unrestricted	1,379	737	643	1,379	737	643	87%
Fraud Recovery	100	-	100	100	-	100	0%
Other Revenue	762	3,047	(2,285)	762	3,047	(2,285)	-75%
Total Revenue	70,712	67,195	3,517	70,712	67,195	3,517	5%
Administrative Salaries	3,356	3,203	153	3,356	3,203	153	5%
Auditing Fees	96	583	(488)	96	583	(488)	-84%
Management Fee	5,379	5,234	145	5,379	5,234	145	3%
Book-keeping Fee	833	810	23	833	810	23	3%
Advertising and Marketing	-	25	(25)	-	25	(25)	-100%
Employee Benefit contributions - Administrative	1,451	1,064	387	1,451	1,064	387	36%
Office Expenses	254	566	(312)	254	566	(312)	-55%
Legal Expense	46	30	16	46	30	16	53%
Training & Travel	-	192	(192)	-	192	(192)	-100%
Other	891	759	132	891	759	132	17%
Total Operating - Administrative	12,306	12,466	(160)	12,306	12,466	(160)	-1%
Asset Management Fee	1,200	1,200	-	1,200	1,200	-	0%
Total Tenant Services	1,840	768	1,072	1,840	768	1,072	140%
Water	2,511	2,011	500	2,511	2,011	500	25%
Electricity	1,116	1,392	(277)	1,116	1,392	(277)	-20%
Gas	1,341	733	608	1,341	733	608	83%
Sewer	2,637	2,088	549	2,637	2,088	549	26%
Total Utilities	\$ 7,605	\$ 6,225	\$ 1,380	\$ 7,605	\$ 6,225	\$ 1,380	22%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 14,293	\$ 12,866	\$ 1,427	\$ 14,293	\$ 12,866	\$ 1,427	11%
Maintenance - Materials & Other	2,818	3,650	(832)	2,818	3,650	(832)	-23%
Maint Contracts-Janitorial	318	350	(32)	318	350	(32)	-9%
Maintenance and Operations Contracts	5,078	9,388	(4,310)	5,078	9,388	(4,310)	-46%
Employee Benefit Contributions - Maintenance	4,357	4,180	177	4,357	4,180	177	4%
Total Maintenance	26,546	30,084	(3,538)	26,546	30,084	(3,538)	-12%
Protective Services - Labor	2,184	2,040	144	2,184	2,040	144	7%
Protective Services - Other	-	50	(50)	-	50	(50)	-100%
Employee Benefit Contributions - Protective Services	584	568	16	584	568	16	3%
Total Protective Services	2,769	2,658	110	2,769	2,658	110	4%
Total Insurance Premiums	3,956	3,986	(29)	3,956	3,986	(29)	-1%
Other General Expenses	2,447	3,750	(1,303)	2,447	3,750	(1,303)	-35%
Payments in Lieu of Taxes	2,228	1,383	845	2,228	1,383	845	61%
Bad debt - Tenant Rents	(535)	100	(635)	(535)	100	(635)	-635%
Total Other General Expenses	4,140	5,233	(1,094)	4,140	5,233	(1,094)	-21%
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	#DIV/0!
Interest on Notes Payable	780	747	33	780	747	33	4%
96730 Amortization of Loan Costs	-	-	-	-	-	-	0%
Total Interest Expense and Amortization Cost	780	747	33	780	747	33	4%
Total Operating Expenses	61,141	63,367	(2,226)	61,141	63,367	(2,226)	-4%
Excess of Operating Revenue over Operating Expenses	\$ 9,571	\$ 3,827	\$ 5,743	\$ 9,571	\$ 3,827	\$ 5,743	150%
Extraordinary Maintenance	-	1,911	(1,911)	-	1,911	(1,911)	-100%
Depreciation Expense	12,194	13,248	(1,054)	12,194	13,248	(1,054)	-8%
Debt Principal Payment	1,896	1,853	43	1,896	1,853	43	2%
Total Expenses	\$ 75,231	\$ 80,379	\$ (5,148)	\$ 75,231	\$ 80,379	\$ (5,148)	-6%
Net Gain (Loss)	\$ (4,520)	\$ (13,184)	\$ 8,665	\$ (4,520)	\$ (13,184)	\$ 8,665	-66%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 70,338	\$ 60,815	\$ 9,523	\$ 70,338	\$ 60,815	\$ 9,523	16%
Rental Subsidies	78,049	78,507	(458)	78,049	78,507	(458)	-1%
Vacancy Loss	(5,752)	(11,187)	5,435	(5,752)	(11,187)	5,435	-49%
Net Rental Revenue	142,635	128,135	14,500	142,635	128,135	14,500	11%
Tenant Revenue - Other	1,155	250	905	1,155	250	905	362%
Total Tenant Revenue	143,790	128,385	15,405	143,790	128,385	15,405	12%
Investment Income - Unrestricted	3,966	500	3,466	3,966	500	3,466	693%
Other Revenue	8,975	9,872	(898)	8,975	9,872	(898)	-9%
Total Revenue	156,731	138,757	17,974	156,731	138,757	17,974	13%
Administrative Salaries	8,212	8,671	(459)	8,212	8,671	(459)	-5%
Auditing Fees	1,083	1,042	42	1,083	1,042	42	4%
Property Management Fee	9,134	8,471	663	9,134	8,471	663	8%
Asset Management Fees	1,036	958	78	1,036	958	78	8%
Advertising and Marketing	-	167	(167)	-	167	(167)	-100%
Employee Benefit contributions - Administrative	1,560	2,939	(1,379)	1,560	2,939	(1,379)	-47%
Office Expenses	662	1,600	(938)	662	1,600	(938)	-59%
Legal Expense	147	300	(153)	147	300	(153)	-51%
Training & Travel	300	542	(242)	300	542	(242)	-45%
Other	1,360	1,583	(223)	1,360	1,583	(223)	-14%
Total Operating - Administrative	23,495	26,273	(2,778)	23,495	26,273	(2,778)	-11%
Tenant Services - Salaries	2,342	1,707	635	2,342	1,707	635	37%
Employee Benefit Contributions - Tenant Services	695	804	(109)	695	804	(109)	-14%
Tenant Services - Other	4,001	4,394	(393)	4,001	4,394	(393)	-9%
Total Tenant Services	7,038	6,906	132	7,038	6,906	132	2%
Water	3,352	2,333	1,018	3,352	2,333	1,018	44%
Electricity	13,298	10,667	2,632	13,298	10,667	2,632	25%
Gas	2,555	1,500	1,055	2,555	1,500	1,055	70%
Sewer	2,690	2,333	356	2,690	2,333	356	15%
Total Utilities	\$ 21,894	\$ 16,833	\$ 5,061	\$ 21,894	\$ 16,833	\$ 5,061	30%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 13,079	\$ 8,746	\$ 4,333	\$ 13,079	\$ 8,746	\$ 4,333	50%
Maintenance - Materials & Other	690	2,866	(2,176)	690	2,866	(2,176)	-76%
Maintenance and Operations Contracts	9,008	7,720	1,288	9,008	7,720	1,288	17%
Employee Benefit Contributions - Maintenance	4,359	2,950	1,409	4,359	2,950	1,409	48%
Total Maintenance	27,136	22,282	4,854	27,136	22,282	4,854	22%
Property Insurance	8,101	4,700	3,401	8,101	4,700	3,401	72%
Liability Insurance	-	1,826	(1,826)	-	1,826	(1,826)	-100%
Workmen's Compensation	449	722	(273)	449	722	(273)	-38%
All Other Insurance	118	232	(114)	118	232	(114)	-49%
Total Insurance Premiums	8,668	7,480	1,188	8,668	7,480	1,188	16%
Other General Expenses	58	455	(397)	58	455	(397)	-87%
Taxes	5,436	6,333	(898)	5,436	6,333	(898)	-14%
Bad debt - Tenant Rents	-	667	(667)	-	667	(667)	-100%
Total Other General Expenses	5,494	7,455	(1,961)	5,494	7,455	(1,961)	-26%
96710 Interest of Mortgage (or Bonds) Payable	17,103	18,286	(1,183)	17,103	18,286	(1,183)	-6%
Interest on Notes Payable	-	-	-	-	-	-	#DIV/0!
96730 Amortization of Loan Costs	2,258	636	1,623	2,258	636	1,623	255%
Total Interest Expense and Amortization Cost	19,362	18,922	439	19,362	18,922	439	2%
Total Operating Expenses	113,087	106,152	6,936	113,087	106,152	6,936	7%
Excess of Operating Revenue over Operating Expenses	\$ 43,644	\$ 32,605	\$ 11,038	\$ 43,644	\$ 32,605	\$ 11,038	34%
Depreciation Expense	58,117	28,017	30,100	58,117	28,017	30,100	107%
Debt Principal Payment	-	4,262	(4,262)	-	4,262	(4,262)	-100%
Funding Replacement Reserves from Operations	8,254	7,313	941	8,254	7,313	941	13%
Total Expenses	\$ 179,458	\$ 145,743	\$ 33,715	\$ 179,458	\$ 145,743	\$ 33,715	23%
Net Gain (Loss)	\$ (22,727)	\$ (6,986)	\$ (15,741)	\$ (22,727)	\$ (6,986)	\$ (15,741)	225%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 18,216	\$ 16,742	\$ 1,474	\$ 18,216	\$ 16,742	\$ 1,474	9%
Rental Subsidies	24,910	27,036	(2,126)	24,910	27,036	(2,126)	-8%
Vacancy Loss	(623)	(700)	77	(623)	(700)	77	-11%
Net Rental Revenue	42,503	43,078	(575)	42,503	43,078	(575)	-1%
Tenant Revenue - Other	1,022	25	997	1,022	25	997	3987%
Total Tenant Revenue	43,525	43,103	422	43,525	43,103	422	1%
Investment Income - Unrestricted	1,071	300	771	1,071	300	771	257%
Other Revenue	1,954	2,483	(529)	1,954	2,483	(529)	-21%
Total Revenue	46,550	45,886	663	46,550	45,886	663	1%
Administrative Salaries	2,415	2,805	(389)	2,415	2,805	(389)	-14%
Auditing Fees	833	833	-	833	833	-	0%
Property Management Fee	2,729	2,219	510	2,729	2,219	510	23%
Asset Management Fees	938	938	(0)	938	938	(0)	0%
Advertising and Marketing	-	5	(5)	-	5	(5)	-100%
Employee Benefit contributions - Administrative	676	965	(289)	676	965	(289)	-30%
Office Expenses	244	235	9	244	235	9	4%
Legal Expense	182	71	111	182	71	111	157%
Training & Travel	-	190	(190)	-	190	(190)	-100%
Other	510	719	(209)	510	719	(209)	-29%
Total Operating - Administrative	8,528	8,980	(453)	8,528	8,980	(453)	-5%
Tenant Services - Salaries	169	69	99	169	69	99	143%
Employee Benefit Contributions - Tenant Services	44	191	(147)	44	191	(147)	-77%
Tenant Services - Other	-	158	(158)	-	158	(158)	-100%
Total Tenant Services	212	418	(206)	212	418	(206)	-49%
Water	1,364	1,617	(252)	1,364	1,617	(252)	-16%
Electricity	897	772	125	897	772	125	16%
Gas	523	283	240	523	283	240	85%
Sewer	1,214	1,361	(146)	1,214	1,361	(146)	-11%
Total Utilities	\$ 3,999	\$ 4,032	\$ (33)	\$ 3,999	\$ 4,032	\$ (33)	-1%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 6,080	\$ 5,226	\$ 854	\$ 6,080	\$ 5,226	\$ 854	16%
Maintenance - Materials & Other	333	1,306	(972)	333	1,306	(972)	-74%
Maintenance and Operations Contracts	2,843	3,806	(963)	2,843	3,806	(963)	-25%
Employee Benefit Contributions - Maintenance	1,926	1,852	74	1,926	1,852	74	4%
Total Maintenance	11,183	12,191	(1,007)	11,183	12,191	(1,007)	-8%
Total Insurance Premiums	3,345	3,614	(269)	3,345	3,390	(46)	-1%
Other General Expenses	28	-	28	28	-	28	#DIV/0!
Property Taxes	2,600	2,600	-	2,600	2,600	-	0%
Bad debt - Tenant Rents	-	-	-	-	-	-	#DIV/0!
Total Other General Expenses	2,628	2,600	28	2,628	2,600	28	1%
96710 Interest of Mortgage (or Bonds) Payable	3,912	3,800	111	3,912	3,800	111	3%
96730 Amortization of Loan Costs	1,866	443	1,422	1,866	443	1,422	321%
Total Interest Expense and Amortization Cost	5,777	4,244	1,533	5,777	4,244	1,533	36%
Total Operating Expenses	35,672	36,079	(407)	35,672	35,856	(183)	-1%
Excess of Operating Revenue over Operating Expenses	\$ 10,877	\$ 9,807	\$ 1,070	\$ 10,877	\$ 10,031	\$ 847	8%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	18,425	18,425	0	18,425	18,425	0	0%
Debt Principal Payment	2,893	-	2,893	2,893	-	2,893	#DIV/0!
Funding Replacement Reserves from Operations	3,069	2,867	202	3,069	2,867	202	7%
Total Expenses	\$ 60,059	\$ 57,371	\$ 2,688	\$ 60,059	\$ 57,147	\$ 2,911	5%
Net Gain (Loss)	\$ (13,509)	\$ (11,485)	\$ (2,024)	\$ (13,509)	\$ (11,261)	\$ (2,248)	20%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 39,391	\$ 47,276	\$ (7,885)	\$ 39,391	\$ 47,276	\$ (7,885)	-17%
Rental Subsidies	43,622	35,737	7,885	43,622	35,737	7,885	22%
Vacancy Loss	(4,745)	(1,328)	(3,417)	(4,745)	(1,328)	(3,417)	257%
Net Rental Revenue	78,268	81,685	(3,417)	78,268	81,685	(3,417)	-4%
Tenant Revenue - Other	390	100	290	390	100	290	290%
Total Tenant Revenue	78,658	81,785	(3,127)	78,658	81,785	(3,127)	-4%
Investment Income - Unrestricted	2,239	400	1,839	2,239	400	1,839	460%
Other Revenue	3,398	3,295	103	3,398	3,295	103	3%
Total Revenue	84,296	85,480	(1,184)	84,296	85,480	(1,184)	-1%
Administrative Salaries	5,847	6,256	(409)	5,847	6,256	(409)	-7%
Auditing Fees	1,167	1,167	-	1,167	1,167	-	0%
Property Management Fee	4,923	5,064	(141)	4,923	5,064	(141)	-3%
Asset Management Fees	955	955	(0)	955	955	(0)	0%
Advertising and Marketing	407	58	349	407	58	349	598%
Employee Benefit contributions - Administrative	2,181	2,712	(531)	2,181	2,712	(531)	-20%
Office Expenses	163	517	(354)	163	517	(354)	-69%
Legal Expense	-	42	(42)	-	42	(42)	-100%
Training & Travel	-	371	(371)	-	371	(371)	-100%
Other	829	905	(76)	829	905	(76)	-8%
Total Operating - Administrative	16,472	18,046	(1,574)	16,472	18,046	(1,574)	-9%
Tenant Services - Salaries	1,433	1,332	101	1,433	1,332	101	8%
Employee Benefit Contributions - Tenant Services	430	429	2	430	429	2	0%
Tenant Services - Other	3,360	2,791	569	3,360	2,791	569	20%
Total Tenant Services	5,223	4,552	671	5,223	4,552	671	15%
Water	1,559	935	624	1,559	935	624	67%
Electricity	10,335	8,362	1,973	10,335	8,362	1,973	24%
Gas	1,602	560	1,043	1,602	560	1,043	186%
Sewer	1,097	1,020	77	1,097	1,020	77	8%
Total Utilities	\$ 14,594	\$ 10,877	\$ 3,717	\$ 14,594	\$ 10,877	\$ 3,717	34%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 8,259	\$ 7,155	\$ 1,104	\$ 8,259	\$ 7,155	\$ 1,104	15%
Maintenance - Materials & Other	1,980	1,242	739	1,980	1,242	739	59%
Maintenance and Operations Contracts	4,910	5,331	(420)	4,910	5,331	(420)	-8%
Employee Benefit Contributions - Maintenance	2,239	2,166	73	2,239	2,166	73	3%
Total Maintenance	17,389	15,893	1,496	17,389	15,893	1,496	9%
Property Insurance	990	2,152	(1,162)	990	2,152	(1,162)	-54%
Liability Insurance	-	167	(167)	-	167	(167)	-100%
Workmen's Compensation	295	280	15	295	280	15	5%
All Other Insurance	49	169	(121)	49	169	(121)	-71%
Total Insurance Premiums	1,334	2,768	(1,434)	1,334	2,768	(1,434)	-52%
Other General Expenses	118	-	118	118	-	118	
Taxes	2,579	2,579	-	2,579	2,579	-	0%
Bad debt - Tenant Rents	-	-	-	-	-	-	#DIV/0!
Total Other General Expenses	2,697	2,579	118	2,697	2,579	118	5%
96730 Amortization of Loan Costs	721	-	721	721	-	721	
Total Interest Expense and Amortization Cost	721	-	721	721	-	721	
Total Operating Expenses	58,429	54,715	3,715	58,429	54,715	3,715	7%
Excess of Operating Revenue over Operating Expenses	\$ 25,866	\$ 30,765	\$ (4,899)	\$ 25,866	\$ 30,765	\$ (4,899)	-16%
Depreciation Expense	13,399	13,400	(0)	13,399	13,400	(0)	0%
Total Expenses	\$ 71,829	\$ 68,115	\$ 3,714	\$ 71,829	\$ 68,115	\$ 3,714	5%
Net Gain (Loss)	\$ 12,467	\$ 17,365	\$ (4,899)	\$ 12,467	\$ 17,365	\$ (4,899)	-28%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 7,248	\$ 7,495	\$ (246)	\$ 7,248	\$ 7,495	\$ (246)	-3%
Rental Subsidies	7,977	7,906	71	7,977	7,906	71	1%
Vacancy Loss	(1,140)	(616)	(524)	(1,140)	(616)	(524)	85%
Net Rental Revenue	14,085	14,784	(699)	14,085	14,784	(699)	-5%
Tenant Revenue - Other	16	67	(50)	16	67	(50)	-75%
Total Tenant Revenue	14,101	14,851	(749)	14,101	14,851	(749)	-5%
Investment Income - Unrestricted	504	200	304	504	200	304	152%
Other Revenue	161	173	(12)	161	173	(12)	-7%
Total Revenue	14,766	15,223	(457)	14,766	15,223	(457)	-3%
Administrative Salaries	667	646	21	667	646	21	3%
Auditing Fees	667	667	-	667	667	-	0%
Property Management Fee	713	730	(17)	713	730	(17)	-2%
Asset Management Fees	948	948	(0)	948	948	(0)	0%
Employee Benefit contributions - Administrative	127	133	(6)	127	133	(6)	-5%
Office Expenses	235	206	29	235	206	29	14%
Legal Expense	-	46	(46)	-	46	(46)	-100%
Training & Travel	-	38	(38)	-	38	(38)	-100%
Other	73	76	(3)	73	76	(3)	-4%
Total Operating - Administrative	3,429	3,495	(66)	3,429	3,495	(66)	-2%
Water	192	202	(10)	192	202	(10)	-5%
Electricity	922	1,323	(401)	922	1,323	(401)	-30%
Gas	707	352	355	707	352	355	101%
Sewer	155	167	(12)	155	167	(12)	-7%
Total Utilities	\$ 1,975	\$ 2,045	\$ (69)	\$ 1,975	\$ 2,045	\$ (69)	-3%
Maintenance - Labor	\$ 1,526	\$ 1,307	\$ 219	\$ 1,526	\$ 1,307	\$ 219	17%
Maintenance - Materials & Other	29	173	(144)	29	173	(144)	-83%
Maintenance and Operations Contracts	810	964	(153)	810	964	(153)	-16%
Employee Benefit Contributions - Maintenance	482	463	19	482	463	19	4%
Total Maintenance	2,847	2,907	(59)	2,847	2,907	(59)	-2%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Protective Services - Labor	461	431	30	461	431	30	7%
Protective Services - Other	-	8	(8)	-	8	(8)	-100%
Employee Benefit Contributions - Protective Services	123	120	3	123	120	3	3%
Total Protective Services	585	559	25	585	559	25	5%
Property Insurance	765	649	116	765	649	116	18%
Workmen's Compensation	50	45	5	50	45	5	11%
All Other Insurance	24	25	(0)	24	25	(0)	0%
Total Insurance Premiums	840	936	(96)	840	719	121	17%
Other General Expenses	11	19	(8)	11	19	(8)	-44%
Compensated Absences	-	-	-	-	-	-	#DIV/0!
Taxes	690	690	-	690	690	-	0%
Bad debt - Tenant Rents	-	-	-	-	-	-	#DIV/0!
Total Other General Expenses	700	709	(8)	700	709	(8)	-1%
96710 Interest of Mortgage (or Bonds) Payable	828	828	1	828	828	1	0%
96730 Amortization of Loan Costs	681	419	262	681	419	262	63%
Total Interest Expense and Amortization Cost	1,509	1,246	263	1,509	1,246	263	21%
Total Operating Expenses	11,886	11,897	(11)	11,886	11,679	207	2%
Excess of Operating Revenue over Operating Expenses	\$ 2,880	\$ 3,326	\$ (446)	\$ 2,880	\$ 3,544	\$ (664)	-19%
Depreciation Expense	10,274	10,277	(3)	10,274	10,277	(3)	0%
Debt Principal Payment	814	820	(6)	814	820	(6)	-1%
Funding Replacement Reserves from Operations	746	633	113	746	633.06	113	18%
Total Expenses	\$ 23,720	\$ 23,627	\$ 93	\$ 23,720	\$ 23,409	\$ 311	1%
Net Gain (Loss)	\$ (8,954)	\$ (8,404)	\$ (550)	\$ (8,954)	\$ (8,186)	\$ (768)	9%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 5,517	\$ 12,857	\$ (7,341)	\$ 5,517	\$ 12,857	\$ (7,341)	-57%
Rental Subsidies	22,822	22,290	532	22,822	22,290	532	2%
Vacancy Loss	(3,964)	(3,317)	(647)	(3,964)	(3,317)	(647)	19%
Net Rental Revenue	24,375	31,830	(7,455)	24,375	31,830	(7,455)	-23%
Tenant Revenue - Other	81	-	81	81	-	81	
Total Tenant Revenue	24,456	31,830	(7,374)	24,456	31,830	(7,374)	-23%
Investment Income - Unrestricted	192	100	92	192	100	92	92%
Other Revenue	(330)	200	(530)	(330)	200	(530)	
Total Revenue	24,319	32,130	(7,811)	24,319	32,130	(7,811)	-24%
Administrative Salaries	2,501	2,564	(63)	2,501	2,564	(63)	-2%
Auditing Fees	667	667	-	667	667	-	
Property Management Fee	1,534	1,907	(374)	1,534	1,907	(374)	-20%
Asset Management Fees	644	644	-	644	644	-	0%
Advertising and Marketing	-	19	(19)	-	19	(19)	-100%
Employee Benefit contributions - Administrative	778	898	(120)	778	898	(120)	-13%
Office Expenses	162	214	(52)	162	214	(52)	-24%
Legal Expense	-	42	(42)	-	42	(42)	-100%
Training & Travel	-	95	(95)	-	95	(95)	-100%
Other	453	327	126	453	327	126	39%
Total Operating - Administrative	6,738	7,375	(637)	6,738	7,375	(637)	-9%
Tenant Services - Salaries	-	190	(190)	-	190	(190)	-100%
Employee Benefit Contributions - Tenant Services	-	159	(159)	-	159	(159)	-100%
Tenant Services - Other	-	192	(192)	-	192	(192)	-100%
Total Tenant Services	-	541	(541)	-	541	(541)	-100%
Water	409	754	(346)	409	754	(346)	-46%
Electricity	3,202	113	3,089	3,202	113	3,089	2746%
Gas	298	103	194	298	103	194	188%
Sewer	438	705	(267)	438	705	(267)	-38%
Total Utilities	\$ 4,346	\$ 1,675	\$ 2,671	\$ 4,346	\$ 1,675	\$ 2,671	159%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,938	\$ 2,478	\$ 459	\$ 2,938	\$ 2,478	\$ 459	19%
Maintenance - Materials & Other	127	977	(850)	127	977	(850)	-87%
Maintenance and Operations Contracts	1,320	3,040	(1,720)	1,320	3,040	(1,720)	-57%
Employee Benefit Contributions - Maintenance	978	947	32	978	947	32	3%
Total Maintenance	5,363	7,441	(2,079)	5,363	7,441	(2,079)	-28%
Property Insurance	-	2,226	(2,226)	-	2,226	(2,226)	-100%
Workmen's Compensation	103	99	4	103	99	4	4%
All Other Insurance	63	74	(11)	63	74	(11)	-15%
Total Insurance Premiums	166	2,558	(2,392)	166	2,399	(2,233)	-93%
Other General Expenses	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	#DIV/0!
Property Taxes	1,954	1,954	-	1,954	1,954	-	0%
Total Other General Expenses	1,954	1,954	-	1,954	1,954	-	0%
Total Operating Expenses	18,567	22,549	(3,982)	18,567	22,390	(3,823)	-17%
Excess of Operating Revenue over Operating Expenses	\$ 5,751	\$ 9,581	\$ (3,830)	\$ 5,751	\$ 9,740	\$ (3,989)	-41%
Extraordinary Maintenance	-	-	-	-	-	-	-
Depreciation Expense	2	2,188	(2,186)	2	2,188	(2,186)	
Total Expenses	\$ 18,569	\$ 24,736	\$ (6,168)	\$ 18,569	\$ 24,577	\$ (6,009)	-24%
Net Gain (Loss)	\$ 5,750	\$ 7,394	\$ (1,644)	\$ 5,750	\$ 7,553	\$ (1,803)	-24%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 3,751	\$ 2,855	\$ 896	\$ 3,751	\$ 2,855	\$ 896	31%
Rental Subsidies	13,629	14,535	(906)	13,629	14,535	(906)	-6%
Vacancy Loss	(486)	(502)	16	(486)	(502)	16	-3%
Net Rental Revenue	16,894	16,889	5	16,894	16,889	5	0%
Tenant Revenue - Other	20	-	20	20	-	20	
Total Tenant Revenue	16,914	16,889	25	16,914	16,889	25	0%
Investment Income - Unrestricted	635	200	435	635	200	435	217%
Other Revenue	2,741	-	2,741	2,741	-	2,741	
Total Revenue	20,290	17,089	3,201	20,290	17,089	3,201	19%
Administrative Salaries	1,144	952	193	1,144	952	193	20%
Auditing Fees	667	667	-	667	667	-	0%
Property Management Fee	1,216	1,012	204	1,216	1,012	204	20%
Asset Management Fees	894	894	-	894	894	-	0%
Advertising and Marketing	-	6	(6)	-	6	(6)	-100%
Employee Benefit contributions - Administrative	298	346	(48)	298	346	(48)	-14%
Office Expenses	61	103	(42)	61	103	(42)	-41%
Legal Expense	-	21	(21)	-	21	(21)	-100%
Training & Travel	-	35	(35)	-	35	(35)	-100%
Other	159	161	(2)	159	161	(2)	-1%
Total Operating - Administrative	4,438	4,197	242	4,438	4,197	242	6%
Tenant Services - Salaries	-	120	(120)	-	120	(120)	-100%
Employee Benefit Contributions - Tenant Services	-	101	(101)	-	101	(101)	-100%
Tenant Services - Other	-	128	(128)	-	128	(128)	-100%
Total Tenant Services	-	349	(349)	-	349	(349)	-100%
Water	592	291	301	592	291	301	103%
Electricity	572	75	497	572	75	497	663%
Gas	97	69	28	97	69	28	40%
Sewer	665	241	424	665	241	424	176%
Total Utilities	\$ 1,925	\$ 675	\$ 1,250	\$ 1,925	\$ 675	\$ 1,250	185%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 995	\$ 826	\$ 169	\$ 995	\$ 826	\$ 169	20%
Maintenance - Materials & Other	115	651	(536)	115	651	(536)	-82%
Maintenance and Operations Contracts	2,515	2,112	403	2,515	2,112	403	19%
Employee Benefit Contributions - Maintenance	328	307	21	328	307	21	7%
Total Maintenance	3,953	3,897	56	3,953	3,897	56	1%
Property Insurance	667	1,484	(817)	667	1,484	(817)	-55%
Workmen's Compensation	42	36	6	42	36	6	16%
All Other Insurance	22	49	(27)	22	49	(27)	-55%
Total Insurance Premiums	731	1,675	(944)	731	1,569	(838)	-53%
Other General Expenses	2	-	2	2	-	2	
Compensated Absences	-	-	-	-	-	-	#DIV/0!
Property Taxes	1,332	1,332	-	1,332	1,332	-	0%
Total Other General Expenses	1,335	1,332	2	1,335	1,332	2	0%
Total Operating Expenses	12,382	13,971	(1,589)	12,382	13,865	(1,484)	-11%
Excess of Operating Revenue over Operating Expenses	\$ 7,908	\$ 3,118	\$ 4,791	\$ 7,908	\$ 3,223	\$ 4,685	145%
Depreciation Expense	2,188	2,188	-	2,188	2,188	-	
Total Expenses	\$ 14,569	\$ 16,159	\$ (1,589)	\$ 14,569	\$ 16,053	\$ (1,484)	-9%
Net Gain (Loss)	\$ 5,721	\$ 930	\$ 4,791	\$ 5,721	\$ 1,036	\$ 4,685	452%

