



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: May 10, 2019

RE: May 13, 2019 CHA Board Meeting Agendas & Materials

Enclosed are the agenda packets for the CHA Board meetings next Monday, May 13, 2019. Also enclosed are agenda packets for meetings of the CHALIS and CCHT Boards. Included in the packets are staff memos and information related to each resolution. Please note the following:

CHA BOARD AGENDA ITEMS

Resolutions

- **Resolution 2813:** To approve significant amendment to the PHA plan related to replacing the Providence Walkway Apartments with new construction and the acquisition of property.
- **Resolution 2814:** To approve an application to the Federal Home Loan Bank of Des Moines to support construction of the Providence Walkway Apartments.

BOARD REPORTS

- **Affordable Housing Initiative:** Enclosed is an update on the CHA Affordable Housing Initiative.
- **CHA Management Reports:** Public Housing & Affordable Housing Properties and Safety. There are no reports from Human Services and the Section 8 Housing Choice Voucher Program this month.
- **Financial Reports:** The financial reports for March 2019 are enclosed.
- **Operating Subsidy and Capital Funds report:** A report on the calculation of our public housing operating subsidy and capital fund for CYE2019 is enclosed.
- **Current Events:** A report on current events is enclosed.

CHALIS BOARD AGENDA ITEMS

- **Resolution 108:** Will approve an MOU with the Youth Community Coalition and the submission of a ACT grant application.

CCHT BOARD AGENDA ITEMS

- **Resolutions 57, 58, 59, 60, 61, & 62:** These resolutions will authorize the officers and staff of the CCHT and the associated Limited Partnerships to act on behalf of the CCHT, the General Partnerships, and the Limited Partnerships.

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: Monday, May 13, 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 April 16, 2019 Open Meeting Minutes
- V. Recognition of Achievement
- VI. Public Comment (Limited to 5 minutes per speaker)

RESOLUTIONS

- VII. **Resolution 2813:** To Approve a Significant Amendment to the Columbia Housing Authority's Annual Plan Related to the Acquisition of Property and the Replacement of Current Public Housing Units with New Construction.
- VIII. **Resolution 2814:** To Authorize the Submission of an Affordable Housing Program Funding Application to the Federal Home Loan Bank of Des Moines to Assist with the Replacement of Fifty (50) Public Housing Units Referred to as the Providence Walkway Apartments.
- IX. **Resolution 2815:** A Resolution to Approve the 2019 Capital Fund Program's 5-Year Action Plan for Submission in the "Activity Planning" Module of HUD's "Energy and Performance Information Center" (EPIC) System.

REPORTS

- X. Affordable Housing Initiative Report
- XI. Monthly Management Reports for the Housing Choice Voucher Program, Public Housing & Affordable Housing Properties, Human Services, and Safety.
- XII. Financial Reports for March 2019
- XIII. Operating Subsidy and Capital Fund for CYE2019.
- XIV. Current Events
- XV. Retreat Planning Topics and Meeting Date
- XVI. Commissioner Terms

PUBLIC AND COMMISSIONER COMMENT

- XVII.** Public Comment (Limited to 5 minutes per speaker)
- XVIII.** Commissioner Comment
- XIX.** 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.info@gmail.com)

Media Contact: Phil Steinhaus, CEO
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E-mail: www.columbiaha.info@gmail.com

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



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING April 16, 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 April 16, 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
Robin Wenneker, Commissioner
Rigel Oliveri, Commissioner
Max Lewis, Commissioner

Excused: John French, Commissioner

CHA Staff: Phil Steinhaus, CEO
Charline Johns, Executive Assistant to CEO
Andrea Tapia, Chief Operations Officer
Laura Lewis, Director of Affordable Housing Operations
ElTonya Rhoades, Project-Based Voucher Family Self- Sufficiency Coordinator

Guest: Brittany Shepherd, Family Self-Sufficiency Graduate

III. Adoption of Agenda:

Mr. Hutton called for a motion to approve the agenda. 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 March 19, 2019 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of March 19, 2019. Mr. Hutton asked if there were any corrections or changes to the minutes. Seeing none. A motion was made by Mr. Lewis and second by Ms. Wenneker. All Commissioners voted "aye" and Mr. Hutton declared the motion approved.

V. Recognition of Achievement:

Mr. Hutton called for recognition of achievement going to Brittany Shepherd. Mr. Steinhaus introduced Ms. ElTonya Rhoades, Family Self-Sufficiency Coordinator to present the award. Ms.

Rhoades introduced Ms. Brittany Shepherd noting that this was her first graduate since taking the position.

Ms. Rhoades' stated that Ms. Shepherd was a recent graduate of the Family Self- Sufficiency (FSS) Program. Ms. Shepherd joined the program in March of 2013 shortly after moving into Public Housing with her son. At that time, she was employed at Wal-Mart. Ms. Shepherd obtained employment at Great Circle as a Youth Care Specialist, Teachers Assistant and Nursing Transporter. She has worked for Great Circle since 2013 and was promoted to Medical Service Coordinator in 2018. During this transition, Ms. Shepherd was able to increase her income by \$12,238, which helped her to reach her goal of self-sufficiency. She also plans to obtain a bachelor's degree in General Studies in the near future. Ms. Shepherd's can-do attitude has allowed her to focus on paying off her debt to increase her credit rating for the possibility of future homeownership. Ms. Rhoades' asked for the board to please help in congratulating Ms. Shepherd for her hard work and a job well done.

Mr. Steinhaus asked Ms. Shepherd if she would like to say something. Ms. Shepherd stated that she was thankful for Ms. Rhoades for helping her and assisting her to become self-sufficient. She stated that she was able to move out of affordable housing and is currently living in the private sector. Mr. Steinhaus presented Ms. Shepherd with a Certificate and card on behalf of the Board.

VI. Public Comment.

There were no public comments.

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.

Mr. Steinhaus stated that the Columbia Housing Authority (CHA) received \$100,000 in funding last year in HOME funding from the City of Columbia but were reapplying for funding because CHA did not get funded for the Low-Income Housing Tax Credit (LIHTC). CHA would not be able to use the \$100,000 in HOME funds. CHA is requesting to apply for the \$250,000 in HOME funding this year. Mr. Steinhaus stated that the city is anticipating receiving more HOME funds this year. Mr. Steinhaus stated that after speaking with city staff, they believed this was a reasonable request.

Mr. Steinhaus stated that these funds would go into the funding of the overall project and doesn't have to be designated for anything specific. Mr. Steinhaus stated the whatever funding sources CHA has such as LIHTC, HOME funds and Federal Home Loan Bank (FHLB) funds would be used together to support the project.

Mr. Hutton stated that he believed that the HOME funds weren't a big pool of funds and believes that \$250,00 is a good number. Mr. Steinhaus stated that he believes that the HOME funds were about \$800,000 this year, which is a little larger than Community Development Block Grant (CDBG) pool. Mr. Hutton asked if that was in fact. Mr. Steinhaus stated yes and that the requests for CDBG

funding is more competitive. Ms. Oliveri asked if these funds would also go away if LIHTC wasn't approved. Mr. Steinhaus stated yes then they will reallocate the funds. Mr. Steinhaus stated that these funds would not actually be available until next summer. He stated that HOME allocates their funds based on the estimate of how many HOME funds they will receive but will not know what they will receive until the Federal Budget gets adopted. Mr. Steinhaus stated that this would be good timing if CHA was to receive LIHTC funding. Mr. Steinhaus stated that it shows strong support for CHA projects when CHA goes to the Missouri Housing Development Commission (MHDC) with a funding request for low-income housing tax credits, the CHA can demonstrate that the city has put up \$250,000 towards this project.

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

Mr. Hutton called for a motion to approve Resolution 2809 as presented. A motion was made by Ms. Wenneker. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, Wenneker, Hutton

No: None

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 Apartment Project.

Mr. Steinhaus stated that there were a variety of infrastructure projects and needs for the redevelopment of the Providence Walkway Apartments. He stated that CDBG can not be used for construction of housing, but it can be used for infrastructure improvements. Mr. Steinhaus stated that CHA staff and CHA's Architect and Civil Engineers had a meeting with city staff to discuss the Providence Walkway project. The city staff believe that some sewer mains would need to be replaced. They do not believe that CHA will have to do any storm water detention work. Mr. Steinhaus stated that because it is redevelopment the city has different rules and codes. Mr. Steinhaus said that the cost of renovations would be close to the same cost of building new. Mr. Steinhaus stated that the Civil Engineering team that CHA has are very knowledgeable. One of them had worked for the city and the other one just really knows his job well.

Mr. Hutton asked how the meeting went and Mr. Steinhaus stated that it went well and that the city was very cooperative about what CHA was doing. Mr. Steinhaus stated that they discussed parking issues because the parking regulations state that for a one-bedroom unit you would need one and a half parking spaces, a two-bedroom unit would need two parking space and a three and four-bedroom unit would need three parking spaces.

Mr. Steinhaus stated that the CHA does not have that need and doesn't currently meet that requirement. He stated that CHA could probably get a variance showing that the current parking spaces have worked so far. He noted that his downtown manager pulled the current parking permits and it shows that only half of the individuals of those fifty units have cars. Mr. Steinhaus stated that city staff may reject the application based on it not meeting the code but are not opposed on a waiver for the parking requirements. Mr. Steinhaus stated that there will be a

meeting with the architects and engineers regarding the parking next week after they meet with the city to discuss all the issues discussed at the prior meeting.

Mr. Hutton asked whether this application mainly for replacement of sanitary sewers. Mr. Steinhaus stated yes and for anything else that was to come up such as: new water lines, meter pits, and lateral sewer service lines. Mr. Steinhaus said that a lesser sum would be accepted.

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

Ms. Rogers called for a motion to approve Resolution 2810 as presented. A motion was made by Ms. Oliveri. Second by Mr. Lewis. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, Wenneker, Hutton

No: None

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.

Mr. Steinhaus stated that CHA has had TBRA Vouchers since 1995 or 1996 up until 2014 and was receiving about \$100,000-\$150,000 per year at that time. He stated that these vouchers could be used for difficult to house individuals who are not on CHA's regular Section 8 Waitlist. Mr. Steinhaus stated that the vouchers work similarly to the Shelter Plus Care Vouchers where CHA is working with provider agencies who provide a supportive match to the vouchers.

Ms. Wenneker asked if this was a separate list. Mr. Steinhaus stated yes.

Mr. Steinhaus stated that the last time City of Columbia completed their five-year consolidated plan that TBRA was not mentioned as a need when the community needs survey was conducted. Mr. Steinhaus stated that it was stated a need in the new consolidated plan and the CHA request will fund about 16 vouchers for the one year. Mr. Steinhaus stated that unlike Shelter Plus Care those funds are only available May 1st – April 30th and whatever funds are left are gone, this funding is good for a two-year period. Ms. Wenneker asked what other funds can roll over like TRBA. Mr. Steinhaus stated that this is the only voucher funding that does this, which is great so that funds are not wasted. Mr. Steinhaus stated that with Shelter Plus Care the CHA has come up short before and had to move individuals to the Section 8 Housing Choice Voucher Program. Mr. Steinhaus stated that the city is supportive of CHA helping to house some of the difficult to house populations.

Mr. Hutton asked if CHA was competing with themselves for HOME funds. Mr. Steinhaus stated yes, but he had consulted with Randy Cole, Director of Housing Programs for the City of Columbia and he felt these were reasonable requests. Mr. Steinhaus stated that Mr. Cole will review the applications and present a recommendation to the Community Development Commission to review and then make funding recommendations.

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

Mr. Hutton called for a motion to approve Resolution 2811 as presented. A motion was made by Mr. Lewis. Second by Ms. Wenneker. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, Wenneker, Hutton

No: None

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

Mr. Steinhaus stated that this is something that the Food Bank asks CHA to approve each year. He stated that this is just a general agreement that allows CHA to go to the Food Bank and get food to distribute at the Annie Fisher Pantry. Mr. Steinhaus stated that the Annie Fisher Food Pantry is the second largest food pantry in Boone County partly because the residents can go once a week, whereas at the Food Bank a resident can only go once a month.

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

Mr. Hutton called for a motion to approve Resolution 2812 as presented. A motion was made by Ms. Wenneker. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, Wenneker, Hutton

No: None

XI. Affordable Housing Initiative Report.

Mr. Steinhaus stated that all abatement and demo is complete at the Bryant Walkway Apartments and that underground plumbing is installed and inspected. He stated that no one has been moved into buildings one, two or three yet because CHA is waiting on Certificates for the yard after yard inspections are done. Mr. Steinhaus stated that the Missouri Housing Development Commission did not recommend funding for the Providence Walkway Apartments project stating that the cost of renovating was approaching the cost of new construction. Mr. Steinhaus stated that as a result the project will involve demolishing the existing 50 public housing units and replacing them with new construction.

Mr. Steinhaus stated that the CHA will be submitting applications for CDBG and Home funds this month. Next month CHA will submit for the Federal Home Loan Bank (FHLB) funds and are waiting for MHDC to come out with a Qualified Allocation Plan. Mr. Steinhaus stated that he is hoping that the legislators approve the allocation of state low-income housing tax credits by the middle of May.

Mr. Steinhaus stated that the allocation of state low-income housing tax credits may be delayed by some bills that are requiring that a point system be developed similar to the system that some other states use which is a more objective process that is less subject to political influence. Mr. Steinhaus stated that some legislators want to make the funding process less politicized and more objective using a point system. The Missouri Workforce Housing Association is advocating for this. Mr. Steinhaus stated the difficulty will be getting legislators and developers to agree on this.

Ms. Wenneker asked how subjective the point system is. Mr. Steinhaus stated that it is meant to be more objective. Ms. Wenneker asked who was scoring this point system. Mr. Steinhaus stated that legislators will have to come up with a scoring system and then staff will score it and give it along with funding recommendations to the commission. Mr. Steinhaus stated that with the Federal Home Loan Bank of Des Moines (FHLB) funding process is a very objective system and they rank you on points. Mr. Steinhaus stated that every \$3,000 of funding is a point with more points for lower funding requests. He added that there are other points to be earned for example if you're doing special needs housing you get 10 points and so on, so when CHA is preparing their application they are looking to maximize points.