Columbia Housing Authority - Central Office Cost Center
Unaudited Revenue Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Management Fee	24,147	26,754	(2,607)	24,147	26,754	(2,607)	-10%
Asset Management Fee	1,200	1,200	-	1,200	1,200	-	0%
Book Keeping Fee	12,563	13,554	(991)	12,563	13,554	(991)	-7%
Front Line Service Fee	-	-	-	-	-	-	#DIV/0!
Total Fee Revenue	37,910	41,508	(3,599)	37,910	41,508	(3,599)	-9%
Investment Income - Unrestricted	380	400	(20)	380	400	(20)	-5%
Other Revenue	-	1,250	(1,250)	-	1,250	(1,250)	-100%
Total Revenue	38,290	43,158	(4,868)	38,290	43,158	(4,868)	-11%
Administrative Salaries	25,800	28,312	(2,511)	25,800	28,312	(2,511)	-9%
Auditing Fees	119	500	(381)	119	500	(381)	-76%
Advertising and Marketing	-	8	(8)	-	8	(8)	-100%
Employee Benefit contributions - Administrative	6,430	7,701	(1,271)	6,430	7,701	(1,271)	-17%
Office Expenses	1,871	863	1,008	1,871	863	1,008	117%
Training & Travel	-	500	(500)	-	500	(500)	-100%
Other	3,165	3,101	64	3,165	3,101	64	2%
Total Operating - Administrative	37,385	41,027	(3,642)	37,385	41,027	(3,642)	-9%
Total Utilities	\$ 386	\$ 350	\$ 36	\$ 386	\$ 350	\$ 36	10%
Total Maintenance	418	529	(111)	418	529	(111)	-21%
Total Insurance Premiums	670	871	(201)	670	871	(201)	-23%
Total Other General Expenses	-	-	-	-	-	-	#DIV/0!
Total Operating Expenses	38,859	42,777	(3,918)	38,859	42,777	(3,918)	-9%
Net Gain (Loss)	\$ (569)	\$ 381	\$ (950)	\$ (569)	\$ 381	\$ (950)	-249%

Columbia Housing Authority
CHA Business Activities Revenue and Expense Budget Comparison
1 Months ended January 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Investment Income - Unrestricted	15	-	15	15	-	15	#DIV/0!
LIHTC Management Fees	29,799	29,852	(52)	29,799	29,852	(52)	0%
Total Revenue	29,814	29,852	(38)	29,814	29,852	(38)	0%
Administrative Salaries	15,876	18,131	(2,256)	15,876	18,131	(2,256)	-12%
Auditing Fees	1,156	1,000	156	1,156	1,000	156	16%
Advertising and Marketing	-	8	(8)	-	8	(8)	-100%
Employee Benefit contributions - Administrative	5,028	6,148	(1,120)	5,028	6,148	(1,120)	-18%
Office Expenses	154	408	(255)	154	408	(255)	-62%
Training & Travel	-	250	(250)	-	250	(250)	-100%
Other	2,210	1,607	603	2,210	1,607	603	38%
Total Operating - Administrative	24,423	27,594	(3,172)	24,423	27,594	(3,172)	-11%
Total Utilities	\$ 386	\$ 350	\$ 36	\$ 386	\$ 350	\$ 36	10%
Total Maintenance	387	852	(464)	387	852	(464)	-55%
Total Insurance Premiums	1,093	775	318	1,093	775	318	41%
Total Other General Expenses	5,594	-	5,594	5,594	-	5,594	#DIV/0!
Total Operating Expenses	31,883	29,571	2,312	31,883	29,571	2,312	8%
Net Gain (Loss)	\$ (2,216)	\$ 281	\$ (2,496)	\$ (2,216)	\$ 281	\$ (2,496)	-889%

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
1 Months ended January 31, 2019

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Comm. Housing Trust	Affordable Housing General Partners	CHA Affordable Housing Dev.	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	\$ 33,711	\$ 144,461	\$ -	\$ -	\$ -	\$ 2,150	\$ 1,220	\$ -	\$ -	\$ -	\$ -	\$ 181,542	\$ -	\$ 181,542
Rental Subsidies	-	191,009	-	-	-	-	-	-	-	-	-	191,009	(191,009)	-
Vacancy Loss	(3,227)	(16,710)	-	-	-	-	-	-	-	-	-	(19,937)	-	(19,937)
Tenant Revenue - Other	909	2,684	-	-	-	-	-	-	-	-	-	3,593	-	3,593
Total Tenant Revenue	31,392	321,444	-	-	-	2,150	1,220	-	-	-	-	356,206	(191,009)	165,197
HUD PHA Operating Grants	36,509	-	765,214	31,082	6,304	-	-	-	-	-	-	839,109	-	839,109
HUD Voucher Admin Fees	-	-	80,248	-	-	-	-	-	-	-	-	80,248	-	80,248
Management Fee	-	-	-	-	-	-	-	-	-	-	24,147	24,147	(24,147)	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	1,200	1,200	(1,200)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	12,563	12,563	(12,563)	-
Front Line Service Fee	569	-	-	-	-	-	-	-	-	-	-	569	(569)	-
Total Fee Revenue	37,078	-	845,462	31,082	6,304	-	-	-	-	-	37,910	957,835	(38,478)	919,357
Other Government Grants	-	-	-	-	-	51,998	-	-	-	-	-	51,998	-	51,998
Investment Income	1,379	8,607	1,029	-	-	32	2,743	-	-	15	380	14,186	-	14,186
Fraud Recovery	100	-	225	-	-	-	-	-	-	-	-	325	-	325
Other Revenue	762	16,900	498	-	-	3,280	-	-	-	29,799	-	51,239	(20,249)	30,991
Total Revenue	70,712	346,951	847,215	31,082	6,304	57,461	3,963	-	-	29,814	38,290	1,431,790	(249,736)	1,182,054
Administrative Salaries	3,356	20,787	23,590	537	-	191	-	-	28,148	15,876	25,800	118,285	-	118,285
Auditing Fees	96	5,083	1,109	-	-	138	-	-	1,549	1,156	119	9,250	-	9,250
Management Fee	5,379	20,249	18,768	-	-	-	-	-	-	-	-	44,396	(44,396)	-
Bookkeeping/ LIHTC Asset Mgmt Fees	833	5,415	11,730	-	-	-	-	-	-	-	-	17,977	(12,563)	5,415
Advertising and Marketing	-	407	380	-	-	41	-	-	-	-	-	828	-	828
Employee Benefits - Admin.	1,451	5,620	7,243	285	-	110	-	-	6,515	5,028	6,430	32,682	-	32,682
Office Expenses	254	1,525	585	14	102	37	117	-	270	154	1,871	4,928	-	4,928
Legal Expense	46	329	-	-	-	-	-	-	100	-	-	475	-	475
Training & Travel	-	300	889	-	-	341	-	-	-	-	-	1,530	-	1,530
Other	891	3,385	11,702	252	379	1,561	11	450	217	2,210	3,165	24,222	-	24,222
Total Operating - Admin.	12,306	63,100	75,995	1,088	481	2,419	127	450	36,799	24,423	37,385	254,573	(56,958)	197,615
Asset Management Fee	1,200	-	-	-	-	-	-	-	-	-	-	1,200	(1,200)	-
Tenant Services - Salaries	794	3,944	-	-	6,669	28,665	-	-	-	-	-	40,072	-	40,072
Employee Benefit - Tenant Serv.	61	1,169	-	-	2,612	8,650	-	-	-	-	-	12,492	-	12,492
Tenant Services - Other	985	7,361	6	-	-	16,849	-	-	-	-	-	25,201	-	25,201
Total Tenant Services	1,840	12,473	6	-	9,281	54,165	-	-	-	-	-	77,764	-	77,764

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
1 Months ended January 31, 2019

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Comm. Housing Trust	Affordable Housing General Partners	CHA Affordable Housing Dev.	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Water	2,511	7,468	22	-	-	-	-	-	22	22	22	10,068	-	10,068
Electricity	1,116	29,227	176	-	-	-	-	-	176	176	176	31,046	-	31,046
Gas	1,341	5,781	164	-	-	-	-	-	209	173	173	7,840	-	7,840
Sewer	2,637	6,258	15	-	-	-	-	-	15	15	15	8,955	-	8,955
Total Utilities	7,605	48,734	377	-	-	-	-	-	422	386	386	57,910	-	57,910
Maintenance - Labor	14,293	32,877	-	-	-	-	-	-	-	-	-	47,169	-	47,169
Maintenance - Materials	2,818	3,275	-	-	-	247	-	80	5	5	5	6,437	-	6,437
Maintenance Contracts	5,078	21,406	387	-	-	-	-	-	-	-	412	27,283	(569)	26,715
Employee Benefits - Maint.	4,357	10,314	-	-	-	-	-	-	-	-	-	14,671	-	14,671
Total Maintenance	26,546	67,872	387	-	-	247	-	80	5	5	418	95,561	(569)	94,992
Total Protective Services	2,769	585	-	-	-	-	-	13,843	-	-	-	17,196	-	17,196
Property Insurance	2,911	13,599	-	-	-	123	44	-	56	56	56	16,847	-	16,847
Liability Insurance	309	-	109	-	-	264	5	-	613	613	-	1,914	-	1,914
Workmen's Compensation	392	1,105	448	10	121	548	-	208	535	302	490	4,159	-	4,159
All Other Insurance	344	380	347	-	-	254	4	65	41	122	123	1,678	-	1,678
Total Insurance Premiums	3,956	15,083	904	10	121	1,189	52	273	1,245	1,093	670	24,598	-	24,598
Other General Expenses	2,447	217	-	-	-	-	-	-	-	5,594	-	8,258	-	8,258
Payments in Lieu of Taxes	2,228	14,591	-	-	-	215	122	-	-	-	-	17,156	-	17,156
Bad debt - Tenant Rents	(535)	-	-	-	-	-	-	-	-	-	-	(535)	-	(535)
Total Other Expenses	4,140	14,808	-	-	-	215	122	-	-	5,594	-	24,879	-	24,879
Total Interest/Amortization	780	27,368	-	-	-	-	100	-	-	-	-	28,248	-	28,248
Total Operating Expenses	61,141	250,024	77,669	1,098	9,883	58,235	402	14,646	38,471	31,501	38,859	581,928	(58,727)	523,201
Excess of Operating Revenue over Operating Expenses	9,571	96,927	769,546	29,984	(3,579)	(774)	3,561	(14,646)	(38,471)	(1,687)	(569)	849,862	(191,009)	658,853
Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	727,265	30,310	-	-	-	-	-	-	-	757,575	(191,009)	566,566
Depreciation Expense	12,194	102,404	-	-	-	1,452	276	-	-	147	-	116,473	-	116,473
Debt Principal Payment	1,896	3,707	-	-	-	-	900	-	-	-	-	6,503	-	6,503
Funding Replacement Reserves f	-	12,073	-	-	-	-	-	-	-	-	-	12,073	-	12,073
Total Expenses	75,231	368,208	804,934	31,408	9,883	59,687	1,578	14,646	38,471	31,648	38,859	1,474,552	(249,736)	1,224,816
Net Gain (Loss)	\$ (4,520)	\$ (21,257)	\$ 42,281	\$ (326)	\$ (3,579)	\$ (2,226)	\$ 2,385	\$ (14,646)	\$ (38,471)	\$ (1,834)	\$ (569)	\$ (42,762)	\$ -	\$ (42,762)



Housing Authority of the City of Columbia, Missouri

Board Memo

To: Board of Commissioners

From: Mary Harvey, Director of Finance and Human Resources

Date: April 16, 2019

RE: Energy Performance Contract Report for CY2018

The attached Energy Performance Contract (EPC) Savings Report from Ameresco verifies energy savings of \$79,284 for CY2018 for the CHA's installed Energy Conservation Measures (ECM's) on the remaining 120 units of AMP 1. A Financial Summary is on page 2 of Ameresco's report.