Mr. Steinhaus stated that this year CHA did not get funded and missed it by .015 points and six weeks later they received a call stating that they had enough money and would fund CHA. Mr. Steinhaus stated that they told CHA that it is all based on points and not what projects are being proposed or what state or area they are in.

Mr. Steinhaus stated that last year FHLB had extended their service region and additional funding went to Oregon and Alaska because of the severe housing needs in those states. Mr. Steinhaus stated that those states received extra points for just being in those states. He stated with that this not the case this year that puts CHA on a more even playing field. Mr. Steinhaus stated that these are the kinds of evaluation processes that developers want the MHDC to adopt.

Mr. Steinhaus went over the pictures included in the packet and stated that construction is taking place inside all the buildings and doesn't believe there will be anymore hidden surprises.

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

Mr. Steinhaus stated that CHA's occupancy is doing well but are a little low on AMP 1 with a little over 93% and Patriot Place with 91%. Mr. Steinhaus stated that this is because there are some vacant units at these sites. He stated that at AMP 1, which is Public Housing, CHA does not get paid for the vacant units as they do with the Project-Based Voucher units.

Mr. Steinhaus stated that tenant accounts receivable is doing well with Ms. Lewis and her staff staying on top of this. Mr. Steinhaus stated that CHA is experiencing a little turnover of the new units due to the fact that after a year, tenants in the renovated PBV unit can request a Section 8 Housing Choice Voucher.

Mr. Steinhaus stated that to get the units filled CHA has let tenants move in and make payment arrangements for their security deposits because they will lose a lot of money if they don't have these units filled. Mr. Hutton asked if this arrangement is working well. Ms. Lewis stated that the managers are keeping up with these payments and are tracking them so that the tenant does not

forget. Mr. Steinhaus stated that the tenant will be sent a termination if they have not paid their portion of the security deposit. Mr. Steinhaus stated that tenants at Oak and Paquin Towers pay \$15 a month for cable through the CHA and if they have not paid their portion of the security deposit their cable services will be cut off and that usually gets them to pay.

Mr. Steinhaus stated that the CHA has had several individuals graduate from the Family Self-Sufficiency (FSS) Program which is a good thing but he would like to get the numbers up. Mr. Steinhaus stated that there are 103 participants and have an escrow balance account of \$259,740 which is a lot of money spread out over those 103 families. Ms. Tapia stated that CHA tries to enroll individuals in the FSS program with no income so that when they gain employment that they can start to escrow immediately, as these individuals rent increases their matching escrow will increase.

Mr. Steinhaus stated that the Ms. Shepherd, the recipient of the recognition of achievement for April graduated with over \$8,000 in escrow. He noted that without this FSS incentive participants might not be as inclined to go back to work as they would pay the CHA 30% of any increase in their income for rent.

Mr. Steinhaus stated that the 811 Mainstream Voucher Program should be ready to start in June. He noted that there are 1,048 Housing Choice Vouchers (HCV) in lease and the target is 1,187 and staff are pulling from the bottom of the 2015 HCV waitlist and often twenty-five letters are sent out and maybe only ten people respond to these letters which makes it a little harder to get people leased up. Mr. Steinhaus stated that these vouchers are currently a little under utilized but CHA staff are working on that.

Mr. Steinhaus stated that the CHA's Project-Based Voucher units have 528 units filled out of 597 because there are vacant units on Bryant Walkway that are still being renovated. Mr. Steinhaus stated that the chart shows that CHA has 54 out of 65 vouchers leased so they are under-leased with the Continuum of Care Program because CHA is at the end of funding and does not want to over-leased and be short on funding.

Mr. Steinhaus stated that Human Services has brought in Mike Veny, an Inspirational Motivator again for a second time, as part of the Youth Community Coalition. Mr. Steinhaus stated that he is always impressed with the statistics that are given from Human Services with 7,484 lbs. of food being distributed through Annie Fisher Food Pantry and distributing 800 diapers to families in need. Mr. Steinhaus referred to the inspirational story of a women working full-time who was homeless with her kids, but once she enrolled her son into the Moving Ahead Program, she was connected to the Human Services' Family Life Coach and got her into housing by helping her through the application and paying down a utility bill. Mr. Steinhaus stated that after getting into housing she doesn't have lots of furniture but her and her children now have a roof over their heads and Human Services will continue to work with her.

Mr. Steinhaus stated that there were only 53 calls for law enforcement on CHA property this past month and most were medical related calls. Mr. Steinhaus referred the statistics chart and stated that there were 4 peace disturbance, 4 lock outs and 6 trespass warnings. Mr. Steinhaus stated that the trespass warnings are the major tools used to address individuals on CHA property who are not doing the right things. Mr. Steinhaus stated that informational reports were the biggest with 24 of those. Mr. Steinhaus stated that CHA has lost a safety officer who has taken another

position at a bank and they are in the process of hiring a new safety officer who is an ex-police officer that had once worked with Mark Brotemarkle, Director of Safety. Mr. Steinhaus stated that he believes he will be a great addition to the CHA.

Mr. Steinhaus stated that CHA has another ex-police officer Kevin Keith, working as a Safety Officer that does a great job and works for the schools as well. Ms. Wenneker asked if these positions were full-time. Mr. Steinhaus stated that Mr. Brotemarkle is full-time, Mr. Keith is part-time, and the new hire will be part-time, and Tara Thomason is full-time, and she has been with CHA for almost 20 years.

XIII. Financial Report for January and February 2019

Mr. Steinhaus reviewed some of the highlights in the narrative of the financial reports for January and February of 2019. Mr. Steinhaus stated that he believes that all the properties are doing well.

Mr. Steinhaus stated that total maintenance expenses are 25% over budget due to all the snow removal that CHA had to do. Ms. Wenneker asked was snow an issue on all the properties. Mr. Steinhaus stated that it was an issue on all the properties but was worse at Stuart Parker. Mr. Steinhaus stated that there were two on-call workers reported by Ms. Harvey at that time. Mr. Steinhaus stated that some of the snow storms happened over the weekend, so CHA staff were working and receiving overtime for those hours.

Mr. Steinhaus noted that Columbia experienced 18 inches of snow and the CHA was closed for two days because no one was able to travel on the roadways.

XIV. Energy Performance Contract

Mr. Steinhaus stated that in 2009 CHA entered into an Energy Performance Contract (EPC) to improve energy efficiency on CHA properties. He noted that this report conducted by Ameresco, an Energy Service Company, every year to document energy savings. Mr. Steinhaus stated that HUD has a policy that encourages Housing Authority's (HA) to become energy efficient and would allow HA's to pay for those energy efficient units with the savings that they receive from those as long as the savings pay for themselves in 15 years. He stated that they must come in each year and make sure the savings each year as well as inspect that the energy saving improvements are still there such as the high efficiency heat pumps, low flow aerator and low flow shower heads. Mr. Steinhaus noted that in a few of the units they had found that the compact florescent lights had been replaced with regular light bulbs and that at the new properties they have installed all LED lights.

Mr. Steinhaus stated that for managing the EPC the Central Office Cost Center received the remaining excess savings of \$17,000 with a total savings of \$79,284 and total cost of \$43,645 with a net savings of a little over \$35,000. Mr. Steinhaus stated that one of the things that has changed since entering into the contract in 2009 is that CHA did not know about Rental Assistance Demonstration (RAD) and once CHA started with RAD in 2012 they had to pay down the principle of the loan as renovations were done.

Ms. Wenneker asked that once next years report is done will it carry debt. Mr. Steinhaus stated that if CHA gets Providence Walkway renovations funded then that portion of the loan will be paid

off. CHA would contact Ameresco and they would have to do the calculation on what it would take to pay off the debt on the EPC's that were installed on that property.

Mr. Steinhaus stated that after each of the projects were completed they were given a name. Mr. Steinhaus noted that Jessie Wrench was the only white person to have a project named after him. He stated that Mr. Wrench was a strong supporter in the 1950's of the Civil Rights Movement and made large contributions to the MU facility.

XV. Current Events

Mr. Steinhaus reviewed the current events and some of the on-going community committees and task forces that he attends. Mr. Steinhaus stated that several of CHA's staff attended the Fair Housing and Lending Seminar in which Ms. Oliveri was one of the presenters there. Mr. Steinhaus stated that Mr. Lewis was mentioned in the newspaper about changes to the transit system. Mr. Steinhaus noted that Vox Magazine had done a nice article about Paquin Towers as well.

XVI. Retreat Planning Topics and Meeting Date

Mr. Steinhaus stated that the Board of Commissioners meet once a year for a longer meeting off site to try to limit the business items and have more of a discussion session. Mr. Steinhaus suggested that the meeting be about succession planning for himself and Ms. Harvey, Director of Finance and Human Resources. Mr. Steinhaus noted that in the last meeting he recommended that changing Ms. Tapia's title to Chief Operations Officer and talk about the possibility of grooming her so that she would be in a position for the Board would consider her as a top candidate to replace himself. Mr. Steinhaus stated that this does not mean it would be automatic, but organizations usually promote within when things are going well and when an organization is in trouble someone from the outside is brought in.

Ms. Wenneker asked if Mr. Steinhaus had given a date that he is anticipating. Mr. Steinhaus stated yes, in three years when he turns 65 years of age. Mr. Steinhaus stated that he believes Ms. Harvey will retire before him, stating that her husband had retired a few years prior. Mr. Steinhaus noted that this discussion would take place in a closed session for a more in-depth conversation.

Mr. Steinhaus stated that he would be able to give them updates of what progress is being made with the Providence Walkway planning, or any other topics that they would like to discuss. Mr. Steinhaus stated that in the past Residents Services and Safety have come in and gave presentations. Mr. Steinhaus stated that the Annual Retreat will be scheduled for June 19, 2019 and the location is to be determined. Mr. Steinhaus stated that the next board meeting will be scheduled for May 13, 2019.

XVII. Commissioner Terms

Mr. Steinhaus stated that Mr. Hutton's term is up, and he will be reapplying.

XVIII. Public Comment

There was no public comment.

XIX. Commissioner Comment

There was no commissioner comment.

XX. 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 6:46 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 April 12, 2019, I posted public notice of the April 16, 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: May 13, 2019

RE: **Resolution 2813:** To Approve a Significant Amendment to the Columbia Housing Authority's Annual Plan Related to the Acquisition of Property and the Replacement of Current Public Housing Units with New Construction.

Each year the Columbia Housing Authority (CHA) is required to produce the PHA Annual Plan and Five-Year Plan. Any time that the CHA makes a significant change to the PHA Plan, a Significant Amendment to the plan must be approved following these prescribed steps:

1. The Significant Amendment must be published for public comment for 45 days.
2. The Significant Amendment must be submitted to the Resident Advisory Board (RAB) for their review. Comments from the RAB must be submitted to the CHA Board of Commissioners.
3. After the 45-day public comment period and RAB review the CHA Board of Commissioners must vote to approve the Significant Amendment.

I am recommending two significant amendments to the 2019 PHA Plan.

1. Acquisition of Property.

The CHA will acquire property for developing new affordable housing or the replacement of current public housing stock.

2. Demolition and New Construction.

During the renovation of our Bryant Walkway Apartments we discovered extensive termite damage that required significant reframing of these apartments resulting in cost overruns for the project. When the CHA applied for low-income housing tax credits to renovate the Providence Walkway Apartments, the Missouri Housing Development Commission did not recommend funding for the project because the cost of the renovations was close to the cost of new construction.

With this knowledge, we feel that the best plan of action is to replace the Providence Walkway Apartments with new construction. All residents living in the Providence Walkway Apartments are guaranteed the right to return to the property and will be temporarily relocated for less than one year before they return to the newly constructed property.

The proposed Significant Amendments to the PHA plan are highlighted in the attached copy of the 2019 PHA plan as well as in the attached amendment.

CEO Recommendation: Adopt Resolution 2813 approving a significant amendment to the Columbia Housing Authority's Annual Plan related to the acquisition of property and the replacement of current public housing units with new construction.



Board Resolution

RESOLUTION #2813

To Approve a Significant Amendment to the Columbia Housing Authority's Annual Plan Related to the Acquisition of Property and the Replacement of Current Public Housing Units with New Construction.

WHEREAS, Each year the Columbia Housing Authority (CHA) is required to produce the PHA Annual Plan and Five-Year Plan; and

WHEREAS, Any time that the CHA makes a significant change to the PHA Plan, a Significant Amendment to the plan must be approved following prescribed steps; and

WHEREAS, The Significant Amendment must be published for public comment for 45 days; and

WHEREAS, The Significant Amendment must be submitted to the Resident Advisory Board (RAB) for their review and their must be submitted to the CHA Board of Commissioners; and

WHEREAS, After the 45-day public comment period and RAB review the CHA Board of Commissioners must vote to approve the Significant Amendment; and

WHEREAS, The CHA is in the process of renovating and/or replacing its aging public housing stock with renovated units or new construction; and

WHEREAS, The CHA has the opportunity to improve its renovated/newly constructed properties by acquiring additional property for developing new affordable housing or the replacement of current public housing stock; and

WHEREAS, During the renovation of our Bryant Walkway Apartments the CHA discovered extensive termite damage that required significant reframing of these apartments resulting in cost overruns for the project; and

WHEREAS, The unanticipated construction issues at the Bryant Walkway Apartments increased the cost of renovations higher than expected and close to the cost of new construction; and

WHEREAS, Discussions with the Missouri Housing Development Commission have indicated a preference for new construction given the high cost of renovating current public housing properties.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution #2813 approving a significant amendment to the Columbia Housing Authority's Annual Plan related to the acquisition of property and the replacement of current public housing units with new construction as attached hereto and made a part hereof, and making these revisions effective May 15, 2019.

Bob Hutton, Chair

Phil Steinhaus, Secretary

Adopted May 13, 2019



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

Proposed Significant Amendments to the Columbia Housing Authority 2019 PHA Plan

1. Acquisition of Property.

The CHA will acquire property for developing new affordable housing or the replacement of current public housing stock.

2. Demolition and New Construction.

During the renovation of our Bryant Walkway Apartments we discovered extensive termite damage that required significant reframing of these apartments resulting in cost overruns for the project. When the CHA applied for low-income housing tax credits to renovate the Providence Walkway Apartments, the Missouri Housing Development Commission did not recommend funding for the project because the cost of the renovations was close to the cost of new construction.

With this knowledge, we feel that the best plan of action is to replace the Providence Walkway Apartments with new construction. All residents living in the Providence Walkway Apartments are guaranteed the right to return to the property and will be temporarily relocated for less than one year before they return to the newly constructed property.

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: <u>Housing Authority of the City of Columbia, Missouri</u> PHA Code: <u>MO-007</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>120</u> Number of Housing Choice Vouchers (HCVs) <u>1,807 (Includes 150 VASH & 597 RAD PBV)</u> Total Combined <u>1,927</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
Lead PHA:																											

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

Statement of Housing Needs and Strategy for Addressing Housing Needs.

Housing needs have remained high during the past year with 518 households on the Public Housing and Project-Based Voucher (PBV) waiting list and 207 households on the HCV Housing Choice Voucher Program waiting list. Of these households, 86% of Public Housing and PBV and 93% of HCV applicants have extremely low incomes at or below 30% AMI. The HCV waiting list was open for one week in June 2015 and over 1,100 households applied for housing. This represents a 27% decrease in applicants as compared to November 2012. However, this number far exceeds the number of families the CHA will be able to serve through this program in the next two years. We plan to open the HCV waiting list in October 2018 for one week. Between 1,000 and 1,500 families will apply for assistance. Historical numbers of applicants for the Housing Choice Voucher Program are below:

Number of Housing Choice Voucher Program Applicants				
Year	2008	2010	2012	2015
# Applicants	1,000	1,200	1,500	1,115

The demand for efficiency and one-bedroom housing units remains high with 81% of Public Housing and PBV applicants and 28% of HCV applicants being eligible to receive assistance for this size of housing unit. Most of these 281 applicants are single person households. The 2015-2019 Consolidated Plan documents a continued high need for elderly housing and housing for persons with disabilities. The number of disabled families on the Public Housing and PBV waiting list (193) remains high, representing 37% of all applicants. Black/African American households continue to make up a disproportionate number of housing applicants. (Public Housing and PBV Family Sites: 52% and HCV Housing Choice Voucher Program: 66%)

It is worth noting that the Columbia Housing Authority stopped taking new applications in March 2015 and quit moving new residents into the CHA properties being renovated under the Rental Assistance Demonstration (RAD) program. The CHA stopped filling vacancies at these sites in order to have enough vacant units to relocate families on-site while renovations to their homes are completed. The waiting list was reopened in 2016. As a result, the number of families on the CHA Public Housing waiting lists does not accurately reflect the larger number of families who would ordinarily be added to our Public Housing & PBV waiting lists during this time period.

Significant increases in utility costs make it more difficult for low income households to secure and maintain their housing. Poor energy efficiency of low-income housing puts families at financial risk often leading to unpaid utility bills and loss of housing. In turn, low-income families with large debts owed to utility companies are unable to get utilities turned on in their names without paying off their debt to the utility companies. This often forces families to move significant distances outside of their current utility provider's service area.

The City of Columbia's 2015-2019 Consolidated Plan for the Community Development Block Grant and HOME Investment Partnerships Program provides significant documentation of the housing needs in Columbia and the surrounding Boone County MSA. **[Exhibit A]**

Strategy for Addressing Housing Needs

The Columbia Housing Authority strategy for addressing housing needs remains relatively unchanged from the CHA's FYE2018 PHA Plan with the added Significant Amendments of: 1.) plans to acquire property for developing affordable housing; and 2.) Plans to demolish the Providence Walkway Apartments and replace them with new apartments.

- The CHA is continuing to implement its Strategic Plan for its Affordable Housing Initiative which has as its main focus, the revitalization of all of the CHA's 717 units of Public Housing stock through the HUD Rental Assistance Demonstration (RAD) program and developing new affordable housing including the Patriot Place Apartments, completed in April 2016.
- **Significant Amendment:** The CHA will acquire property for developing new affordable housing or the replacement of current public housing stock.

- **Significant Amendment:** The CHA will demolish the Providence Walkway Apartments and replace these public housing units with new apartments. All residents living in the Providence Walkway Apartments are guaranteed the right to return to the property and will be temporarily relocated for less than one year.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

- In FYE2017 the CHA added a preference for U.S. Military Veterans for our waiting lists to receive housing assistance.
- In FYE2017 the CHA added a preference for families living in CHA public housing being converted under the RAD program to allow them to be temporarily relocated to other public housing units while their unit was being renovated.
- In FYE2017 the CHA added a preference to the Project-Based Voucher waiting list for families living in CHA public housing that will allow the CHA to relocate families in public housing to newly renovated Project-Based Voucher units.
- All of these changes were approved by the Resident Advisory Board and the CHA Board of Commissioners.

Financial Resources

- The CHA has converted 597 Public Housing units under the HUD Rental Assistance Demonstration (RAD) program during FYE2016 and FYE2017. As a result the public housing operating subsidies and capital funds for these housing units have been converted to long-term Project-Based Voucher contract funding.
- As a result of the conversion of 597 Public Housing units under the HUD RAD program, the CHA changed its fiscal year for FYE2017 from October 1 – September 30 to a fiscal year from January 1 – December 31. This has improved the financial reporting for the Columbia Housing Authority and aligned its accounting and budgeting cycle with the fiscal years of the public housing units which were renovated with Low-Income Housing Tax Credits. Low-Income Housing Tax Credits require accounting and budgeting cycles based on the calendar year of January 1 – December 31.
- The requested change in the Columbia Housing Authority’s fiscal year resulted in a lengthened accounting and budgeting cycle for FYE2017 (October 1, 2016 to December 31, 2017). Following this budget cycle, the CHA’s fiscal year for 2018 is now from January 1, 2018 – December 31, 2018. This same accounting and budget cycle will continue in subsequent years.

Significant Amendment

- The CHA’s participation in the HUD Rental Assistance Demonstration (RAD) program is considered a significant amendment to the PHA plan. This was included as a significant amendment to the PHA plan last year and is included in this year’s plan as well. [Attachment PHA Plan Amendment R - HUD RAD]
- **Significant Amendment:** The CHA will acquire property for developing new affordable housing or the replacement of current public housing stock.
- **Significant Amendment:** The CHA will demolish the Providence Walkway Apartments and replace these public housing units with new apartments. All residents living in the Providence Walkway Apartments are guaranteed the right to return to the property and will be temporarily relocated for less than one year.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

- Y N
- Hope VI or Choice Neighborhoods.
 - Mixed Finance Modernization or Development.
 - Demolition and/or Disposition.
 - Conversion of Public Housing to Tenant Based Assistance.
 - Conversion of Public Housing to Project-Based Assistance under RAD.
 - Project Based Vouchers.
 - Units with Approved Vacancies for Modernization.
 - Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Demolition and/or Disposition

- The CHA is planning to donate the childcare center located at 403 Park Avenue to the Columbia Public School District. The CHA owns the building and the school district owns the land underneath the center. The center is currently being used to provide a Head Start early education program and a Title I preschool.

Conversion of Public Housing to Project-Based Assistance under RAD.

- The CHA has converted 597 Public Housing units under the RAD program by the end of FYE2017. The CHA has applied for Low-Income Housing Tax Credit funding in FYE2018 in order to convert an additional 50 Public Housing units under RAD. If funding is awarded, construction would be expected to start in late 2019 or early 2020.

Units with Approved Vacancies for Modernization

- In association with the Public Housing units being renovated through the RAD program, the CHA has and will continue to have units that are approved vacancies for modernization. These units will be occupied as soon as renovations are complete.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. (FYE2016-FYE2020)

I. PHA Goal: Expand the supply of assisted housing

- The CHA applied for and received 25 Project-Based VASH Vouchers and utilized these vouchers as permanent rent assistance for Veterans participating in the HUD-VASH program. These 25 Project-Based VASH Vouchers enabled the CHA to leverage Low-Income Housing Tax Credit funding and other public and private funding sources to construct 25 one-bedroom apartments for homeless Veterans known as the Patriot Place Apartments. The CHA partnered with the Truman VA on this project and the first Veterans were moved into the apartments on April 11, 2016. The Patriot Place Apartments are 100% occupied.
- In FYE2017, the CHA applied for 42 Shelter Plus Care vouchers and received continued funding to provide housing with supportive services for homeless persons with disabilities.
- In FYE2016, CHA applied for and received HOME funding from the City of Columbia to assist with the renovation of the Stuart Parker Apartments and the Oak Towers Apartments.
- In FYE2017, CHA applied for and was recommended for HOME funding from the City of Columbia to assist with the renovation of the Bryant Walkway Apartments II.
- In FYE2018, CHA applied for and was recommended for HOME funding from the City of Columbia to assist with the renovation of the Providence Walkway Apartments.
- The CHA applied for and received AHAP funding from the Federal Home Loan Bank of Des Moines to assist with the development of the Patriot Place Apartments and the renovation of the Stuart Parker Apartments with Paquin Tower, the Bear Creek Apartments, and Oak Towers.
- In FYE2017, the CHA applied for AHAP funding from the Federal Home Loan Bank of Des Moines to assist with the renovation of the Bryant Walkway Apartments and Bryant Walkway Apartments II. Funding was not awarded for these projects.
- The CHA converted 597 units of Public Housing under the RAD program during FYE2017. Renovation of 360 of these units was completed in FYE2017. The renovation of the Oak Towers Apartments (147 units) was completed in September of 2018.
- The CHA was awarded 9% Low-Income Housing Tax Credit funding in December 2016 to renovate 54 public housing units referred to as the Bryant Walkway Apartments. Renovation of these apartments started in January 2018.
- The CHA was awarded 4% Low-Income Housing Tax Credit funding and tax-exempt bonds in December 2016 to renovate 36 public housing units referred to as the Bryant Walkway Apartments II. Renovation of these apartments started in early 2018.
- The CHA submitted an application for 9% Low-Income Housing Tax Credit funding to the Missouri Housing Development Commission in March 2018 to renovate 50 public housing units referred to as the Providence Walkway Apartments.
- The CHA is planning to convert its remaining 70 Public Housing units under the RAD program in the next three years. Depending on the Missouri Housing Development Commission's allocation of Low-Income Housing Tax Credits in FYE2019, the CHA may submit an application to renovate or replace some or all of these 70 final Public Housing units.
- The CHA has expanded the number of families participating in our Public Housing and Housing Choice Voucher Program Family Self-Sufficiency programs.

II. PHA Goal: Improve the quality of assisted housing

- The CHA provides monthly management reports for all departments to the CHA Board of Commissioners on a monthly basis for the purpose of informing the Board and tracking the performance of management operations.
- The CHA has implemented the transition to a paperless record-keeping system during FYE2015 and FYE2016.
- As noted previously, the CHA will have converted 597 units of Public Housing under the RAD program by the end of FYE2017. In addition, the CHA is planning to convert its remaining 120 Public Housing units under the RAD program in the next five years. The CHA submitted an application for 9% Low-Income Housing Tax Credit funding to the Missouri Housing Development Commission in March 2018 to renovate 50 public housing units referred to as the Providence Walkway Apartments. These 50 units are included in the aforementioned 120 public housing units to be renovated.

III. PHA Goal: Increase assisted housing choices

- The CHA increased its payment standards for the Housing Choice Voucher Program to match 100% of the HUD established Fair Market Rent for the Boone County, Missouri MSA.
- The CHA has added additional VASH vouchers in partnership with the Truman VA. The CHA currently administers 125 VASH Tenant-Based Vouchers and 25 VASH Project-Based Vouchers.
- In 2018 the CHA applied for and received fourteen 811 vouchers which provide housing assistance to persons that are homeless or at risk of becoming homeless, and persons with disabilities in institutional or segregated facilities.

IV. PHA Goal: Provide an improved living environment

- The CHA continues to employ the public housing security improvements stated in our five-year plan. Monthly Safety Department reports document the actions of our Safety Officers and the incidents occurring on our properties.

	<ul style="list-style-type: none"> • Criminal activity has significantly decreased on all CHA properties, and is at an all-time low. This has been accomplished through a combination of expanded Family Self-Sufficiency, Independent Living, and Family Support services provided to our Public Housing and Project-Based Voucher residents and Housing Choice Voucher Program participants along with enforcement of our Lease Addendum for Crime-Free Housing and the services provided by our Safety Department. This has resulted in a significant improvement in the living environment and quality of life for the families being served by the CHA. • Oak Towers continues to be designated for the elderly, age 55 and older. Paquin Tower is designated for persons with disabilities and the elderly age 55 and older. <p>V. PHA Goal: Promote self-sufficiency and asset development of assisted households</p> <ul style="list-style-type: none"> • The CHA is partnering with the Columbia Public School District to provide adult education classes at the CHA’s J.W. “Blind” Boone Community Center. • The CHA has expanded the Moving Ahead Program to provide a full-day program for 5 weeks during the summer in addition to the after-school program provided during the regular school year. The CHA has also expanded the number of children served to 100 children. Moving Ahead is a state-licensed program. • The CHA currently receives funding from the Boone County Children’s Services fund to provide the Healthy Homes Connection program to families with children participating in our Housing Choice Voucher Program. This program addresses the mental health needs of children and promotes emotionally healthy families. • The CHA employs two Family Self-Sufficiency Coordinators serving CHA assisted households. There are currently 119 families participating in the Family Self-Sufficiency program. • The CHA offers a free FDIC Money Smart program five times a year. The ten-week class covers a variety of topics including budgeting, repairing poor credit histories, and the homeownership process. <p>VI. PHA Goal: Ensure equal opportunity and affirmatively further fair housing</p> <ul style="list-style-type: none"> • CHA staff have participated in fair housing training in the past year. • CHA will collaborate with the City of Columbia update their plan for affirmatively furthering fair housing. • CHA has partnered with the City of Columbia to provide fair housing training to those living in CHA properties. <p>VII. Coordinate activities of CHA Low-Income Services, Inc. (CHALIS)</p> <ul style="list-style-type: none"> • The CHALIS staff have conducted and expanded activities with the three main goals: <ul style="list-style-type: none"> ○ Helping youth succeed in school and in life; <p><i>Expanded programs include:</i> Moving Ahead After-School Program, Moving Ahead Summer Program, Going Places Teen Program, MAP for Mental Health, Healthy Homes Connection, Teen Outreach Program, and activities of the Youth Community Coalition.</p> ○ Supporting families working toward self-sufficiency; and <p><i>Expanded programs include:</i> Family Self-Sufficiency Program, Resident Services Coordination, Healthy Homes Connection, Money Smart Financial Literacy, computer labs, Opportunity Gardens Program, Edible Landscaping, and the Annie Fisher Food Pantry.</p> ○ Assisting seniors and persons with disabilities to live independently. <p><i>Expanded programs include:</i> Resident Services Coordination, transportation assistance for shopping and medical appointments, Annie Fisher Food Pantry & Share Shelves, Opportunity Gardens, Parks and Recreation Adaptive Recreation programs, fitness centers, computer centers, Buddy System, Nutrition and Meal programs, and Health Clinics.</p>
<p>B.4.</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD:</p> <p>The 2018-2022 “Capital Fund Program Five-Year Action Plan” was submitted via HUD’s EPIC (Energy and Performance Information Center) “Activity Planning Module”. HUD approved the 2018-2022 Capital Fund Program Five-Year Action Plan through EPIC on August 8, 2018.</p>



Housing Authority of the City of Columbia, Missouri

Board Resolution Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: May 13, 2019

RE: **Resolution 2814:** To Authorize the Submission of an Affordable Housing Program Funding Application to the Federal Home Loan Bank of Des Moines to Assist with the Replacement of Fifty (50) Public Housing Units Referred to as the Providence Walkway Apartments.