- Total Program Savings were \$79,287
- Total Costs were \$43,644.52
- Net Savings were \$35,639.48

At least 75% of total savings must be used towards debt payment and EPC contract fees. Based on the results of this test, an additional \$15,818.48 of the excess savings was used to pay down the EPC Loan Principal on 3/19/19.

For managing the EPC the Central Office Cost Center (COCC) received the remaining excess savings of \$17,819.74.

The Savings Summary is reported in Table 3 on page 5 of the attached report.

All water savings are on based on a frozen rolling base establish from a three year average of water consumption prior to the improvements being made.

Water savings for AMP 1 was \$43,608.

Electric and gas savings are split between Add-On Subsidy Savings and Resident Utility Allowance Savings.

Add-On Subsidy savings are for project paid gas and electric utilities. For AMP 1 there were electrical improvements made to the common areas of the project. There were no Gas improvements made to the common areas of the project.

Add-On Subsidy Electric savings for AMP 1 was \$2,831.

Resident paid utility savings are based on the decrease in the resident's utility bills that is passed back to the AMP 1 through a decrease in the resident's utility allowance.

Resident Utility Allowance Savings for AMP 1 were \$6,678 for electric and \$26,167 for gas.

Columbia, MO Housing Authority
 Energy Performance Contract Savings Report
 Year 7 - January 1, 2018 to December 31, 2018

	TOTAL	
Frozen Rolling Base Water Savings	\$	43,608.00
Add-On Incentive For Electric Savings	\$	2,831.00
Add-On Incentive For Gas Savings	\$	-
Resident-Paid Utility Allowance Savings for Electric	\$	6,678.00
Resident-Paid Utility Allowance Savings for Gas	\$	26,167.00
TOTAL SAVINGS	\$	79,284.00
Debt Payments made	\$	32,105.52
Ameresco Service Fee	\$	11,539.00
TOTAL COSTS	\$	43,644.52
Net Savings	\$	35,639.48
75% Savings Test: At least 75% of Total Savings must be used toward debt payment & EPC contract fees	\$	59,463.00
If positive, balance must be used to pay down principal	\$	15,818.48
Excess Savings to use towards loan principal	\$	15,818.48
COCC Share of Savings	\$	19,821.00
<i>the lesser of 50% of net savings or Net Savings less required principal payment</i>	\$	17,819.74

Annual Savings Verification Report
January 1 to December 31, 2018
Year Seven

**Prepared for
Columbia Housing Authority
Columbia, MO**

February 22, 2019



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Section 1: Executive Summary

Table 1. Executive Summary

Project/Customer Name:	Columbia, MO Housing Authority
Start Date of Savings:	January 1, 2012
Contract Year:	7
Current Savings Period:	January 1 through December 31, 2018
Report Type:	Annual
Report Date:	February 22, 2019

Ameresco is pleased to present the Columbia, MO Housing Authority (CHA) with the Annual Savings Verification Report for Year 7, covering the period of January 1 through December 31, 2018. This report is a critical element of CHA's energy performance contract (EPC) because it provides verification of the metered savings and support for the HUD conservation incentives for the energy conservation measures (ECMs) in place in the CHA facilities.

Measurement and Verification (M&V) contains two essential components: (1) verification that the installed energy conservation measures are able to generate the projected and/or guaranteed savings; and (2) measurement of the actual performance of the project against the established baseline using the approved M&V Plan. This report includes water, gas and electricity savings resulting from CHA's ECMs listed below:

Energy Conservation Measure	Jesse Wrench	Frank Coleman
ECM-01 Low-Flow Toilets, Aerators and Showerheads	X	X
ECM-02 Energy-Efficient Common Area Lighting	X	
ECM-03 Energy-Efficient Apartment Lighting	X	X
ECM-04 Limiting Thermostats	X	X
ECM-06 Dual Fuel Heat Pumps	X	X

Annual Financial Performance

Table 2. Financial Summary: January through December 2018

Annual Savings:					
	Base Use	Current Use	Savings	Current Cost	Cost Savings
FRB Savings					
Water & Sewer	10,415 ccf	5,786 ccf	4,629 ccf	\$ 55,337	\$ 43,608
FRB Subtotal					\$ 43,608
Add-on Subsidy					
Electricity	3,427,243 kWh		23,751 kWh		\$ 2,831
Add-on Subtotal					\$ 2,831
Tenant Utility Allowance					
Gas					\$ 26,167
Electricity					\$ 6,678
					\$ 32,845
Total Program Savings					\$ 79,284
Annual Costs:					
Annual Debt Service					\$ 32,106
M&V Fee					\$ 11,539
Total Costs					\$ 43,645
Annual Net Savings:					
Net Savings					\$ 35,639

The results of our analysis for this period yield total cost savings of \$79,284. The cost savings are sufficient to cover the total costs for Year 7, which include twelve months of debt service payments, totaling \$32,106, and Ameresco's annual service fee of \$11,539. The net or excess cost savings for CHA are \$35,639.

The cost savings for the Add-on Subsidy and Resident-Paid Utility Allowance Saving in the table above are based on the calculated values from the ESA and Change Order #1. The original scope of the performance contract has been adjusted for properties that have been removed for enrollment into HUD's Rental Assistance Demonstration (RAD) program. As of December 29, 2015, the following properties have been removed from the scope of the EPC: Bear Creek, Stewart Parker, Paquin Tower, and 16 dwelling units at Jesse Wrench. Oak Tower was removed from the scope as of November 3, 2016. A total of 60 dwelling units were removed at Jesse Wrench and thirty units at Frank Coleman as of November 30, 2017.

A breakdown of the annual savings, by AMP number, can be found in Table 3 below. Ameresco conducted an annual site inspection on March 20, 2018. A detailed inspection report is included in Attachment D of this report. Apartment units and common areas were inspected for the correct kitchen and bathroom sink aerators, showerheads, toilets, HVAC, thermostats, and lighting.

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Section 2: Savings Summary

Table 3. Savings Summary

	TOTALS
FRB Water Savings:	\$43,608
Add-On Subsidy Electric Savings:	\$2,831
Resident Utility Allowance Electric Savings:	\$6,678
Resident Utility Allowance Gas Savings:	\$26,167

Annual Savings Performance

The aggregate metered water savings were measured and verified via the frozen rolling base method. For FY-2018, the water savings exceeded the projected savings at the two sites. Utility rates are calculated from the cost and consumption data provided in the utility bills, and for the current period are higher than the floor and contract rates established in the contract.

Electric savings affecting CHA-paid utilities were calculated via Add-on subsidy methodology using contract unit savings (kWh) multiplied by 2018 contract floor rates.

Resident Utility Allowance Electric Savings were calculated using previously determined unit savings (kWh) multiplied by 2018 contract floor rates.

Resident Utility Allowance Gas Savings were calculated using previously determined unit savings (Therms) multiplied by 2018 contract floor rates.

A comparison of contract and current rates is provided in the Rate Comparison Table in Attachment C.

Project Measurement and Verification Methodologies

Ameresco applies the International Performance Measurement & Verification Protocol (IPMVP) to CHA's project savings verification. The "Option C" verification closely corresponds to HUD's Frozen Rolling Base (see 24 CFR 990.185(a) (1)). "Option A" or stipulated savings verification as applied to master-billed energy corresponds to HUD's Additional Operating Subsidy methodology

(see 24 CFR 990.185(a)(3)) and for stipulated Resident-Paid utilities, Option A corresponds to HUD’s Resident-Paid Utility Allowance (see 24 CFR 990.185(a)(2)).

The HUD incentive methodologies that have been applied by site and utility are summarized in Table 4 on the following page.

Table 4. HUD Incentives Matrix

Savings Incentive Matrix	Site Reference		Water & Sewer		Gas			Electric		
	AMP	No. of Units at Site	Frozen Rolling Base	Add-on Subsidy	Frozen Rolling Base	Add-on Subsidy	Resident-Paid Utility Allowance	Frozen Rolling Base	Add-on Subsidy	Resident-Paid Utility Allowance
Jesse Wrench	001	106	X				X		X	X
Frank Coleman	001	14	X				X			X

Section 3: Overview of Methods

Total Savings for Financing and Guarantee

The Total Cost Savings for the performance contract equals the sum of the Frozen Rolling Base savings, the Additional Operating Subsidy, and Resident-Paid Utility Allowance incentive. Consumption savings are typically valued at the greater of the current rates or the floor rates established in the contract.

1. Frozen Rolling Base Savings

Our monitoring staff analyzed the utility account information provided to us by CHA. The metered savings illustrating the “frozen rolling base savings” contained in this report involved a comparison of the established pre-project baseline water consumption contained in the contract with the post-construction actual water consumption totals. Master-metered water consumption savings for select sites identified in Table 4 above have been determined by comparing metered consumption for the current period to the HUD-approved contract base use. The approved baselines for the Frozen Rolling Base sites are contained in Attachment D of the Energy Services Agreement (ESA) and are included in Table 5 below.

In summary, based on current water/sewer rates provided by the Utility, CHA is realizing utility cost savings of \$43,608. The actual savings realized this period are 49% of the baseline which exceeds the projected savings of 20%.

The three remaining metered sites performed above the projected level of savings. Please see the consumption graphs starting on page 19.

Table 5 – Metered Water & Sewer Savings: January through December 2018

**Calculated Water Frozen Rolling Base Savings:
Columbia, MO Housing Authority
Energy Performance Contract Savings Report**

Site Name	Number of Units in Site	Baseline Consumption (ccf)	Actual Consumption (ccf)	Actual Cost	Savings (ccf)	Savings Rate	Cost Savings	Projected Savings (ccf)	Projected Percent Savings	Actual Percent Savings
Jesse Wrench	106	8,333	4,487	\$ 40,311	3,846	\$ 8.98	\$ 34,553	2,308	28%	46%
Frank Coleman	14	2,082	1,299	\$ 15,026	783	\$ 11.57	\$ 9,055	445	21%	38%
Totals (AMP 1)	120	10,415	5,786	\$ 55,337	4,629	\$ 9.56	\$ 43,608	2,753	26%	44%

NOTES:

Cost savings was calculated using the 2018 average current rates provided by Housing Authority. A Rate Comparison Table comparing current and contract rates is included in Attachment C.

A total of 60 additional units were removed from the EPC at Jesse Wrench and 30 units were removed from Frank Coleman as of November 30, 2017.

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2. Add-on Subsidy Incentives

The electricity savings from the Common and Apartment Area Lighting Upgrades are calculated in accordance with the Add-On Subsidy Savings methodology, as indicated in Attachment G-2 of the Energy Services Agreement. Since it is difficult to distinguish the savings associated with these measures from the other appliances on the metered accounts, these savings were stipulated and were approved by HUD as an additional operating subsidy.

The approved savings methodology is consistent with “Option A” of the “IPMVP” (International Performance Measurement and Verification Protocol), an energy industry performance standard utilized to “stipulate” the lighting savings based on the lighting surveys and a straight calculation of wattage reduction, valued at current utility rates.

CHA also receives an Add-On Operating Subsidy for calculated master-metered electric. The values of the “Add-on” savings were calculated based on the fixed consumption savings multiplied by the utility rates stated in the ESA and Change Order #1. Three sites were removed from the EPC at the end of 2015 and one additional site was removed in November of 2016. Additional units were removed from the properties at Jesse Wrench and Frank Coleman in November 2017. The baselines and savings have been adjusted to account for these changes. The Add-On for gas savings ended in 2016 with the removal of Oak Towers. The total Add-on savings is \$2,831 for electricity. The utility rates were based on the 2018 rates listed in Attachment G-4 Floor Savings Rates on page 66 of the ESA. Details are presented in the tables below.

The annual Add-on incentive for the electricity savings are summarized by Development in Table 6 below.

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Table 6 – Annual Add-on Incentive Summary for Electric Savings by Site.