In March 2018, the CHA applied to the Missouri Housing Development Commission (MHDC) for federal low-income housing tax credits (LIHTC) to assist with the renovation of fifty (50) public housing units referred to as the Providence Walkway Apartments. (*See map on next page.*) The MHDC did not recommend funding for the project because they thought the proposed cost of the renovations were approaching the cost of new construction.

Subsequently, during the renovation of our Bryant Walkway Apartments we discovered extensive termite damage that required significant reframing of these apartments resulting in cost overruns for the project. The Bryant Walkway Apartments were built at the same time as the Providence Walkway Apartments, and due to their close proximity, we believe we will encounter the same termite damage and reframing issues in renovating the Providence Walkway Apartments, thereby inflating the cost of renovating these units. Therefore, the best recommended course of action is to replace the Providence Walkway Apartments with new construction. The CHA is planning to reapply for LIHTC funding from the MHDC during the next funding round to replace the Providence Walkway Apartments with new construction.

In order to supplement our request for LIHTC funding, the CHA is also planning to apply for additional funding through the Affordable Housing Program sponsored by the Federal Home Loan Bank of Des Moines to help finance this renovation project.

The Affordable Housing Program (AHP) is a competitive grant program offered by the Federal Home Loan Bank of Des Moines (FHLB) that provides subsidies for homeownership and rental projects to assist in the purchase, construction or rehabilitation of housing for low and moderate income households (below 80% of area median income). In 2019, the maximum AHP subsidy award in the competitive Affordable Housing Program (AHP) will be \$1,000,000 for a single project, subject to a limit of \$50,000 for each unit assisted. A point system will be used to rank each proposal. The project with the lowest subsidy per unit requested will receive 5 points. The project with the highest subsidy request will receive 0 points. Projects in between will receive points on a sliding scale from 0 to 5 points. A chart of the point categories and estimates of what points we might receive for this project is attached. [Attachment A]

The CHA would be the sponsor of the affordable housing project application with the support of Providence Bank, which is a member of the Federal Home Loan Bank of Des Moines.

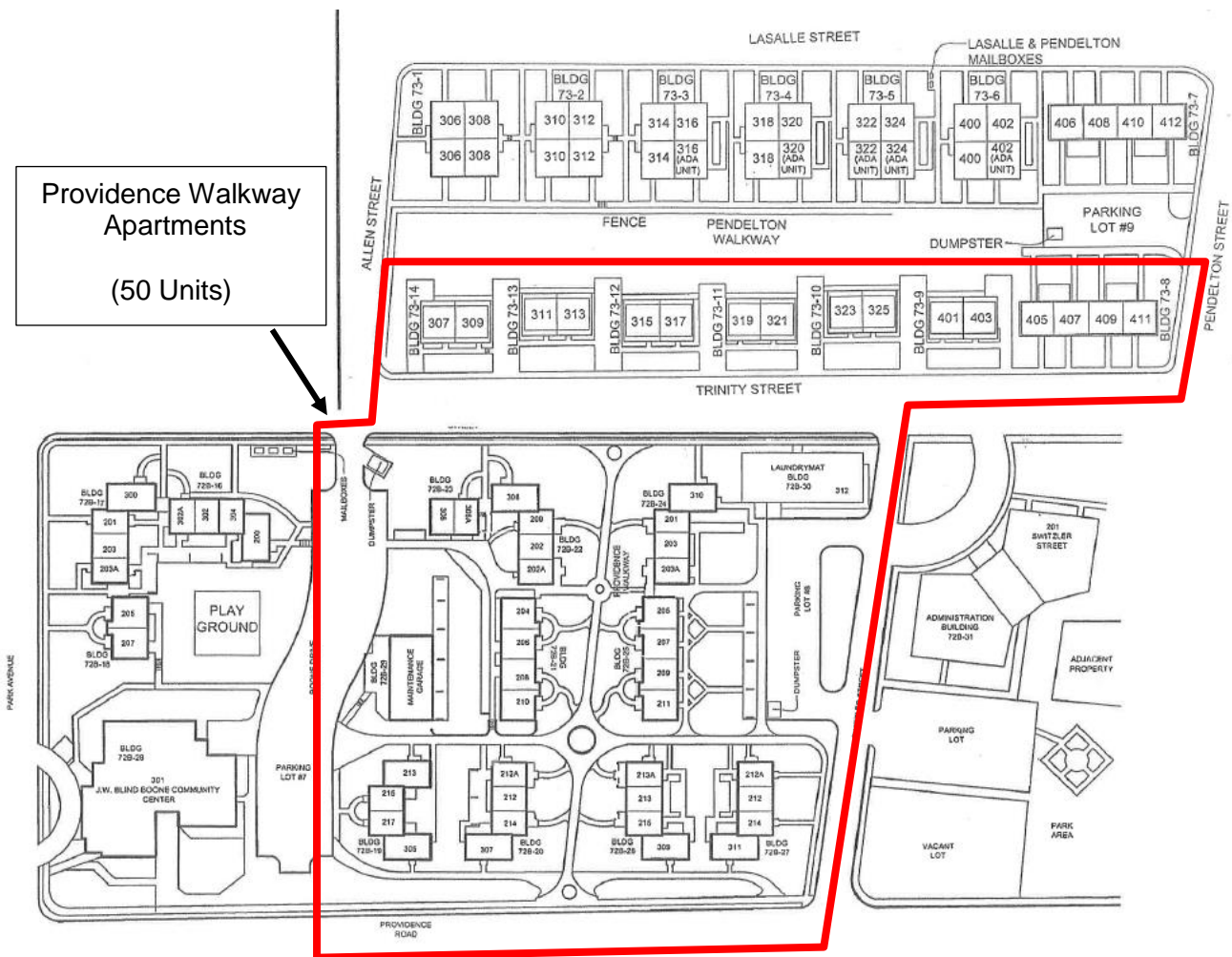
The CHA has received funding from the FHLB for the following projects:

- Mid-Missouri Veterans Housing (Patriot Place).....\$500,000 (2014)
- Stuart Parker Apartments with Paquin Tower\$500,000 (2014)
- Bear Creek Apartments.....\$500,000 (2014)
- Oak Towers.....\$500,000 (2015)

The CHA submitted an application to the Federal Home Loan Bank of Des Moines last year to assist with the renovation of the Providence Walkway Apartments and was funded in the amount of \$355,000. However, since the project was not awarded LIHTC funding, the CHA will not be able to utilize this funding.

The newly constructed Providence Walkway Apartments will continue to serve low-income families and individuals by offering subsidies through the Project-Based Voucher program. The amount of rent paid by residents will continue to be based on 30% of adjusted household income in the same manner as the public housing program. Under the HUD Rental Assistance Demonstration Program, all residents currently living in the Providence Walkway Apartments would be guaranteed their right to return to the property after construction was completed; and

CEO Recommendation: Adopt Resolutions 2841 authorizing the submission of an Affordable Housing Program Funding Application to the Federal Home Loan Bank of Des Moines to Assist with the Replacement of Fifty (50) Public Housing Units Referred to as the Providence Walkway Apartments.



Providence Walkway

Federal Home Loan Bank of DesMoin's Affordable Housing Program: **2019**

Priority	Category	Possible Points	Likely Points	Comments
# 1	Use of Donated Property	5	0	Donated or a portion sold for less than FMV
# 2	Sponsorship by non-profit	10	10	Non-profit must have controlling interest: financial & governance
# 3	Targeting (low income): 20 points variable	20	20.00	Based on more than 30 units <50% AMI
# 4	Housing for Homeless Households	10	0	5 pts If 20% (=10 units) are occupied by homeless per definition during 15 year retention
# 5	Promotion of Empowerment	5	5	Economic Empowerment: i.e. GED/Counseling/ESL/Literacy
# 6	First District Priorities:			
	Special needs: up to 10 points	10	5	Special Needs = elderly, mental/physical disabled, recovering from physical, alcohol or drug abuse, AIDS
	In District Projects: 5 points	5	5	
# 7	Second District Priorities: up to 18 points	18		
	Native Housing	13	0	
	Farmworker Housing	13	0	
	Preservation of Federal Assisted Housing	10	10	Preservation of LIHTC units
	Rental: New Construction <24 units	10	0	
	Single Family Owner Occupied	12	0	
# 8	AHP Subsidy per Unit	5	4.386	Estimate based on 2018 feedback* Project with lowest subsidy per unit receives 5 points Highest request receives 0 points, rest awarded on sliding scale
# 9	Community Stability: up to 10 points	12	0	
	Adaptive Reuse	5		
	All units are rehab or demo of abandoned property	5		
	All units are acquisition /rehab of units not income restricted with conversion to affordable	5		
	Owner-occupied rehabilitation	12		
		<u>100</u>	<u>59.386</u>	

<50%AMI if 60% of units (30 units) then 20 pts...OR					
<50%AMI	80%	X	20	points =	16.00
<60%AMI	20%	X	18	points =	3.60
<80%AMI	0%	X	16	points =	-
					<u>19.60</u>

20% (10 units) =	5 points
50% (20 units) =	7 points

*Per feedback from FHLBDM The project scored 59.386666 points in 2018 and the floor for funding was 59.461430 points

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Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2814

To Authorize the Submission of an Affordable Housing Program Funding Application to the Federal Home Loan Bank of Des Moines to Assist with the Replacement of Fifty (50) Public Housing Units Referred to as the Providence Walkway Apartments.

WHEREAS, The Columbia Housing Authority plans to replace the fifty (50) Public Housing Units referred to as the Providence Walkway Apartments with new construction for the purpose of building new affordable housing units which serve low-income families and individuals; and

WHEREAS, The newly constructed Providence Walkway Apartments would continue to serve low-income families and individuals by offering subsidies through the Project-Based Voucher program; and

WHEREAS, The amount of rent paid by residents will continue to be based on 30% of adjusted household income in the same manner as the public housing program; and

WHEREAS, Under the HUD Rental Assistance Demonstration Program, all residents currently living in the Providence Walkway Apartments would be guaranteed their right to return to the property after construction was completed; and

WHEREAS, The Affordable Housing Program (AHP) is a competitive grant program offered by the Federal Home Loan Bank of Des Moines (FHLB) that provides subsidies for homeownership and rental projects to assist in the purchase, construction or rehabilitation of housing for low and moderate income households (below 80% of area median income); and

WHEREAS, In 2019, the maximum AHP subsidy award in the competitive Affordable Housing Program (AHP) will be \$1,000,000 for a single project, subject to a limit of \$50,000 for each unit assisted.

WHEREAS, The CHA would be the sponsor of the affordable housing project application with the support of FHLB Des Moines member, Providence Bank; and

WHEREAS, Resolution 2814 would authorize the submission on an application for funding to assist with the construction of fifty (50) new affordable housing units referred to as Providence Walkway Apartments.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts Resolution 2814 authorizing the submission of an Affordable Housing Program Funding Application to the Federal Home Loan Bank of Des Moines to Assist with the Replacement of Fifty (50) Public Housing Units Referred to as the Providence Walkway Apartments.

BE IT FURTHER RESOLVED that if the Affordable Housing Program Application should be approved, Resolution 2814 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 May 13, 2019



Housing Authority of the City of Columbia, Missouri

Board Resolution Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: May 13, 2019

RE: **Resolution 2815:** A Resolution to Approve the 2019 Capital Fund Program's 5-Year Action Plan for Submission in the "Activity Planning" Module of HUD's "Energy and Performance Information Center" (EPIC) System.

On April 29, 2019, HUD released the 2019 Capital Fund Program (CFP) allocations with the following requirements:

- Hold a public hearing to cover the new work items proposed for the FFY 2019 CFP grant.
 - This Board meeting satisfies this requirement.
- Have on file a copy of a Board Resolution approving the PHA's CFP 5-Year Action Plan (attached).
- Enter the Board approved CFP 5-Year Action Plan in the "Activity Planning" module of HUD's EPIC system.
- Submit the following to our HUD Field Office:
 - Proof of a public hearing – agenda and roster.
 - Our current "Significant Amendment to the PHA Plan" (on file).
 - An executed copy of form HUD-50077-CR "Civil Rights Certification" (signing tonight).

As CHA had under 250 public housing units as of July 1, 2018 (120), CHA is designated a "small" PHA and may transfer 100% of the Capital Funds to its public housing operating funds.

- 24 CFR § 905.314(l)(2) **Small PHAs.** A PHA with less than 250 units, that is not designated as troubled under PHAS, may use up to 100 percent of its annual Capital Fund grant for activities that are eligible under the Operating Fund.

So, for all five years of attached 5-Year Action Plan, we have only two budget line items; "1406 Operations" and "1410 Management Fees" (that we use to administer the CFP). Years 2-5 of this Plan are "projections" based on our current status. If we are awarded future projects, projections will be updated accordingly. The funds transferred to PHA Operations will be held in the PHA Operating Reserves to be applied to future RAD projects as needed.

CHA was awarded \$246,232.00 of the 2019 CFP funding.

CEO Recommendation: Adopt Resolution 2815 approving the 2019 Capital Fund Program's 5-Year Action Plan for submission in the "Activity Planning" module of HUD's "Energy and Performance Information Center" (EPIC) System.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2815

To Approve the 2019 Capital Fund Program's 5-Year Action Plan for Submission in the "Activity Planning" Module of HUD's "Energy and Performance Information Center" (EPIC) System.

WHEREAS, On April 29, 2019, HUD released the 2019 Capital Fund Program (CFP) allocations with the following requirements:

- Hold a public hearing to cover the new work items proposed for the FFY 2019 CFP grant.
 - This Board meeting satisfies this requirement.
- Have on file a copy of a Board Resolution approving the PHA's CFP 5-Year Action Plan.
- Enter the Board approved CFP 5-Year Action Plan in the "Activity Planning" module of HUD's EPIC system.
- Submit the following to our HUD Field Office:
 - Proof of a public hearing – agenda and roster.
 - Our current "Significant Amendment to the PHA Plan".
 - An executed copy of form HUD-50077-CR "Civil Rights Certification"; and

WHEREAS, CHA had under 250 public housing units as of July 1, 2018 (120), CHA is designated a "small" PHA and may transfer 100% of the Capital Funds to its public housing operating funds; and

WHEREAS, 24 CFR § 905.314(l)(2) Small PHAs. A PHA with less than 250 units, that is not designated as troubled under PHAS, may use up to 100 percent of its annual Capital Fund grant for activities that are eligible under the Operating Fund; and

WHEREAS, all five years of attached 5-Year Action Plan, we have only two budget line items; "1406 Operations" and "1410 Management Fees" (that we use to administer the CFP). Years 2-5 of this Plan are "projections" based on our current status. If we are awarded future projects, projections will be updated accordingly. The funds transferred to PHA Operations will be held in the PHA Operating Reserves to be applied to future RAD projects as needed; and

WHEREAS, CHA was awarded \$246,232.00 of the 2019 CFP funding; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts Resolution 2815 approving the 2019 Capital Fund Program's 5-Year Action Plan for submission in the "Activity Planning" module of HUD's "Energy and Performance Information Center" (EPIC) System.

CHA Board of Commissioners Chair

Phil Steinhaus, Secretary

Adopted May 13, 2019

CAPITAL FUND PROGRAM / 5-Year Action Plan

AS OF:	May 10, 2019	* 120 PH UNITS *					* 120 PH UNITS *					* 120 PH UNITS *														
		YEAR 1					YEAR 2					YEAR 3					YEAR 4					YEAR 5				
		Apr-19					Apr-20					Apr-21					Apr-22					Apr-23				
		2019 (501-19)					2020 (501-20)					2021 (501-21)					2022 (501-22)					2023 (501-23)				
ACCT #	Obligation Date:	16-Apr-21					16-Apr-22					16-Apr-23					16-Apr-24					16-Apr-25				
		Actual					Projection					Projection					Projection					Projection				
1406.000	Operations	\$221,608.80					\$221,608.80					\$221,608.80					\$221,608.80					\$221,608.80				
Totals:	1406 OPERATIONS	\$221,608.80					\$221,608.80					\$221,608.80					\$221,608.80					\$221,608.80				
	<i>May apply 100% funding to 1406:</i>																									
1410.000	Management Fees	\$24,623.20					\$24,623.20					\$24,623.20					\$24,623.20					\$24,623.20				
Totals:	1410 ADMINISTRATION	\$24,623.20					\$24,623.20					\$24,623.20					\$24,623.20					\$24,623.20				
	<i>Not to exceed 10%:</i>	24,623.20					24,623.20					24,623.20					24,623.20					24,623.20				
Totals:	1430 FEES & COSTS	\$0.00					\$0.00					\$0.00					\$0.00					\$0.00				
Totals:	1450 SITE IMPROVEMENTS	\$0.00					\$0.00					\$0.00					\$0.00					\$0.00				
Totals:	1465 NON-DWELLING STRUCTURES	\$0.00					\$0.00					\$0.00					\$0.00					\$0.00				
Totals:	1475 NON-DWELLING EQUIPMENT	\$0.00					\$0.00					\$0.00					\$0.00					\$0.00				
1503.000	RAD Investment Activity (Operations)																									
Totals:	1503 RAD OPERATIONS	\$0.00					\$0.00					\$0.00					\$0.00					\$0.00				
1504.000	RAD Invest Activity (Development)																									
Totals:	1504 RAD DEVELOPMENT	\$0.00					\$0.00					\$0.00					\$0.00					\$0.00				
BUDGET TOTALS:		\$246,232.00					\$246,232.00					\$246,232.00					\$246,232.00					\$246,232.00				
HUD ALLOCATION:		\$246,232.00					\$246,232.00					\$246,232.00					\$246,232.00					\$246,232.00				
DIFFERENCE:		\$0.00					\$0.00					\$0.00					\$0.00					\$0.00				



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners
From: Phil Steinhaus, CEO
Date: May 13, 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.

Completed projects are as follows:

Project Name	Designation	# Units	Completion Date
Patriot Place Apartments	Housing for Homeless Veterans	25	April 2016
Stuart Parker Apartments	Renovated Public Housing	84	September 2017
Paquin Tower Apartments	Renovated Public Housing	200	September 2017
Oak Towers Apartments	Renovated Public Housing	147	October 2018
Bryant Walkway II Apartments	Renovated Public Housing	36	December 2018
Total Completed Affordable Housing Projects to Date:		492	

Recent Activity (March-April 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- complete, occupied

Building 15 - complete, occupied

Building 14 - complete, occupied

Building 13 - complete, occupied

Building 12 - complete, occupied

Building 11 - complete- occupied

Building 10 - complete, occupied

Building 3 - complete, ready for occupancy

Building 2 - building final inspections passed, rear sidewalk poured. Anticipate certificate of occupancy on 5/17/19.

Building 1 - building final inspections passed, rear sidewalk poured. Anticipate certificate of occupancy on 5/17/19.

Building 4 - electrical roughs complete, interior inspections this week, then insulate.

Building 5 – Drywall and siding being installed.

Building 6 - Trimmed out, appliances and shelving installed. Final paint and exterior concrete week of 5/13.

Building 7- Flooring now, interior cabinets and doors week of 5/13. Exterior almost complete. HVAC complete, lighting installed.

Building 8 – Completing electrical and HVAC rough-ins.

Building 9 – Interior framing in progress. Plumbing rough-ins in progress.

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 replacing the existing 50 public housing units 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 submitted an application for \$250,000 in HOME funds from the City of Columbia. If awarded, these funds will be available in the summer of 2020. An application to the Federal Home Loan Bank of Des Moines will be submitted by May 31, 2019.

East Park Avenue Apartments and the Fisher Walkway Apartments

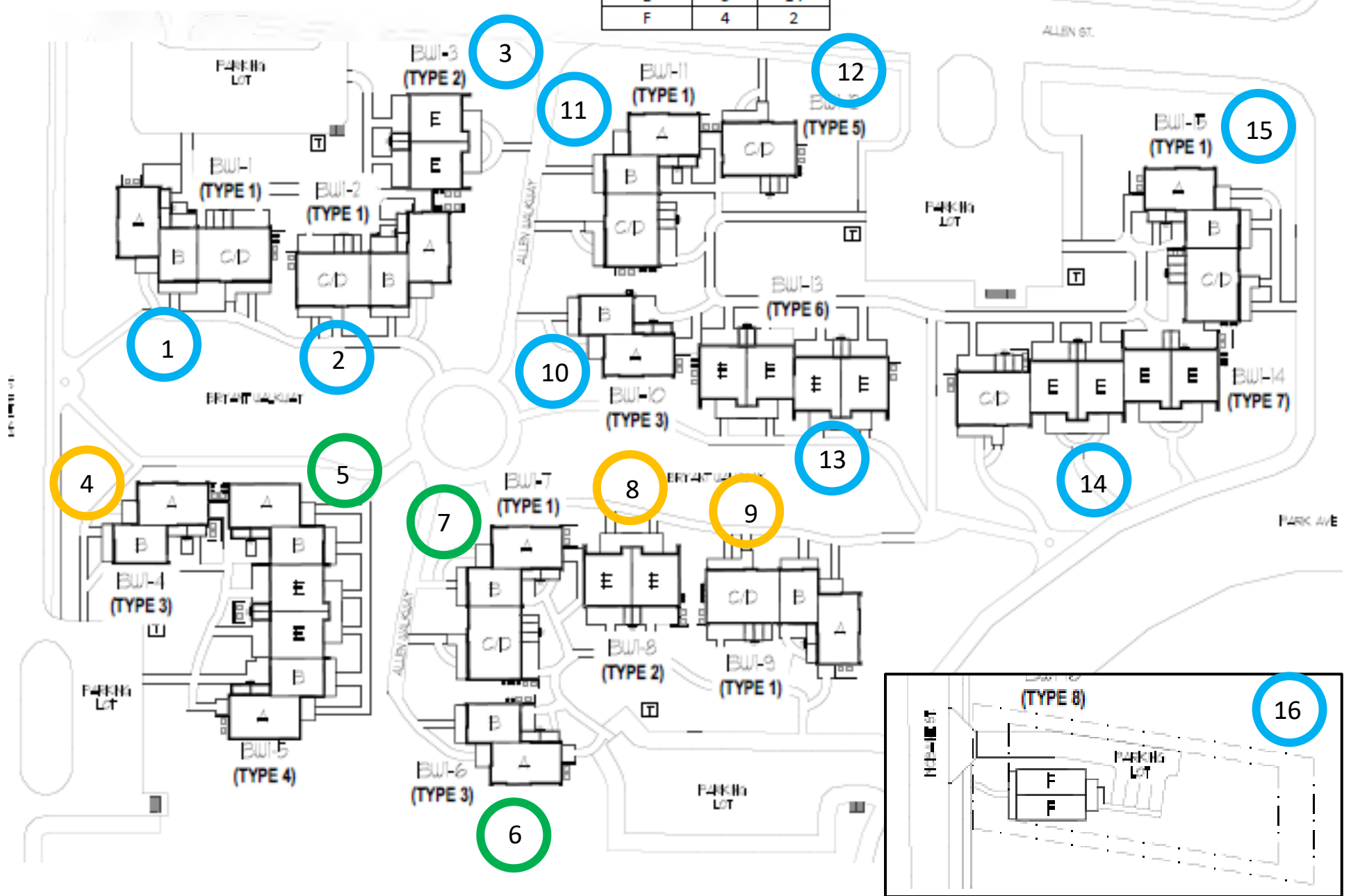
As a result of Congress approving an increase the cap on the number of RAD units nationwide from 185,000 to 225,000, the CHA was issued a multiphase RAD award for our remaining 120 public housing units to be renovated. This includes our Providence Walkway Apartments (50 units), East Park Avenue Apartments (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 May 8, 2019