**Calculated Electric Savings:
Columbia, MO Housing Authority
January 1 through December 31, 2018**

Development Name	AMP Number	Number of Units in Site	Annual Savings (kWh)	Savings Rate (\$/kWh)	Annual Stipulated Cost Savings
Jesse Wrench	001	106	23,751	\$0.165	\$2,831
TOTAL		106	23,751		\$2,831

NOTE: Rates were based on 2018 floor rates from Attachment G-4 of Energy Service Agreement. A Rate Comparison Table comparing current and contract rates is included in Attachment C.

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3. Resident-Paid Utility Allowance Savings

CHA was approved by HUD to receive a subsidy for the difference between pre-retrofit Resident-Paid Utility Allowances for individually-metered, resident-paid utilities and the resultant Resident-Paid Utility Allowances created by consumption savings for those utilities.

Based on actual rates, the annual subsidy for the Resident-Paid Utility Allowance Savings for the reporting period totals \$6,678 for electricity and \$26,167 for natural gas. Total Resident-Paid Utility Allowance savings for FY-2018 are \$32,845.

The summary information for electric and natural gas can be found in Table 7 below.

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Table 7 – Contract Resident-Paid Utility Allowance Savings calculation for electricity and natural gas.

Resident-Paid Utility Allowance Savings Summary:
Columbia, MO Housing Authority
Energy Performance Contract Savings Report

ELECTRIC

Development Name	AMP Number	Baseline Utility Allowance Use (kWh)	Number of Units	Annual Savings (kWh)	Savings Rate ¹ (\$/kWh)	Stipulated Cost Savings	Savings as % Baseline
Jesse Wrench	001	367,140	106	52,237	\$ 0.1192	\$6,226	15%
Frank Coleman	001	55,512	14	3,791	\$ 0.1192	\$452	5%
Total		422,652	120	56,028		\$6,678	13%

GAS

Development Name	AMP Number	Baseline Utility Allowance Use (Therms)	Number of Units	Annual Savings (Therms)	Savings Rate ¹ (\$/Therm)	Stipulated Cost Savings	Savings as % Baseline
Jesse Wrench	001	71,172	106	13,836	\$ 1.4580	\$ 20,173	19%
Frank Coleman	001	11,088	14	4,111	\$ 1.4580	\$ 5,994	32%
Total		82,260	120	17,947		\$ 26,167	21%

¹ Savings Rates are based on 2018 Contract Floor Rates.

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Baseline Adjustments

Routine Baseline Adjustments

Ameresco prefers to minimize adjustments when verifying savings. If guaranteed savings can be proven without adjustments, the savings verification and the HUD reporting match up more closely than if accuracy of savings is improved by using standard IPMVP adjustments.

The variable that is contained in the approved ESA, which is routinely reviewed with the potential for nominal adjustments over time with the Frozen Rolling Base, is a Billing Day Adjustment. Ameresco normalizes the utility billing data for the number of days in the period. This adjustment accounts for differences in the number of billing days in the baseline and post-retrofit months and reduces the possibility of over- or under-stating the energy savings from one month to the next.

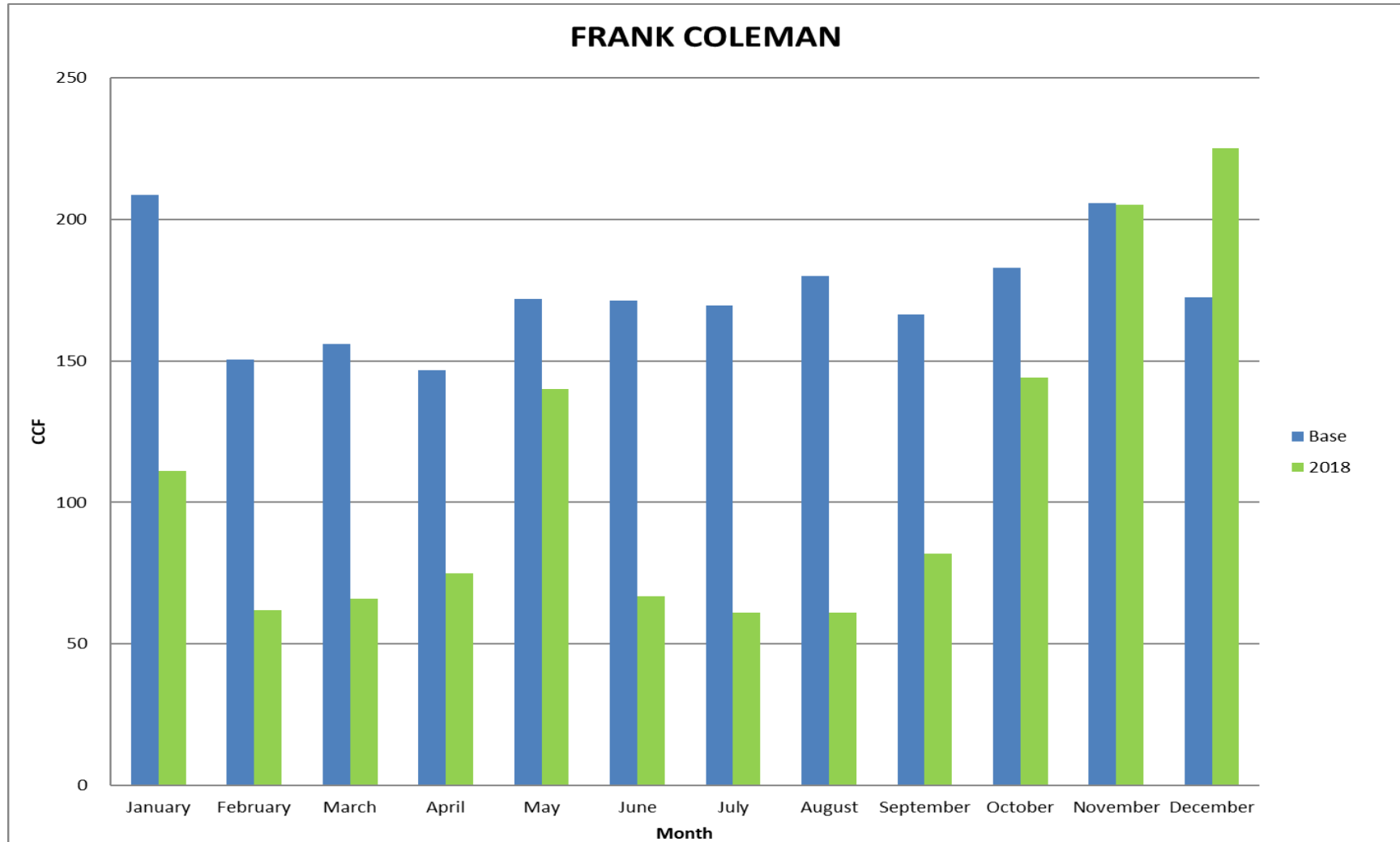
Non-Standard Adjustments

The ESA contains provisions for adjustments to the baselines and/or savings in the event of material changes that impact utilities and savings. These types of changes are not common, but when they occur they can have tremendous effect.

Attachment A: Water Frozen Rolling Base Graphs

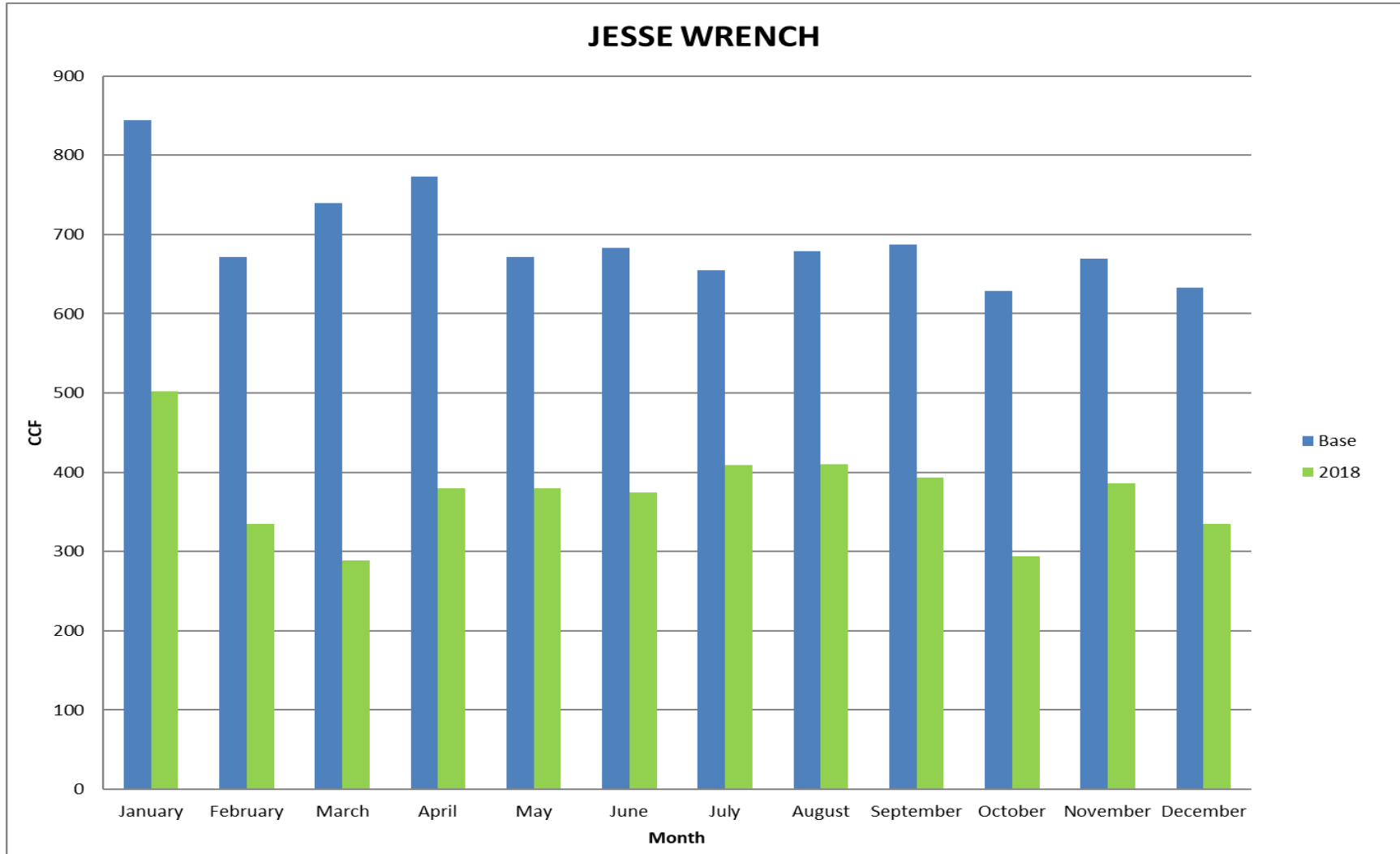
Total Monthly Water Consumption Comparison – 2018 to Baseline

Water Consumption (CCF) - Frank Coleman



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Water Consumption (CCF) - Jesse Wrench



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Attachment B: 'Guarantee' and Debt Amortization Schedule

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Guarantee Schedule

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Amortization Schedule After Principal Reduction

Pmt #	Date	Advance	Payment	Interest	Principal	Remaining
51	4/3/2017					500,020.45
	4/21/2017		227,021.72	840.05	226,181.67	273,838.78
52	5/3/2017		2,623.00	361.47	2,261.53	271,577.25
53	6/3/2017		2,623.00	896.20	1,726.80	269,850.45
54	7/3/2017		2,623.00	890.51	1,732.49	268,117.96
55	8/3/2017		2,623.00	884.79	1,738.21	266,379.75
56	9/3/2017		2,623.00	879.05	1,743.95	264,635.80
57	10/3/2017		2,623.00	873.30	1,749.70	262,886.10
58	11/3/2017		2,623.00	867.52	1,755.48	261,130.62
59	12/3/2017		2,623.00	861.73	1,761.27	259,369.35
60	1/3/2018		2,675.46	855.92	1,819.54	257,549.81
61	2/3/2018		2,675.46	849.91	1,825.55	255,724.27
62	3/3/2018		2,675.46	843.89	1,831.57	253,892.70
63	4/3/2018		2,675.46	837.85	1,837.61	252,055.08
64	5/3/2018		2,675.46	831.78	1,843.68	250,211.41
65	6/3/2018		2,675.46	825.70	1,849.76	248,361.64
66	7/3/2018		2,675.46	819.59	1,855.87	246,505.78
67	8/3/2018		2,675.46	813.47	1,861.99	244,643.79
68	9/3/2018		2,675.46	807.32	1,868.14	242,775.65
69	10/3/2018		2,675.46	801.16	1,874.30	240,901.35
70	11/3/2018		2,675.46	794.97	1,880.49	239,020.86
71	12/3/2018		2,675.46	788.77	1,886.69	237,134.17
72	1/3/2019		2,728.97	782.54	1,946.43	235,187.75
73	2/3/2019		2,728.97	776.12	1,952.85	233,234.90
74	3/3/2019		2,728.97	769.68	1,959.29	231,275.60
75	4/3/2019		2,728.97	763.21	1,965.76	229,309.84
76	5/3/2019		2,728.97	756.72	1,972.25	227,337.60
77	6/3/2019		2,728.97	750.21	1,978.76	225,358.84
78	7/3/2019		2,728.97	743.68	1,985.29	223,373.56
79	8/3/2019		2,728.97	737.13	1,991.84	221,381.72
80	9/3/2019		2,728.97	730.56	1,998.41	219,383.31
81	10/3/2019		2,728.97	723.96	2,005.00	217,378.31
82	11/3/2019		2,728.97	717.35	2,011.62	215,366.69
83	12/3/2019		2,728.97	710.71	2,018.26	213,348.43
84	1/3/2020		2,783.55	704.05	2,079.50	211,268.93
85	2/3/2020		2,783.55	697.19	2,086.36	209,182.57
86	3/3/2020		2,783.55	690.30	2,093.25	207,089.32
87	4/3/2020		2,783.55	683.39	2,100.15	204,989.17
88	5/3/2020		2,783.55	676.46	2,107.08	202,882.08