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

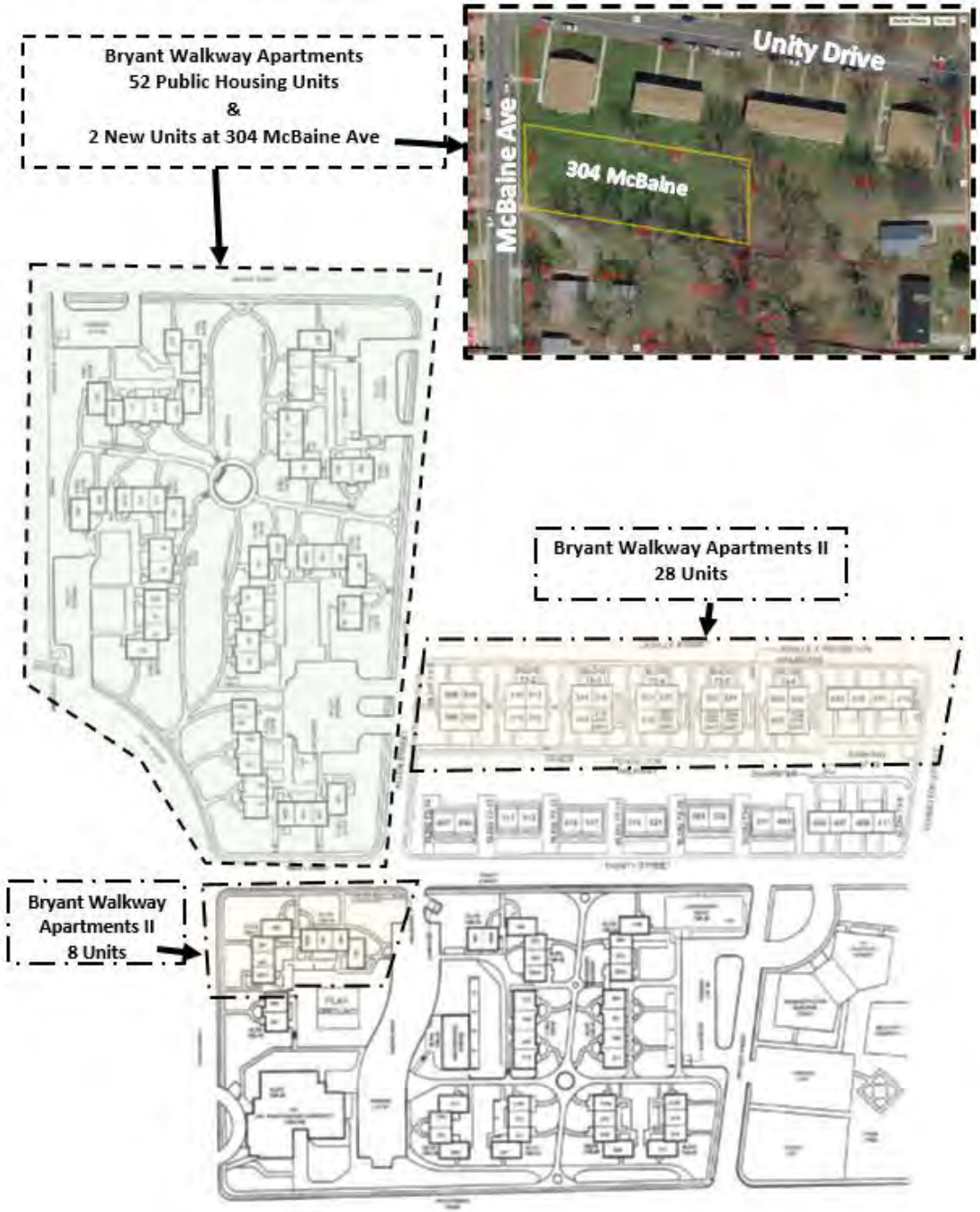
Not Started
 Started
 50%
 75%
 100%



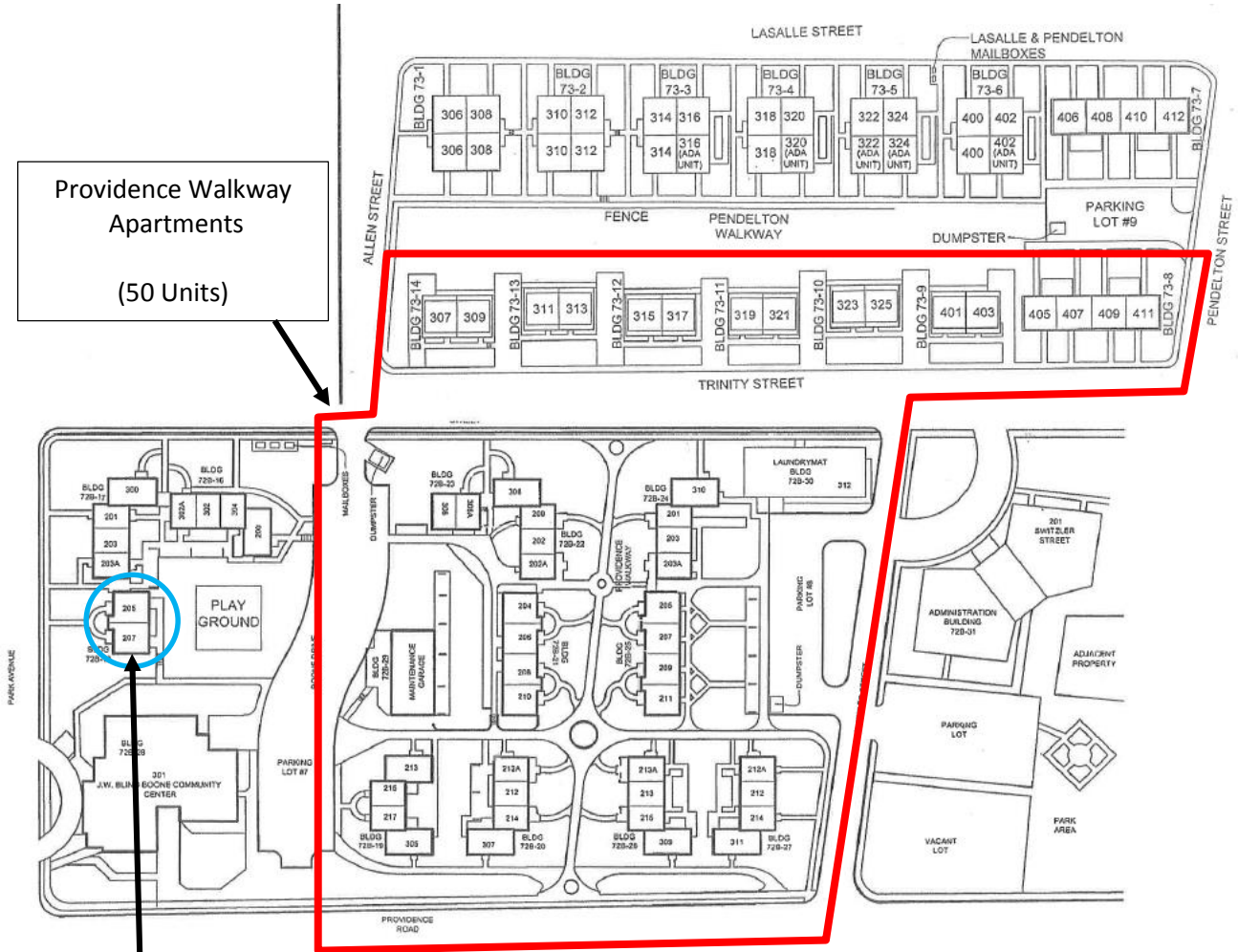
Bryant Walkway Apartments and Bryant Walkway Apartments II

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: (Name and address) Bryant Walkway Apartments Bryant Walkway & McBaine St.	FIELD REPORT NUMBER: 28	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 5/8/19	TIME 9:30	WEATHER Light Rain	TEMP. RANGE 62 degrees
EST. % OF COMPLETION 88%	CONFORMANCE WITH SCHEDULE (+,-)		
WORK IN PROGRESS see below	PRESENT AT SITE CHA: Phil Steinhaus, Greg Willingham EM Harris: Dan Edwards, Dan Buchmueller Simon Associates: Jody Miller		
OBSERVATIONS see below			
ITEMS TO VERIFY see below			
INFORMATION OR ACTION REQUIRED			
ATTACHMENTS Photos			
REPORT BY: Jody Miller			

1. RFP for modifications to ADA kitchen - will update for cost-neutral change
2. Changes to site behind Buildings 1,2, and 3 were approved by the City and the work is in progress.
3. Site changes associated with Building 6 is under review by the City.
4. EM Harris to send CHA a termite treatment report for BWWI and BWWII
5. Construction progress:

Buildings 1 and 2: Punch list items being addressed this week. Occupancy expected once site work is complete.

Building 3: Ready to occupy once site work is complete and Occupancy Permit is issued.

Building 4: Windows and doors are installed, electrical rough-ins are being completed

Building 5: Siding work starting this week, insulation is installed, drywall installation is in progress

Building 6: Drywall is painted, flooring is installed

Building 7: Drywall is painted, floors are prepped for flooring install

Building 8: Interior framing complete, windows and weather barrier installed, electrical rough-in is in progress

Building 9: Framing is in progress

Buildings 10-16: Complete

Buildings 1 & 2 Rear Site with Revised Grading



Building 1 C Unit Interior



Building 2 B Unit Rear Patio Re-Pour



Building 3 Rear Exterior and Site Re-Grading



Building 4 - Front Exterior



Building 4 - A Unit Interior



Building 4 - B Unit Interior



Building 5 - Front Exterior



Building 5 - Rear Exterior



Building 5 - B Unit Interior



Building 5 - E Unit Interior



Buildings 4 & 5 - Rear Exterior



Buildings 6 & 7 - Rear Exterior



Building 6 - Front Exterior



Building 6 - A Unit Interior



Building 6 - B Unit Interior



Building 7 - Front Exterior



Building 7 - Rear Exterior



Building 7 - C Unit Interior



Buildings 7, 8, & 9



Buildings 8 & 9 - Rear Exterior



Building 8 - Front Exterior



Building 8 - E Unit Interior



Building 8 - E Unit - Fire-Rated wall separation



Building 9 - Front Exterior



Buildings 10 & 11 - Front Exterior



PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR APRIL 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%	22%	70	48	69%	1	\$1,093.13	2	111	3.5	\$928.52
Bear Creek Apts	78 Units	14%	10%	21	14	67%	1	\$889.00	1	35	7	\$1,227.66
Oak Tower	147 Units	0%	12%	68	58	85%	1	\$234.00	3	30	3	\$40.00
PAQUIN	200 Units	0%	1%	85	67	78%	1	\$574.75	3	41	4	\$392.94
Stuart Parker	84 Units	2%	12%	50	25	50%	1	\$329.33	3	30+	5	\$206.11
Patriot Place	25 Units	0%	4%	9	2	22%	1	N/A	0	N/A	N/A	N/A
BWW	54 Units	0%	10%	8	8	100%	1	N/A	0	N/A	N/A	N/A
BWWII	36 Units	0%	0%	11	11	100%	1	N/A	0	N/A	N/A	N/A

MANAGEMENT OPERATIONS	HUD VACANCY LOSS	4/1-4/30/19 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+	April	April			New /mnt			
AMP 1	\$1,458.57	94%	99%	2	2	3	3	5	2%	7	3	3	\$1,618.82	16
Bear Creek Apts	\$1,457.03	95%	98%	1	1	1	2	1	22%	16	0	0	\$2,501.34	14
Oak Tower	\$1,461.58	97%	99%	2	1	0	4	2	23%	34	4	0	\$1,567.08	18
SPP PAQUIN	\$1,982.28	97%	99%	4	1	0	4	3	10%	18	4	0	\$5,638.60	20
Stuart Parker	\$326.03	97%	99%	1	0	0	3	1	21%	16	2	1	\$4,205.61	19
Patriot Place	\$780.08	95%	99%	0	0	0	2	2	12%	3	0	0	\$0	0
BWW	\$6,307.91	41%	100%	n/a	n/a	n/a	4	0	17%	3	0	0	\$5,023.58	16
BWWII	\$1,554.51	72%	100%	0	0	2	4	0	3%	1	0	0	\$3,417.53	15

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

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Affordable Housing Terminations Report - May 13, 2019

	<i>Failure to Pay</i>	<i>Criminal</i>	<i>Unauthorized Guest</i>	<i>Other</i>	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
Month of January 2019									
Downtown	8	0	0	0	8	8	0	0	0
Oak Tower	2	0	0	1	3	0	0	0	3
Bear Creek	4	0	0	0	0	0	0	0	4
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	11	0	0	0	11	6	0	0	5
Stuart Parker - Paquin Tower	2	0	1	0	3	0	0	0	3
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	27	0	1	1	25	14	0	0	15
Month of February 2019									
Downtown	5	0	0	0	5	5	0	0	0
Oak Tower	0	1	0	1	2	0	0	0	2
Bear Creek	4	2	0	0	6	0	0	2	6
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	1	1	0	0	0	1
Stuart Parker - Paquin Tower	4	0	0	0	4	4	0	0	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	13	3	0	2	18	9	0	2	9
Month of March 2019									
Downtown	1	0	0	3	4	2	0	0	2
Oak Tower	1	0	0	0	1	0	0	0	1
Bear Creek	3	0	0	0	3	0	1	0	2
Patriot Place	0	0	1	0	1	0	0	0	1
Stuart Parker - Downtown	6	1	0	0	7	0	0	0	7
Stuart Parker - Paquin Tower	7	0	0	0	7	3	0	0	4
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	18	1	1	3	23	5	1	0	17

Affordable Housing Terminations Report - May 13, 2019

	<i>Failure to Pay</i>	<i>Criminal</i>	<i>Unauthorized Guest</i>	<i>Other</i>	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
Month of April 2019									
Downtown	3	1	0	3	6	3	0	0	3
Oak Tower	4	2	0	0	6	3	1	0	2
Bear Creek	0	1	0	0	1	0	0	0	1
Patriot Place	1	0	0	0	1	1	0	0	0
Stuart Parker - Downtown	2	0	0	2	4	1	0	0	3
Stuart Parker - Paquin Tower	5	1	0	0	6	0	0	0	6
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	15	5	0	5	24	8	1	0	15



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: May 13, 2019

RE: Monthly Safety Department Report for May 2019

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

During the month of April 2019

Law Enforcement calls for service totaled 130, 46 of the calls were for paper service, follow up or duplicate entries, 2 were for medical issues. With the none active law enforcement and 911 calls with no case number drawn removed, there were only 82 calls for law enforcement on CHA property.

EMS and Fire responded to 75 calls for service. 17 of the “medical” calls were at family sites, 29 were at Oak Towers, 26 were at Paquin Tower. The number of medical calls in the month of April were average.

Columbia Housing Authority Safety completed 71 reports, 3 of which, were Assist Resident Medical and 1 were Check Welfare calls.

In April 2019, between midnight and 0700 hours, there were 10 law enforcement and 13 medical dispatched calls with, CHA Safety responding to 1 call.

Columbia Housing Authority Safety investigated 14 Trespassing incidents. CHA Safety’s increase in parking violations has led to locating 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.

In March 2019 we had the first shots fired call on Columbia Housing Authority in over five years and was reportedly over a text message. There was a second shots fired incident in April 2019 associated to the same residence, but for a different reason. It is our understanding, the April 2019 shots fired incident was associated to the sale of marijuana, where previous buyers, attempted to rob the seller in the street. Columbia Police continue to investigate. A CHA resident is an associate of the seller and the resident’s lease is currently in termination.

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Columbia Housing Authority, Missouri
SAFETY STATISTICS - APRIL 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					1			1
Animal Complaints/Bites			1			1		2
Arrest Non-resident/Controlled Sub						1		1
Arrest Resident/Controlled Substance								0
Arrest Non-Resident		1						1
Arrest/Resident	1							1
Assist Site Manager (or other staff)								0
Assault								0
Assault/Adult Abuse		1						1
Assault/Felony (aggravated assault)								0
Assist Resident/Medical		1	2					3
Check Subject/FI					1			1
Check Welfare					1			1
Child Abuse/Neglect	1				1			2
Civil Matter								0
Controlled Substance Investigation		1						1
Controlled Substance Invest/S-W								0
Death Investigation								0
Death Investigation/Homicide								0
Disturbance, Peace					1			1
Fire								0
Fire/Arson								0
Fire/Smoke/Fire Alarm								0
Follow-up Reports								0
Graffiti								0
Harassment					1	1		2
Informational Report	2	1	6		4	1	1	15
Juvenile Delinquency								0
Lease Violation			2					2
Lockout	2		1		1	1		5
Maintenance Problems			1					1
Miscellaneous (other)								0
Noise Complaint			2		1			3
Property Crime/Auto Theft								0
Property Crime/Burglary								0
Property Crime/Larceny								0
Property Crimes/Other		1						1
Property Damage		1				1		2
Robbery Offense								0
Sexual Assault								0
Sexual Assault/Rape								0
Stationary Patrol/Surveillance								0
Suspicious Activity								0

Columbia Housing Authority, Missouri
SAFETY STATISTICS - APRIL 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	2	2		1	1			6
Ticket Vehicle/Tow	1				1			2
Trespass Person/Arrest		1			2			3
Trespass Person/Investigate			1	1	1	1		4
Trespass Person/Warning Issued		3	3			1		7
Unsecured Door(s)								0
Vice Crime								0
Vice Crime/Gambling								0
Weapons Offense	1							1
Weapons Offense/Arrest								0
Weapons Offense/Shots Fired								0
TOTALS:	11	13	19	2	17	8	1	71

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	10	13	18	1	15	8	1	43
Follow-Up Report	1		2	1	1			4
TOTALS:	11	13	20	2	16	8	1	71

TRESPASS REVIEW	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Files Reviewed							21	21
Trespass Appeal							4	4
Names Removed from Trespass List							14	14