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Amortization Schedule After Principal Reduction						
Pmt #	Date	Advance	Payment	Interest	Principal	Remaining
89	6/3/2020		2,783.55	669.51	2,114.04	200,768.04
90	7/3/2020		2,783.55	662.53	2,121.01	198,647.03
91	8/3/2020		2,783.55	655.54	2,128.01	196,519.02
92	9/3/2020		2,783.55	648.51	2,135.04	194,383.98
93	10/3/2020		2,783.55	641.47	2,142.08	192,241.90
94	11/3/2020		2,783.55	634.40	2,149.15	190,092.75
95	12/3/2020		2,783.55	627.31	2,156.24	187,936.51
96	1/3/2021		2,839.22	620.19	2,219.03	185,717.48
97	2/3/2021		2,839.22	612.87	2,226.35	183,491.13
98	3/3/2021		2,839.22	605.52	2,233.70	181,257.43
99	4/3/2021		2,839.22	598.15	2,241.07	179,016.36
100	5/3/2021		2,839.22	590.75	2,248.47	176,767.89
101	6/3/2021		2,839.22	583.33	2,255.89	174,512.01
102	7/3/2021		2,839.22	575.89	2,263.33	172,248.68
103	8/3/2021		2,839.22	568.42	2,270.80	169,977.88
104	9/3/2021		2,839.22	560.93	2,278.29	167,699.58
105	10/3/2021		2,839.22	553.41	2,285.81	165,413.77
106	11/3/2021		2,839.22	545.87	2,293.35	163,120.42
107	12/3/2021		2,839.22	538.30	2,300.92	160,819.50
108	1/3/2022		2,896.00	530.70	2,365.30	158,454.20
109	2/3/2022		2,896.00	522.90	2,373.11	156,081.09
110	3/3/2022		2,896.00	515.07	2,380.94	153,700.16
111	4/3/2022		2,896.00	507.21	2,388.79	151,311.36
112	5/3/2022		2,896.00	499.33	2,396.68	148,914.69
113	6/3/2022		2,896.00	491.42	2,404.59	146,510.10
114	7/3/2022		2,896.00	483.48	2,412.52	144,097.58
115	8/3/2022		2,896.00	475.52	2,420.48	141,677.10
116	9/3/2022		2,896.00	467.53	2,428.47	139,248.63
117	10/3/2022		2,896.00	459.52	2,436.48	136,812.15
118	11/3/2022		2,896.00	451.48	2,444.52	134,367.62
119	12/3/2022		2,896.00	443.41	2,452.59	131,915.03
120	1/3/2023		2,953.92	435.32	2,518.60	129,396.43
121	2/3/2023		2,953.92	427.01	2,526.92	126,869.51
122	3/3/2023		2,953.92	418.67	2,535.25	124,334.26
123	4/3/2023		2,953.92	410.30	2,543.62	121,790.63
124	5/3/2023		2,953.92	401.91	2,552.01	119,238.62
125	6/3/2023		2,953.92	393.49	2,560.44	116,678.18
126	7/3/2023		2,953.92	385.04	2,568.89	114,109.30
127	8/3/2023		2,953.92	376.56	2,577.36	111,531.93

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Amortization Schedule After Principal Reduction

Pmt #	Date	Advance	Payment	Interest	Principal	Remaining
128	9/3/2023		2,953.92	368.06	2,585.87	108,946.07
129	10/3/2023		2,953.92	359.52	2,594.40	106,351.66
130	11/3/2023		2,953.92	350.96	2,602.96	103,748.70
131	12/3/2023		2,953.92	342.37	2,611.55	101,137.15
132	1/3/2024		3,013.00	333.75	2,679.25	98,457.90
133	2/3/2024		3,013.00	324.91	2,688.09	95,769.80
134	3/3/2024		3,013.00	316.04	2,696.96	93,072.84
135	4/3/2024		3,013.00	307.14	2,705.86	90,366.98
136	5/3/2024		3,013.00	298.21	2,714.79	87,652.19
137	6/3/2024		3,013.00	289.25	2,723.75	84,928.44
138	7/3/2024		3,013.00	280.26	2,732.74	82,195.70
139	8/3/2024		3,013.00	271.25	2,741.76	79,453.94
140	9/3/2024		3,013.00	262.20	2,750.80	76,703.14
141	10/3/2024		3,013.00	253.12	2,759.88	73,943.26
142	11/3/2024		3,013.00	244.01	2,768.99	71,174.27
143	12/3/2024		3,013.00	234.88	2,778.13	68,396.14
144	1/3/2025		3,073.26	225.71	2,847.56	65,548.58
145	2/3/2025		3,073.26	216.31	2,856.95	62,691.63
146	3/3/2025		3,073.26	206.88	2,866.38	59,825.25
147	4/3/2025		3,073.26	197.42	2,875.84	56,949.41
148	5/3/2025		3,073.26	187.93	2,885.33	54,064.08
149	6/3/2025		3,073.26	178.41	2,894.85	51,169.23
150	7/3/2025		3,073.26	168.86	2,904.40	48,264.83
151	8/3/2025		3,073.26	159.27	2,913.99	45,350.84
152	9/3/2025		3,073.26	149.66	2,923.60	42,427.23
153	10/3/2025		3,073.26	140.01	2,933.25	39,493.98
154	11/3/2025		3,073.26	130.33	2,942.93	36,551.05
155	12/3/2025		3,073.26	120.62	2,952.64	33,598.41
156	1/3/2026		3,134.73	110.87	3,023.85	30,574.55
157	2/3/2026		3,134.73	100.90	3,033.83	27,540.72
158	3/3/2026		3,134.73	90.88	3,043.84	24,496.88
159	4/3/2026		3,134.73	80.84	3,053.89	21,442.99
160	5/3/2026		3,134.73	70.76	3,063.97	18,379.02
161	6/3/2026		3,134.73	60.65	3,074.08	15,304.95
162	7/3/2026		3,134.73	50.51	3,084.22	12,220.72
163	8/3/2026		3,134.73	40.33	3,094.40	9,126.33
164	9/3/2026		3,134.73	30.12	3,104.61	6,021.71
165	10/3/2026		3,134.73	19.87	3,114.86	2,906.86
166	11/3/2026		2,916.45	9.59	2,906.86	0.00

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The Guarantee Schedule above reflects the revised amortization schedule for 2017 with the removal of Bear Creek, Stewart Parker, Paquin Tower, Oak Tower, and 90 units from Jesse Wrench and Frank Coleman.

Attachment C: Inventory and Rate Comparison

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Water Frozen Rolling Base Account Number Inventory:

Development Name	Baseline Account Numbers	Current Account Numbers
Jesse Wrench	46316, 69190	46740, 45786, 45796, 45800, 45804, 45808, 45822, 45826, 45828, 45830, 45842, 45846, 45854, 45856, 45864, 45870, 45880, 45882, 45886, 45888, 45892, 45908, 45912, 45916, 46130, 46136, 46142, 46168, 46170, 46182, 46210, 46212, 46216, 46218, 46220, 46224, 46238, 46240, 46242, 46244, 46246, 46248, 46256, 46260, 46262, 46266, 46276, 46290, 46298, 46302, 46306, 46308, 46616, 46618
Frank Coleman	46434	46434, 46376, 46380, 46382, 46386, 46390, 46392, 46394, 46396, 46400, 46406, 46410, 46412, 46418

Rate Comparison:
Columbia, MO Housing Authority
Energy Performance Contract Savings Report

Development Name	Utility Type	2018 Current Rate	2018 Floor Rate	2018 Resident-Paid Floor Rate
Jesse Wrench	Electric	\$0.165	\$0.119	\$0.119
Jesse Wrench	Gas	\$1,393		\$1.458
Jesse Wrench	Water/Sewer	\$8.984	\$5.333	
Frank Coleman	Electric	\$0.165	\$0.119	\$0.119
Frank Coleman	Gas	\$1.393		\$1.458
Frank Coleman	Water/Sewer	\$11.567	\$5.333	

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Attachment D: Site Inspections

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Columbia Housing Authority Annual Field Site Inspection Report – 2018

Ameresco visited Columbia Housing Authority on January 30, 2019 to conduct field Site Inspections at 6 units plus common areas where retrofits occurred.

Field inspections performed during the site-visits included the following for each apartment:

- Kitchen Sink aerators
- Bathroom Sink aerators
- Showerheads
- Toilets
- HVAC
- Thermostats
- Lighting



Summary of Field Inspections

A field audit of the units at CHA was performed. The field audit indicates the original equipment installed under the Energy Performance Contract is still in place and generally being operated in an efficient manner.

Lighting:

Lighting equipment in most facilities has remained in place, with a few small exceptions where CFL's were missing from the fixture. Incandescent lamps were also found in several tenant lamps which are out of the scope of this inspection.



Water:

Water equipment in most facilities has remained in place. A few locations were noted where the aerators were removed or replaced. These locations are shown in the attached pages. There were no leaks or running toilets observed during this visit.



Heating/Cooling Thermostats:

Thermostats installed under the project have remained in place and since these thermostats are factory set and limited all settings are currently in place.



Dual Fuel heat pump systems:

Ten housing units were reviewed with the dual fuel heat pumps installed. All units reviewed are in good operating condition.



Individual Site Reports

The sites below were included in the field inspection/review.

		Water	Lighting		Furnaces
Jesse Wrench	205 Park Avenue	2bath	12	PIG14	50k btu
Jesse Wrench	207 Park Avenue	2bath	12	PIG14	75k btu
Jesse Wrench	412 Park Avenue	2bath	12	PIG14	75k btu
Jesse Wrench	600 Park Avenue	1bath	14	PIG14	50k btu
Jesse Wrench	310 Trinity	1bath	14	PIG14	50k btu
Frank Coleman	315 Trinity	1.5bath	20	PIG14	75k Btu

Site: Jesse Wrench - Six sites inspected

Jesse Wrench – 205 Park Avenue

Toilets: Toilets were installed and operating properly.

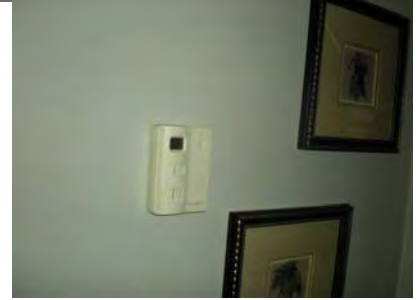
Aerators: All aerators are installed and operating correctly

Showerheads: All showerheads are installed and operating as required

Lighting: All lighting is installed and operating as designed

Dual Fuel Heat pump: 50K Btu heat pump was installed and operating properly.

Thermostats: Thermostats are installed and factory set.



Jesse Wrench – 207 Park Avenue

Toilets: In place and operating

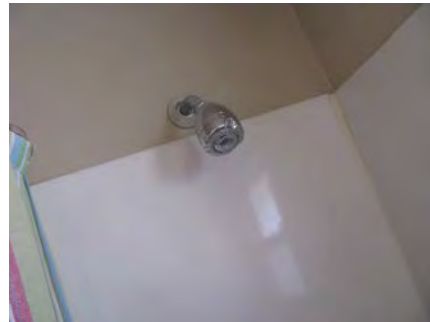
Aerators: All aerators are installed and operating correctly

Showerheads: All showerheads are installed and operating as required.

Lighting: All lighting is installed and operating as designed

Dual Fuel Heat pump: 75K Btu heat pump was installed and operating properly.

Thermostats: Thermostats are installed and factory set.



Jesse Wrench – 412 Park Avenue

Toilets: In place and operating

Aerators: All aerators are installed and operating correctly

Showerheads: All showerheads are installed and operating as required

Lighting: All lighting is installed and operating as designed

Dual Fuel Heat pump: Dual fuel heat pump was installed.

Thermostats: Thermostats are installed and factory set.



Jesse Wrench – 600 Park Avenue

Toilets: In place and operating Aerators: All aerators are installed and operating correctly

Showerheads: All showerheads are installed and operating as required

Lighting: All lighting is installed and operating as designed.

Dual Fuel Heat pump: Dual fuel heat pump was installed.

Thermostats: Thermostats are installed and factory set.



Jesse Wrench – 310 Trinity

Toilets: In place and operating

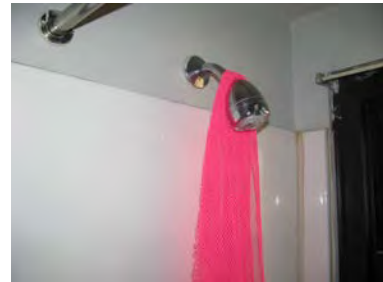
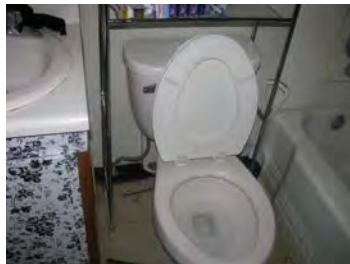
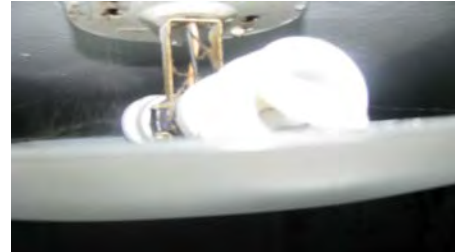
Aerators: All aerators are installed and operating correctly.

Showerheads: All showerheads are installed and operating as required

Lighting: All lighting is installed and operating as designed

Dual Fuel Heat pump: Not installed at this location

Thermostats: Thermostats are installed and factory set.



Site: Frank Coleman - One sites inspected

Frank Coleman - 315 Trinity

Water Closets: 1.5 bath unit. Toilets In place and operating

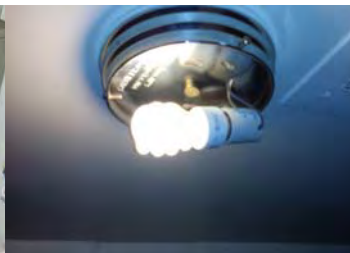
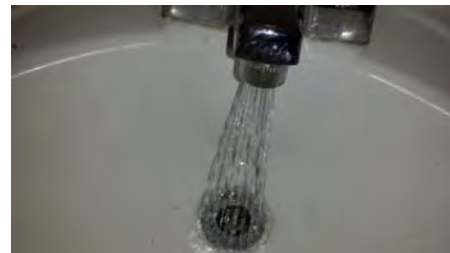
Aerators: All aerators are installed and operating correctly

Showerheads: All showerheads are installed and operating as required

Lighting: All Lighting is installed and operating as designed.

Dual Fuel Heat pump: Heat pump is installed and operating.

Thermostats: Thermostats are installed and factory set





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

Current Events for March - April 2019

Current Events

Current event items related to the CHA Affordable Housing Initiative are included in the Board Report from the CEO.

- Phil Steinhaus and Andrea Tapia attended an MHDC compliance training conference.
- Phil Steinhaus participated in a meeting at REDI with the Federal Home Loan Bank of St. Louis to discuss a plan to propose local community projects to local banks and other institutions that are required to participate in the Community Reinvestment Act.
- CHA Staff attended the Fair Housing and Lending Seminar sponsored by the City of Columbia.
- The first meeting of the Resident Advisory Board for 2019 was held on April 4, 2019.
- Phil Steinhaus, Andrea Tapia, Laura Lewis, and Mary Harvey met with staff from Boone County Family Resources to discuss the possibility of the CHA managing their low-income housing tax credit properties.
- Phil Steinhaus and Andrea Tapia met with staff from University Extension to discuss their Rent Smart consumer education program.
- The auditors from Rubin Brown are at the CHA the week of Monday, April 15, 2019 to conduct their work on the CHA audit for FYE2018.

On-Going Community Committees and Task Forces

- Phil Steinhaus is participating in the Brilliant Beginnings committee of the Cradle to Career Alliance. The committee is focusing on birth to Kindergarten child development.
- Phil Steinhaus is participating in the City of Columbia's Fair Housing Task Force.
- Phil Steinhaus participated in the Cradle to Career Alliance Board meeting.
- Phil Steinhaus is participating in the Columbia/Boone County Department of Public Health and Human Services Safe, Healthy, and Affordable Housing Action Team.
- Andrea Tapia is serving on the Board of Directors for the Salvation Army.

Media articles for this month are attached.

Fair housing and lending seminar open to the public

KELSEY WU Mar 20, 2019

Registration is open for Columbia's Annual Fair Housing and Lending seminar.

The event is scheduled for 8 a.m. to 4:30 p.m. April 5 at the Daniel Boone City Building, 701 E. Broadway. Anyone who is interested can find the registration link on the city's website.

The seminar will feature presentations from fair housing and lending experts, including Rigel Oliveri, Eric Krekel, Randy Cole and Nate Johnson, who is the president of Real Estate Solutions. They will address topics such as laws for housing and lending, service animals, the Americans with Disabilities Act, the Missouri Human Rights Act and affordable housing.

A housing fair will allow residents to meet with people from housing, neighborhood development, energy efficiency and environmental sustainability programs.

Small-group workshops, limited to 25 participants, will be available in the afternoon. They will focus on topics such as early life socialization, the dynamics of privilege and power, forces at work in systems of oppression and how to create change in one's life and institutional or work settings.

Sponsors include the Columbia Human Rights and Disabilities commissions, the Columbia Board of Realtors, the Columbia Apartment Association, Central Bank of Boone County, the Missouri Human Rights Commission and [the Columbia Housing Authority](#).

Columbia City Council candidates discuss transit changes at forum

BY VICTORIA CHEYNE Mar 25, 2019

A Columbia City Council candidate forum on disability issues Monday afternoon focused largely on possible reforms of public transportation.

Mayor Brian Treece, mayoral challenger Chris Kelly, Third Ward Councilman Karl Skala and Fourth Ward Councilman Ian Thomas answered questions from Max Lewis, a member of the Columbia Housing Authority Board during the event at the Daniel Boone City Building. Skala and Thomas are running unopposed for re-election.

Improving the transit system

Lewis asked the candidates about their ideas for promoting ridership and rehabilitating the transit system, which was significantly cut when the council approved the fiscal 2019 budget.

Skala and Thomas addressed the transportation sales tax in their responses.

The current breakdown of the tax funnels 50 percent of the total to road work, 25 percent to the Columbia Regional Airport and 25 percent to the transit system. Skala said he has suggested the road work and airport allotments each be decreased by 2.5 percent so more money can go into the transit system.

He noted that at the council's most recent meeting, March 18, members discussed adoption of a nominal \$2 airport parking fee and voted to bring back a Saturday bus route.

"I don't want to starve the airport, but yes, I do want to augment the transit system," Skala said.

Thomas agreed that transferring some of the airport funds to the transit system would help boost the system. He said a problem affecting the system is loss of revenue due to increased online shopping, in which sales tax is lost.

Treece focused his response on resources the city could use to enhance riders' experiences with the transit system. He referred to an on-demand service, similar to the apps, Uber or Lyft, but acknowledge that this tool would only appeal to residents who own smartphones.

He discussed constructing a bus route for workers and employers along Providence and Broadway and between the fringes of the city and Route B. More people could hold jobs in the manufacturing corridor if they had a way to get to and from work, Treece said.

"While we can't offer a charter service unique to one specific employer, we can try to aggregate when their start times are, where our riders live and how we need to operate a route that allows everyone to access that bus," Treece said.

Kelly said he supports a partnership between Columbia Public Schools and the city that would allow high schoolers to ride city buses to and from school. He said this move would increase ridership and revenue to the city.

The measure would limit buses on the street and teach kids the value of a transportation system, he said.

Skala said he would be open to the arrangement if it were accessible to students as well as people with disabilities.

"I'm not sure that it's an either/or solution," Skala said. "I think it could be a solution that employs both the private sector and the school district and the city itself."

Thomas also said he supports the effort for the culture it creates. He said he used city transportation to get to school as a child and has used public transit in every city where he has lived.

However, he said a different partnership needs to exist between MU and the city, wherein each registered student would pay a fee and ride buses for free, Thomas said. The conversation between the two entities hasn't progressed to a point where a fee could be negotiated, he said.

"This is the critical element that will make the difference between our current transit system and a great transit system," Thomas said.

Treece was the only candidate to oppose a partnership that would put students on city buses. He said adding students to the mix would likely be a distraction "when we can't even serve the needs that we have right now."

Inclusion of workers with disabilities

All four candidates talked about the importance of removing barriers to work and combatting employment discrimination based on disability.

Skala suggested ordinances be modified by the Council to promote fairness and prevent discrimination. Thomas agreed and rehashed how investing in the transportation system would have positive impacts in this area, too.

Thomas said he's open to an affirmative action initiative to bring more people with disabilities into the work force.

Treece said he has created a culture of inclusivity, but said the city could do a better job of recruiting nontraditional candidates, meaning people who aren't actively looking for jobs.

In his response, Kelly aimed to dispel the myth that hiring people with disabilities is bad for business. He said that when he served in the Missouri House of Representatives, his legislative assistant used a wheelchair and was widely regarded as the best legislative assistant in the building.

He acknowledged the role of commissions and boards but stressed the importance of people who will "just plain do it" to find diverse candidates for work.

Columbia residents find a community in Paquin Tower

Many locals pass Paquin Tower during their daily commutes, but few know about the people who live within its walls

ELENA K CRUZ MAR 28, 2019



Mike Bishop, a current resident of Paquin Tower, has lived in the building for 29 years, longer than any other resident.

LAUREN RICHEY

Mike Bishop holds a cigarette, fingers resting casually atop the rubber handles of his electric mobility scooter. He's sitting at the base of Paquin Tower, and he looks toward the building as he begins to speak.

"The longer you stay here, you've seen a lot of things happening," he says. "You've seen people that shoot themselves, bring guns in here just shooting themselves in the head... you've seen it all, so it's like nothing makes any difference to you anymore."

Bishop has a long Southern drawl and even longer wrinkles stretching from the rims of his eyes to the middle of his cheeks. His crow's-feet deepen as he laughs, which happens when he explains that he's lived in Paquin Tower for 29 years. Bishop, 53, has lived there for more than half his life, longer than any other resident. He's seen hardships, but he says Paquin Tower provided a home when he needed one most.

“The people here are like family,” Bishop says. That’s why he stays. Well, that and because the rent is affordable, and the location is close enough to the Walmart on Conley Avenue — about two and a half miles — that he can drive his scooter there.



Paquin Tower has a garden in the back where residents have the option to grow their own food. The staff also offers art classes and bingo.

LAUREN RICHEY

Fewer than 800 yards away from Rise on 9th apartments, the construction of a new multimillion-dollar MU School of Music and Beta Sigma Psi’s College Avenue fraternity mansion, Paquin Tower houses nearly 200 low-income people who are elderly or have disabilities. College students, who pay thousands of dollars for their education, walk past the 15-story apartment complex on their way to classes. Downtown businesses open their glass doors Mondays through Fridays a few blocks away.

The brick structure sandwiched between Hitt Street and College Avenue doesn’t fit Columbia’s changing image of downtown, but for the past 46 years, Paquin Tower’s rooms have been home to Columbia residents who don’t have other local housing options.

The building towered over Columbia when it was opened in 1973, but more expensive high-rises have crowded the skyline since. However, the need for affordable housing has remained.

Paquin Tower is maintained by the Columbia Housing Authority, and it provides low-income housing assistance and fully accessible single apartments. Unlike the \$700-or-more-a-month student apartments that have multiplied in recent years, residents at Paquin Tower dedicate 30 percent of their adjusted incomes, no matter how much that is, to pay for their rooms. Housing and Urban Development covers the rest of that cost, according to Affordable Housing Manager Beth Cockrum.

Paquin has offered an affordable sanctuary and access to the otherwise unreachable shopping for its residents, who often consider Columbia their permanent home. Many in the building don't have family members to help them shop, and Paquin Tower supplies the infrastructure residents need to simply sleep and eat independently.

It was originally built as an installment under the Columbia Housing Authority, says CHA Chief Executive Officer Phil Steinhaus. "My understanding is that there were many in our community, including those in the medical field, who realized they had persons with disabilities who lacked any kind of accessible housing in our community," he says.

Paquin Tower is the only building for seniors that has full Americans with Disabilities Act-accessible accommodations.

As an unusually warm October day turns to dusk, people circulate the patio around Bishop. Two women sit at a metal picnic table and laugh with him. A man and a woman begin arguing about some building drama. Greg Fugate, a new resident, strikes up a conversation with Bishop, cigarette also in hand. It's a community centered on the need for fresh air and the smell of tobacco.

Independent Living Coordinator Samantha Christian says the staff has created a safe environment for residents, who often are extremely vulnerable and need the infrastructure and assistance the staff provides.

Christian is one of the six full-time employees working in the building. Alongside her is Cockrum, who has been an employee at CHA for 13 years, with nearly 12 of those years spent at Paquin.