[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

Joint Communications Law Enforcement Calls - April 2019

All CHA Properties

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Business	Agency
04/03/2019	12:46:23	2019075287			700	N GARTH AVE	303	APARTMENT	
04/12/2019	14:55:34	2019083662			700	N GARTH AVE		APARTMENT	
04/02/2019	20:26:11	2019074728			700	N GARTH AVE	508	APARTMENT	
04/20/2019	7:28:35	2019090354		911 CHK	1010	ELLETA BLVD		CHA	BCJC
04/04/2019	8:44:00	2019076094		SERVE PAPERS	1002	ELLETA BLVD		CHA	BCSD
04/23/2019	9:23:57	2019092875		SERVE PAPERS	400	PARK AVE		CHA	BCSD
04/03/2019	9:43:29	2019075136		SERVE PAPERS	205	HICKS DR		CHA	BCSD
04/03/2019	9:52:18	2019075143		SERVE PAPERS	317	TRINITY PL		CHA	BCSD
04/05/2019	12:05:20	2019077169		SERVE PAPERS	1002	ELLETA BLVD		CHA	BCSD
04/02/2019	14:32:57	2019074451		SERVE PAPERS	317	TRINITY PL		CHA	BCSD
04/02/2019	15:02:39	2019074487		SERVE PAPERS	205	HICKS DR		CHA	BCSD
04/23/2019	18:49:37	2019093384		SERVE PAPERS	1015	ELLETA BLVD		CHA	BCSD
04/27/2019	21:42:19	2019097184		TTL	1110	ELLETA BLVD		CHA	BCSD
04/03/2019	12:47:41	2019075292		CHK SUBJ	700	N GARTH AVE	303	APARTMENT	CHA
04/30/2019	0:06:04	2019098812		129C5 SUSP INCIDENT	312	LASALLE PL		CHA	CPD
04/12/2019	0:50:40	2019083174		ASST AMBULANCE	21	BRYANT WALKWAY		CHA	CPD
04/14/2019	0:54:53	2019084864		119D3 THRT	1201	PAQUIN ST	208	TOWERS	CPD
04/27/2019	1:05:03	2019096530		133D1 TRESPASS	1201	PAQUIN ST		TOWERS	CPD
04/17/2019	1:09:10	2019087437		113D2G VRBL DIST GUN	1027	ELLETA BLVD		CHA	CPD
04/26/2019	2:34:21	2019095626		135C1G SHOTS HEARD	1201	PAQUIN ST		TOWERS	CPD
04/16/2019	2:39:53	2019086460		114D4 VRBL DOMSTC	401	TRINITY PL		CHA	CPD
04/27/2019	3:12:33	2019096575		CIVIL MATTER	203	LINCOLN DR	B	CHA	CPD
04/30/2019	5:19:32	2019098877		DISTURBANCE	304	TRINITY PL		HOUSE CHA	CPD
04/26/2019	6:17:25	2019095663		FOLLOW UP	1004	ELLETA BLVD		CHA	CPD
04/23/2019	7:26:24	2019092797		FOLLOW UP	1200	ELLETA BLVD		CHA	CPD
04/08/2019	7:45:57	2019079398		911 CHK	311	TRINITY PL		CHA	CPD
04/12/2019	8:02:14	2019083297		911 CHK	1201	PAQUIN ST		TOWERS	CPD
04/09/2019	8:18:44	2019080357	2019003435	SUSP INCIDENT	200	LINCOLN DR	B	CHA	CPD
04/17/2019	8:23:37	2019087554	2019003771	130B2 PAST VEH THEFT	312	PARK AVE		CHA	CPD
04/30/2019	8:35:01	2019098967		AGENCY	1201	PAQUIN ST	901	TOWERS	CPD
04/09/2019	8:47:38	2019080375		FOLLOW UP	412	PARK AVE		CHA	CPD
04/03/2019	9:11:17	2019075105		AGENCY	1009	ELLETA BLVD		CHA	CPD
04/23/2019	9:25:30	2019092877	2019004026	AGENCY	201	UNITY DR	A	CHA	CPD
04/22/2019	9:45:42	2019091974	2019003979	DISTURBANCE	1200	ELLETA BLVD		CHA	CPD
04/05/2019	9:50:54	2019077051		911 CHK	1201	PAQUIN ST	313	TOWERS	CPD
04/30/2019	10:02:43	2019099049		127D2 SUICIDAL SUBJ	1201	PAQUIN ST		TOWERS	CPD
04/19/2019	10:06:38	2019089444	2019003879	130B1 PAST THEFT	1212	ELLETA BLVD		CHA	CPD
04/21/2019	10:21:19	2019091245	2019003953	130D1 THEFT	1027	ELLETA BLVD		CHA	CPD
04/17/2019	10:34:35	2019087645		LARCENY	1201	PAQUIN ST	511	TOWERS	CPD
04/19/2019	10:57:38	2019089498	2019003886	130B1 PAST THEFT	1201	PAQUIN ST		TOWERS	CPD
04/21/2019	11:07:46	2019091279		WARRANT	1027	ELLETA BLVD		CHA	CPD
04/22/2019	11:12:47	2019092053		911 CHK	700	N GARTH AVE	219	APARTMENT	CPD
04/05/2019	11:21:18	2019077131	2019003275	ASST FIRE DEPARTMENT	1201	PAQUIN ST	313	TOWERS	CPD
04/27/2019	11:24:50	2019096722		101C5 CUSTODY ISSUE	1002	ELLETA BLVD		CHA	CPD
04/23/2019	11:43:44	2019092979		TRESPASS SUBJ	308	MOORE WALKWAY		CHA	CPD
04/09/2019	11:46:30	2019080508		INFO	322	LASALLE PL		CHA	CPD
04/18/2019	11:47:51	2019088624	1904180001	TRESPASS SUBJ	700	N GARTH AVE	409	APARTMENT	CPD
04/01/2019	11:49:31	2019073350		110B2 PAST RES BURG	700	N GARTH AVE	508	APARTMENT	CPD
04/19/2019	11:54:37	2019089551	2019003878	25D PSYC PROB	1201	PAQUIN ST	313	TOWERS	CPD
04/01/2019	12:04:33	2019073362		122O2 MISC INFO	209	HICKS DR		CHA	CPD
04/24/2019	12:22:33	2019093944		911 CHK	307	TRINITY PL		CHA	CPD
04/27/2019	12:29:44	2019096770		FOLLOW UP	1002	ELLETA BLVD		CHA	CPD
04/05/2019	12:40:33	2019077193	2019003290	119B3 PAST THRT	1201	PAQUIN ST	804	TOWERS	CPD
04/09/2019	12:54:56	2019080573		TTL	611	PARK AVE		CHA	CPD
04/28/2019	13:02:30	2019097601		122O2 MISC INFO		WALKWAY		CHA	CPD
04/03/2019	13:09:21	2019075319		FOLLOW UP	700	N GARTH AVE	809	APARTMENT	CPD
04/29/2019	13:15:39	2019098352		103A4 ADMINISTRATIVE	205	LINCOLN DR	B	CHA	CPD
04/10/2019	13:35:07	2019081593		FOLLOW UP	1009	ELLETA BLVD		CHA	CPD
04/01/2019	13:35:23	2019073445		107B1 ASST AGENCY	310	MOORE WALKWAY		CHA	CPD
04/30/2019	13:40:21	2019099265		132B2 PRKNG VIOL	1201	PAQUIN ST		TOWERS	CPD
04/19/2019	14:02:25	2019089696		FOLLOW UP	1201	PAQUIN ST		TOWERS	CPD
04/19/2019	14:20:00	2019089715		FOLLOW UP	1212	ELLETA BLVD		CHA	CPD
04/18/2019	14:22:19	2019088746		TTL	1017	ELLETA BLVD		CHA	CPD
04/11/2019	14:35:27	2019082684		FOLLOW UP	1201	PAQUIN ST		TOWERS	CPD
04/12/2019	14:41:33	2019083651		WELFARE	700	N GARTH AVE	715	APARTMENT	CPD

Joint Communications Law Enforcement Calls - April 2019

All CHA Properties

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Business	Agency
04/05/2019	14:44:21	2019077277		911 CHK		WALKWAY		CHA	CPD
04/19/2019	15:01:28	2019089752		SUSP INCIDENT	206	UNITY DR	A	CHA	CPD
04/02/2019	15:06:42	2019074492		FOLLOW UP	700	N GARTH AVE	508	APARTMENT	CPD
04/17/2019	15:17:59	2019087913		911 CHK	203	PARK AVE		CHA	CPD
04/23/2019	15:22:41	2019093190	2019004034	CHILD ABUSE	1201	PAQUIN ST		TOWERS	CPD
04/02/2019	15:45:45	2019074525	2019003140	ASSLT	1114	ELLETA BLVD		CHA	CPD
04/28/2019	15:50:50	2019097688		130B1 PAST THEFT	1201	PAQUIN ST	1303	TOWERS	CPD
04/17/2019	16:10:35	2019087957	2019003806	118B2 PAST FRAUD	201	SWITZLER ST		HOUSING	CPD
04/21/2019	16:26:05	2019091486		101C5 CUSTODY ISSUE	1201	PAQUIN ST	901	TOWERS	CPD
04/25/2019	16:26:08	2019095195		FOLLOW UP	312	PARK AVE		CHA	CPD
04/02/2019	16:36:01	2019074564		ASST OTHER AGENCY	303	MOORE WALKWAY		CHA	CPD
04/25/2019	16:40:00	2019095207	2019004104	FOLLOW UP	27	BRYANT WALKWAY		CHA	CPD
04/23/2019	16:44:13	2019093268		FOLLOW UP	1201	PAQUIN ST		TOWERS	CPD
04/21/2019	17:23:25	2019091531		FOLLOW UP	1027	ELLETA BLVD		CHA	CPD
04/27/2019	17:30:18	2019096996		CHK AREA	1213	ELLETA BLVD		CHA	CPD
04/27/2019	17:31:54	2019096998	2019004184	SUSP VEH	1201	ELLETA BLVD		CHA	CPD
04/22/2019	17:50:53	2019092424	2019004003	DISTURBANCE	1114	ELLETA BLVD		CHA	CPD
04/11/2019	17:52:53	2019082887	2019003551	AGENCY	204	UNITY DR	A	CHA	CPD
04/12/2019	17:55:23	2019083821		TTL	1017	ELLETA BLVD		CHA	CPD
04/08/2019	18:03:08	2019079940	2019003408	105D1 ANML ATTACK	212	LINCOLN DR		CHA	CPD
04/21/2019	18:24:21	2019091564		ABDUCTION	1027	ELLETA BLVD		CHA	CPD
04/22/2019	18:27:01	2019092463	2019004008	ASSLT (SEX)	201	UNITY DR	A	CHA	CPD
04/25/2019	18:43:55	2019095305		114D2 VRBL DOMSTC	1201	PAQUIN ST		TOWERS	CPD
04/10/2019	18:50:55	2019081877		ASST OFFICER	1004	ELLETA BLVD		CHA	CPD
04/07/2019	18:53:18	2019079111		IMPAIRED	210	LINCOLN DR		CHA	CPD
04/08/2019	19:09:06	2019079983		FOLLOW UP	212	LINCOLN DR		CHA	CPD
04/03/2019	19:16:40	2019075680		SUSP INCIDENT	211	UNITY DR		CHA	CPD
04/01/2019	19:37:04	2019073758		ASST CITIZEN (POLICE)	310	MOORE WALKWAY		CHA	CPD
04/27/2019	19:47:00	2019097084	2019004185	WARRANT	1201	ELLETA BLVD		CHA	CPD
04/05/2019	19:56:08	2019077545	2019003301	102B1 PAST ABUSE	1201	PAQUIN ST	901	TOWERS	CPD
04/19/2019	20:00:32	2019090046	2019003894	127D1 SUICIDE ATMP	1027	ELLETA BLVD		CHA	CPD
04/09/2019	20:05:22	2019080977		DISTURBANCE	322	LASALLE PL		CHA	CPD
04/29/2019	20:06:47	2019098677		113D1 PHYS DIST	21	BRYANT WALKWAY		CHA	CPD
04/20/2019	20:07:33	2019090834		103A4 ADMINISTRATIVE	1201	PAQUIN ST	203	TOWERS	CPD
04/21/2019	20:08:02	2019091627		125C1 KEEP THE PEACE	1201	PAQUIN ST	901	TOWERS	CPD
04/30/2019	20:20:43	2019099542		129C2 WANTED PRSN	1201	PAQUIN ST	1011	TOWERS	CPD
04/17/2019	20:22:29	2019088173		AGENCY	403	TRINITY PL		CHA	CPD
04/12/2019	20:29:43	2019083930		911 CHK	400	LASALLE PL		CHA	CPD
04/17/2019	20:30:54	2019088183		T TRFC STOP		LOOP 70		PLACE	CPD
04/25/2019	20:31:35	2019095379		133D1 TRESPASS	700	N GARTH AVE		APARTMENT	CPD
04/09/2019	20:49:49	2019081011		FOLLOW UP	322	LASALLE PL		CHA	CPD
04/08/2019	20:49:59	2019080052		FOLLOW UP	212	LINCOLN DR		CHA	CPD
04/28/2019	20:51:08	2019097890	2019004211	WPN	1027	ELLETA BLVD		CHA	CPD
04/21/2019	20:56:30	2019091653		FOLLOW UP	1027	ELLETA BLVD		CHA	CPD
04/27/2019	21:03:00	2019097155		FOLLOW UP	1213	ELLETA BLVD		CHA	CPD
04/25/2019	21:14:19	2019095404		FOLLOW UP	700	N GARTH AVE	518	APARTMENT	CPD
04/28/2019	21:29:21	2019097906		DISTURBANCE	1201	PAQUIN ST	313	TOWERS	CPD
04/12/2019	21:33:51	2019083977		131B3 LEAVE SCENE	1201	PAQUIN ST	1108	TOWERS	CPD
04/07/2019	21:35:32	2019079213		911 CHK	311	TRINITY PL		CHA	CPD
04/03/2019	21:36:41	2019075799	2019003198	TRESPASS SUBJ	1201	PAQUIN ST		TOWERS	CPD
04/20/2019	21:41:14	2019090914		911 CHK	318	PARK AVE		CHA	CPD
04/21/2019	22:06:12	2019091695		ABDUCTION	1200	ELLETA BLVD		CHA	CPD
04/06/2019	22:08:26	2019078494		129C5 SUSP INCIDENT	1201	PAQUIN ST	403	TOWERS	CPD
04/11/2019	22:25:37	2019083085		911 CHK	206	ALLEN WALKWAY		CHA	CPD
04/13/2019	22:27:49	2019084784		113D1 PHYS DIST	1201	PAQUIN ST		TOWERS	CPD
04/05/2019	22:55:44	2019077669		FOLLOW UP	1201	PAQUIN ST		TOWERS	CPD
04/26/2019	22:59:19	2019096426		12202 MISC INFO		LOOP 70		PLACE	CPD
04/05/2019	23:14:41	2019077684		FOLLOW UP	1201	PAQUIN ST	901	TOWERS	CPD
04/28/2019	23:16:29	2019097956		FOLLOW UP	1027	ELLETA BLVD		CHA	CPD
04/17/2019	23:19:40	2019088299		CHK SUBJ	700	N GARTH AVE		APARTMENT	CPD
04/05/2019	23:25:19	2019077695		FOLLOW UP	1201	PAQUIN ST	901	TOWERS	CPD
04/11/2019	23:43:31	2019083137		129B3 PAST SUSP INCIDENT	1201	PAQUIN ST	1304	TOWERS	CPD
04/25/2019	23:49:55	2019095533		FOLLOW UP	700	N GARTH AVE	518	APARTMENT	CPD
04/02/2019	9:55:49	2019074204		FOLLOW UP	303	MOORE WALKWAY		CHA	MUPD
04/02/2019	16:36:26	2019074566	201900502	ASST OTHER AGENCY	303	MOORE WALKWAY		CHA	MUPD