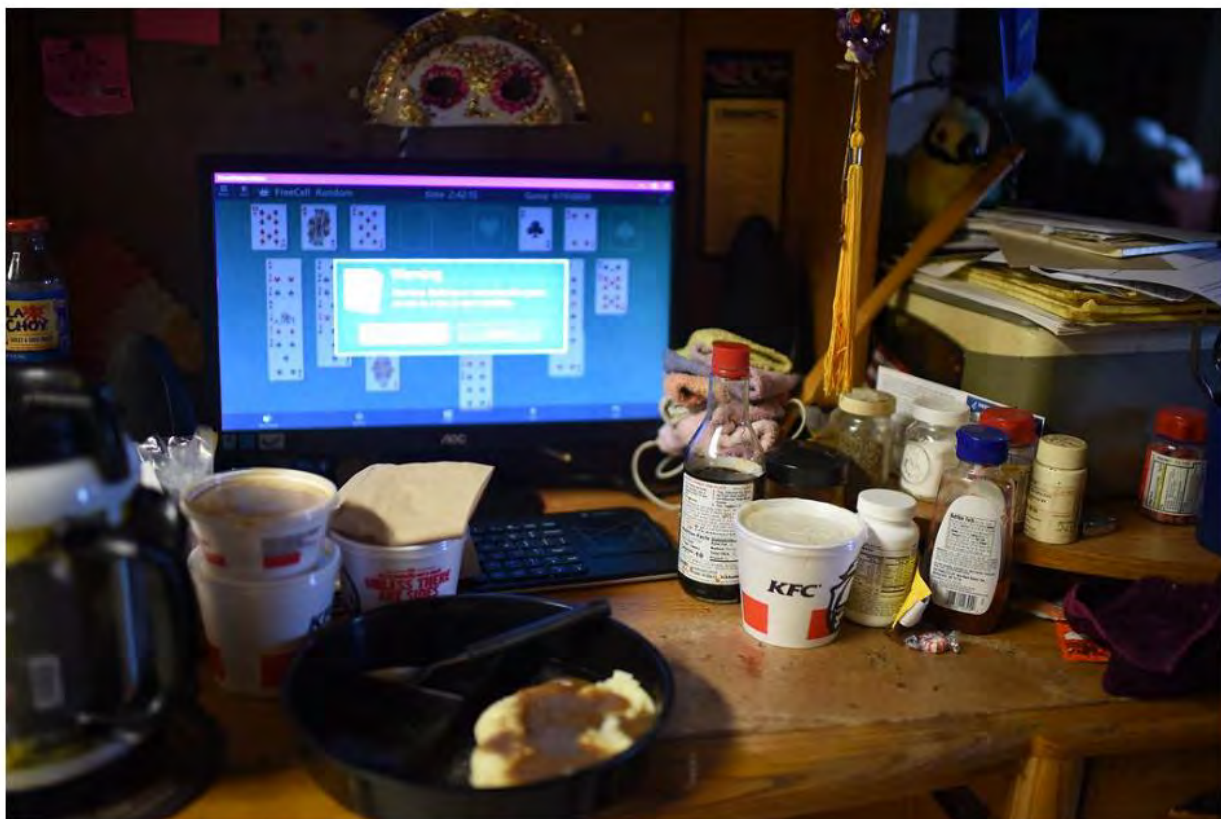
Ellen Stockton, a regular participant in the weekly Wii Sports game in the lobby, colors a black-and-white city skyline between turns.

LAUREN RICHEY

“For most of the people that live here, they don’t have family,” Cockrum says. “We are their family. We’re their brothers, sisters, mothers, caseworkers; we’re everything. So if they need something, then we’re here for them.”

When Bishop learns that Christian recommended him as an interviewee for this story, he scrunches his face in confusion. He doesn’t get along perfectly with the staff, he says, and he believes they often go floor to floor purposefully trying to catch residents smoking.

What he doesn’t mention, though, is that Paquin has a strict ban on smoking indoors. Residents also might be kicked out if they’re arrested or caught doing drugs, depending on the basis of each case. Cockrum says these policies have helped clean up the tower over the past decade by keeping the residents safer and the apartment complex cleaner.



Mike Bishop, the oldest current resident of Paquin Tower, spends time around the building on March 1, 2019.

LAUREN RICHEY

Bishop’s one close friend was evicted for smoking a cigar in his room. Since then, Bishop says he still considers the residents to be family, but he doesn’t refer to anyone in the building specifically as a friend. Resident Michelle Adams, 30, distances herself from her neighbors in a similar way.

“I use the term friendship loosely,” she says, looking out from under expertly placed black eyeshadow. “I’m not a very trusting person.”

There are people Adams talks to often, whether in the lobby or hallways. Still, this emotional separation is necessary as a self-preservation strategy. Bishop uses a similar tactic.

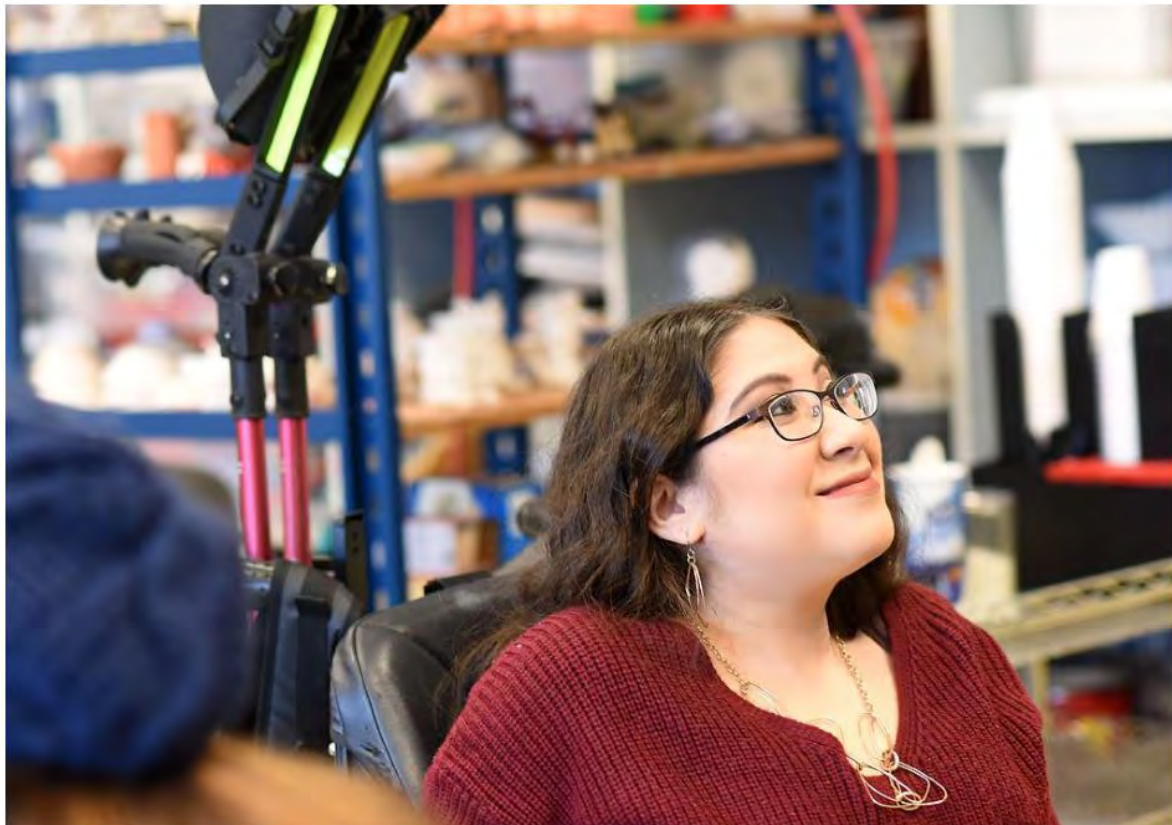
“It seems like everybody that got close to me always died, and that’s why I never tell anybody that they’re my friend,” Bishop says.

Adams lives on the same floor as Bishop in an identically shaped one-bedroom apartment. Her room wasn’t furnished when she first moved in, but she has made it her own in the seven years she’s lived there. She also has made her room as accessible as possible due to her disabilities, including having a ruler that helps her open the oven.

She has a tattoo on her arm listing her health-related issues. “Conditions: Spina Bifida, hydrocephalus. Medical device: VP Shunt. Allergies: Latex, Amoxicillin, Betadine, Suprax.” They’re all written above her elbow.

Multicolored clothes fill up two cluttered closets and two other sets of racks, and makeup brushes are strewn across Adams’ 5-foot-long dresser. “Want to know what happens whenever you toast bread?” she says with a laugh. “My fire alarm goes off.” Then she gestures to the toaster sitting on the bathroom counter a safe distance from the fire alarm and, consequently, the kitchen.

Adams moved into Paquin Tower just six months after she graduated from MU with a degree in art in 2011. She has felt less restricted since moving in. She says she has gained independence because she doesn’t need a personal care attendant anymore.



Michelle Adams travels around downtown Columbia to her favorite haunts, including Lucky's and Walgreens.

LAUREN RICHEY

She splits her time between her room, hanging out at Lucky's Market and shopping downtown. Paquin's location makes it easy for her to access the businesses with her electric wheelchair. When she's in the building, she'll often chat with residents in the lobby, where there is almost always a group of people sitting around.

The lobby is often where many residents congregate, and everyone who enters the building passes by the hub. Eight wooden tables rest on the lobby's cream-colored floor, and a 60-inch flatscreen TV can be heard over the hum of the vending machine. The two elevators ding repetitively, automatic doors slide open with a rush, dog leashes jingle, and snippets of people's conversations halt as they acknowledge the passing residents.

Even at 5 a.m. when Cockrum arrives to work, the lobby is busy. "We have coffee out there every morning for them," Christian says.

Paquin Tower also offers group activities, such as Wii bowling tournaments, pottery classes and bingo nights throughout the week. There are options for occupational therapy and Columbia Parks and Recreation-led forums, which bring the residents out of their rooms to be together on the first floor.



The common room is a space where many residents leave their apartments to hang out. Bishop often plays Wii in the common room, and he also likes to go to Paquin's gym.

LAUREN RICHEY

The building underwent a \$12 million renovation project that was completed in 2018. The project was paid for using low-income housing tax credits, and they were able to install new elevators, appliances, LED lighting, flooring and more. There are still parts of the building that need repair, though, and its residents keep the six employees at Paquin busy.

According to Cockrum, residents make three to 15 calls to 911 each week. They cover a range of alerts from breathing difficulties to behavioral discrepancies that are reported to the Columbia Police Department, depending on the emergency. Cockrum and Christian sometimes have people on hospice in their care and people who need a lot of medical attention. In addition, the employees have constant work in looking after the few hundred residents.

Work for Cockrum often includes dealing with emergency situations. “The part of my job that I dislike the most is when somebody passes away,” she says. “Whether I find them or hospice comes in, it’s horrible. I do not like that part of my job at all. But, that being said, you know, they don’t have family, and if we can be there...” She trails off, pulling her green hoodie over her lip. Her blue eyes turn red and damp.

Cockrum steps back to look out the window, and Christian takes over to explain how much they’re asked to do. “You get this black-and-white job description,” she says. “But the job is way more than that because you do step in and fill those gaps.”

Bishop was 16 when he was involved in a massive car crash that caused a traumatic brain injury. Soon after, when Bishop was 18, his father died in a house fire. He then moved between Missouri and Arkansas, first attending Wonderland Camp in Lake of the Ozarks, which is a camp for people with disabilities. Then he went to the physical therapy clinic NeuroRestorative Timber Ridge in Benton, Arkansas, and then a rehabilitation center in Mount Vernon, Missouri, before landing in Paquin at age 24.

Often people judge him by the effects of his brain injury, such as his slow speech and inability to walk, and ignore his humanity. “I can’t be out in that outside world where everybody stays because it’s like being in an institution,” Bishop says. “Going out in life, it’s like nobody treats you the same... So people here is like family.”

After nearly three decades at the tower, Bishop would like to move into Boone Point Central near Columbia College, a new 13-unit housing complex for citizens with disabilities. But he has done what outsiders often cannot: He has cut through Paquin’s tough exterior.

“Look over there, behind the concrete,” Bishop says while he sits outside, cigarette still in hand. “In the concrete, right over there. See that split over there? Go over there and look.”

He wheels his electric scooter a couple feet to the base of the metal picnic table. Engraved in the concrete is a message: “Mike 96.”

“They almost took it off, but I got it in there when they wasn’t looking,” he says, laughing mischievously. Bishop has been here long enough. He’d leave if he had his way, but he has earned the right to mark the space as his own.

As apartment complexes geared toward students continue to pop up, the tower provides a shelter for some of the city's most vulnerable residents. Without it, some 200 residents would be without an affordable home — or even a home at all.

Bishop and Paquin Tower serve as reminders that nestled between Columbia's business district and college-town mindset are hundreds of people who can't afford such luxuries, and they, too, need spaces to call home. It ultimately must provide shelter, but it also must be a place residents can interact without judgment or belittlement. Some residents live out the rest of their days in the tower, and some move on. For those who live there, no matter how long, Paquin Tower — faults and all — is a place to call home. [OBJ]



Bishop's room is decorated with his own artwork and fond mementos.

LAUREN RICHEY



Boone County overlaps jail booking records with homelessness data Connecting homeless with stable housing

By: Jasmine Ramirez

Posted: Apr 11, 2019 08:15 PM CDT

Updated: Apr 11, 2019 10:49 PM CDT

BOONE COUNTY, Mo. - Boone County is working to reduce recidivism by crossing jail booking records with homelessness data.

"We can see individuals who have been in and out of jail six times in that year and touching the homelessness system many more times," said Boone County Director of Community Services Kelly Wallis.

The county identified 111 people experiencing homelessness and appearing on Boone County Jail records from April 2018 to April 2019, Wallis said.

She said next the county will determine which people are experiencing the most vulnerable living situations and connect them with supportive housing.

"What it really boils down to is who is at the most risk of dying on the street," Wallis said.

The Columbia Housing Authority was awarded 14 vouchers that will be used for the project.

"Vouchers that designated to serve persons exiting institutions, at risk of institutionalization, homeless, or at risk of becoming homeless," said Columbia Housing Authority Director Phil Steinhaus in an email to ABC 17 News.

Boone County has contracted with the Voluntary Action Center to help provide supportive services, such as job skills training, or help people to obtain treatment for substance use disorder.

Wallis said the county will monitor the people who are given the housing vouchers to find if stable housing lessens a person's rate of incarceration.

"Likely if someone can maintain housing for a year, they will have greater success for longer terms," she said.

She said she's hopeful the project will help keep people out of jail.

"Providing an individual with supportive housing reduces recidivism, reduces emergency room visits, and utilization of other resources," Wallis said. "For a tax-payer perspective, spending less dollars and having a good outcome for individuals is the best-case scenario."