Joint Communication EMS Calls - April 2019
All CHA Properties

Date	Time	Incident #	Case#	Nature	Numeric	Street	APT	Site	Building	Agency
04/03/2019	6:53:12	2019075024	1904030005	69E COM STR FIRE	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	BHC
04/05/2019	21:25:47	2019077604	1904050040	EMS RESPONSE	1201	PAQUIN ST	901	PT	PAQUIN TOWERS APARTMENTS CHA	BHC
04/07/2019	22:29:35	2019079234	1904070033	17A4 FALL	700	N GARTH AVE	219	OT	OAK TOWERS APARTMENTS CHA	BHC
04/09/2019	13:27:26	2019080607	1904090017	6D BREATHING PROB	1201	PAQUIN ST	212	PT	PAQUIN TOWERS APARTMENTS CHA	BHC
04/16/2019	16:05:31	2019087040	1904160032	12C SEIZURE	1123	ELLETA BLVD	B	BC	CHA	BHC
04/19/2019	13:38:35	2019089667	1904190016	30A TRAUMATIC INJ	324	WALKWAY		DT	CHA	BHC
04/19/2019	20:02:51	2019090049	1904190040	127D1 SUICIDE ATMP	1027	ELLETA BLVD		BC	CHA	BHC
04/21/2019	10:09:17	2019091231	1904210010	1A ABDOMINAL PAIN	1201	PAQUIN ST	308	PT	PAQUIN TOWERS APARTMENTS CHA	BHC
04/22/2019	9:33:03	2019091968	1904220010	1C ABDOMINAL PAIN	1201	PAQUIN ST	1001	PT	PAQUIN TOWERS APARTMENTS CHA	BHC
04/23/2019	8:27:21	2019092844	1904230008	26A SICK PRSN	617	PARK AVE		DT	CHA	BHC
04/28/2019	21:31:14	2019097908	1904280021	EMS RESPONSE	1201	PAQUIN ST	313	PT	PAQUIN TOWERS APARTMENTS CHA	BHC
04/01/2019	22:58:51	2019073924	1903206	28C STROKE	1201	PAQUIN ST	1402	PT	PAQUIN TOWERS APARTMENTS CHA	CFD
04/01/2019	23:55:27	2019073959	1903207	21D HEMORRHAGE	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CFD
04/03/2019	6:51:03	2019075022	1903247	69E COM STR FIRE	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CFD
04/04/2019	23:48:53	2019076795	1903312	26C SICK PRSN	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CFD
04/05/2019	11:20:25	2019077128	1903322	26C SICK PRSN	1201	PAQUIN ST	313	PT	PAQUIN TOWERS APARTMENTS CHA	CFD
04/07/2019	4:16:09	2019078708	1903390	1C ABDOMINAL PAIN	1007	ELLETA BLVD		BC	CHA	CFD
04/07/2019	22:31:06	2019079235	1903414	17A4 FALL	700	N GARTH AVE	219	OT	OAK TOWERS APARTMENTS CHA	CFD
04/09/2019	13:30:17	2019080611	1903481	6D BREATHING PROB	1201	PAQUIN ST	212	PT	PAQUIN TOWERS APARTMENTS CHA	CFD
04/10/2019	8:22:01	2019081297	1903512	17A FALL	700	N GARTH AVE	219	OT	OAK TOWERS APARTMENTS CHA	CFD
04/11/2019	8:31:29	2019082304	1903553	10D CHEST PAIN	700	N GARTH AVE	715	OT	OAK TOWERS APARTMENTS CHA	CFD
04/11/2019	14:39:42	2019082692	1903569	21B HEMORRHAGE	1201	PAQUIN ST	804	PT	PAQUIN TOWERS APARTMENTS CHA	CFD
04/12/2019	0:50:40	2019083175	1903591	23B1I INTENTIONAL OD	21	BRYANT WALKWAY		DT	CHA	CFD
04/12/2019	2:43:02	2019083224	1903594	17A4 FALL	700	N GARTH AVE	212	OT	OAK TOWERS APARTMENTS CHA	CFD
04/12/2019	13:19:58	2019083584	1903607	13C DIABETIC PROB	312	WALKWAY		DT	CHA	CFD
04/12/2019	14:56:40	2019083664	1903608	MEDICAL EMERGENCY	700	N GARTH AVE	715	OT	OAK TOWERS APARTMENTS CHA	CFD
04/13/2019	7:28:10	2019084219	1903630	17B FALL	700	N GARTH AVE	414	OT	OAK TOWERS APARTMENTS CHA	CFD
04/14/2019	18:28:32	2019085333	1903688	6D BREATHING PROB	617	PARK AVE		DT	CHA	CFD
04/15/2019	9:28:05	2019085671	1903700	17A FALL	700	N GARTH AVE	818	OT	OAK TOWERS APARTMENTS CHA	CFD
04/16/2019	7:05:22	2019086504	1903737	12D SEIZURE	27	BRYANT WALKWAY		DT	CHA	CFD
04/16/2019	16:08:12	2019087043	1903761	12C SEIZURE	1123	ELLETA BLVD	B	BC	CHA	CFD
04/17/2019	2:46:36	2019087468	1903776	17A4 FALL	700	N GARTH AVE	219	OT	OAK TOWERS APARTMENTS CHA	CFD
04/17/2019	20:34:41	2019088188	1903805	6D BREATHING PROB	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CFD
04/18/2019	8:55:21	2019088500	1903820	10D CHEST PAIN	204	UNITY DR	B	SP	CHA	CFD
04/19/2019	11:54:37	2019089552	1903866	25D PSYC PROB	1201	PAQUIN ST	313	PT	PAQUIN TOWERS APARTMENTS CHA	CFD
04/21/2019	10:11:31	2019091233	1903940	1A ABDOMINAL PAIN	1201	PAQUIN ST	308	PT	PAQUIN TOWERS APARTMENTS CHA	CFD
04/22/2019	7:53:41	2019091914	1903970	17B FALL	1201	PAQUIN ST	1113	PT	PAQUIN TOWERS APARTMENTS CHA	CFD
04/22/2019	9:34:56	2019091970	1903972	1C ABDOMINAL PAIN	1201	PAQUIN ST	1001	PT	PAQUIN TOWERS APARTMENTS CHA	CFD
04/23/2019	1:36:21	2019092724	1904002	10D CHEST PAIN	700	N GARTH AVE	414	OT	OAK TOWERS APARTMENTS CHA	CFD
04/23/2019	14:43:40	2019093145	1904024	19D HEART PROB	700	N GARTH AVE	719	OT	OAK TOWERS APARTMENTS CHA	CFD
04/27/2019	11:07:13	2019096715	1904167	1C ABDOMINAL PAIN	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CFD
04/28/2019	8:14:15	2019097453	1904203	17A4 FALL	1201	PAQUIN ST	509	PT	PAQUIN TOWERS APARTMENTS CHA	CFD
04/28/2019	17:04:55	2019097746	1904220	26C SICK PRSN	700	N GARTH AVE	619	OT	OAK TOWERS APARTMENTS CHA	CFD
04/30/2019	14:50:46	2019099338	1904272	17A4 FALL	700	N GARTH AVE	810	OT	OAK TOWERS APARTMENTS CHA	CFD
04/01/2019	22:51:31	2019073915	1904010030	28C STROKE	1201	PAQUIN ST	1402	PT	PAQUIN TOWERS APARTMENTS CHA	UHC
04/01/2019	23:53:44	2019073958	1904010036	21D HEMORRHAGE	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	UHC
04/04/2019	23:46:41	2019076792	1904040040	26C SICK PRSN	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	UHC
04/05/2019	11:17:44	2019077125	1904050015	26C SICK PRSN	1201	PAQUIN ST	313	PT	PAQUIN TOWERS APARTMENTS CHA	UHC
04/07/2019	4:14:39	2019078706	1904070006	1C ABDOMINAL PAIN	1007	ELLETA BLVD		BC	CHA	UHC
04/10/2019	8:20:00	2019081293	1904100007	17A FALL	700	N GARTH AVE	219	OT	OAK TOWERS APARTMENTS CHA	UHC
04/11/2019	8:29:08	2019082302	1904110005	10D CHEST PAIN	700	N GARTH AVE	715	OT	OAK TOWERS APARTMENTS CHA	UHC
04/11/2019	14:37:17	2019082689	1904110020	21B HEMORRHAGE	1201	PAQUIN ST	804	PT	PAQUIN TOWERS APARTMENTS CHA	UHC
04/12/2019	0:48:11	2019083170	1904120002	23B1I INTENTIONAL OD	21	BRYANT WALKWAY		DT	CHA	UHC
04/12/2019	2:41:03	2019083223	1904120004	17A4 FALL	700	N GARTH AVE	212	OT	OAK TOWERS APARTMENTS CHA	UHC
04/12/2019	13:18:34	2019083582	1904120017	13C DIABETIC PROB	312	WALKWAY		DT	CHA	UHC
04/12/2019	14:56:52	2019083665	1904120020	MEDICAL EMERGENCY	700	N GARTH AVE	715	OT	OAK TOWERS APARTMENTS CHA	UHC
04/13/2019	7:26:10	2019084218	1904130007	17B FALL	700	N GARTH AVE	414	OT	OAK TOWERS APARTMENTS CHA	UHC
04/14/2019	18:27:10	2019085332	1904140026	6D BREATHING PROB	617	PARK AVE		DT	CHA	UHC
04/15/2019	9:26:09	2019085669	1904150009	17A FALL	700	N GARTH AVE	818	OT	OAK TOWERS APARTMENTS CHA	UHC
04/16/2019	7:03:38	2019086502	1904160007	12D SEIZURE	27	BRYANT WALKWAY		DT	CHA	UHC
04/17/2019	2:45:07	2019087466	1904170005	17A4 FALL	700	N GARTH AVE	219	OT	OAK TOWERS APARTMENTS CHA	UHC
04/17/2019	20:33:23	2019088184	1904170031	6D BREATHING PROB	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	UHC
04/18/2019	8:52:29	2019088496	1904180009	10D CHEST PAIN	204	UNITY DR	B	SP	CHA	UHC
04/19/2019	11:52:57	2019089549	1904190018	25D PSYC PROB	1201	PAQUIN ST	313	PT	PAQUIN TOWERS APARTMENTS CHA	UHC
04/20/2019	10:14:05	2019090412	1904200008	26A SICK PRSN	700	N GARTH AVE	212	OT	OAK TOWERS APARTMENTS CHA	UHC
04/22/2019	5:27:34	2019091880	1904220006	26A SICK PRSN	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	UHC
04/22/2019	7:51:12	2019091912	1904220009	17B FALL	1201	PAQUIN ST	1113	PT	PAQUIN TOWERS APARTMENTS CHA	UHC
04/23/2019	1:34:12	2019092720	1904230002	10D CHEST PAIN	700	N GARTH AVE	414	OT	OAK TOWERS APARTMENTS CHA	UHC
04/23/2019	14:41:42	2019093143	1904230019	19D HEART PROB	700	N GARTH AVE	719	OT	OAK TOWERS APARTMENTS CHA	UHC
04/27/2019	11:05:15	2019096713	1904270012	1C ABDOMINAL PAIN	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	UHC
04/28/2019	8:12:02	2019097450	1904280007	17A4 FALL	1201	PAQUIN ST	509	PT	PAQUIN TOWERS APARTMENTS CHA	UHC
04/28/2019	17:03:12	2019097742	1904280027	26C SICK PRSN	700	N GARTH AVE	619	OT	OAK TOWERS APARTMENTS CHA	UHC
04/28/2019	20:54:17	2019097891	1904280035	EMS RESPONSE	1027	ELLETA BLVD		BC	CHA	UHC
04/30/2019	14:48:48	2019099336	1904300021	17A4 FALL	700	N GARTH AVE	810	OT	OAK TOWERS APARTMENTS CHA	UHC

CHA Safety Department Reports - April 2019

ALEIR #	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190243	4/20/2019	7:50	911 Checks	1010	Elleta Blvd		BC	Kevin Keith
20190239	4/18/2019	22:29	Alarm	1201	Paquin Street	1304	PT	Tara Thomason
20190216	4/8/2019	18:05	Animal Complaints/Bites		Lincoln Drive		SP	Kevin Keith
20190259	4/29/2019	17:00	Animal Complaints/Bites	700	Garth Avenue North	409	OT	Kevin Keith
20190200	4/1/2019	20:15	Arrest Non-Resident	310	Moore Walkway		DT	Kevin Keith
20190217	4/9/2019	8:14	Arrest Non-Resident / Controlled Substance	200	Lincoln Drive		B	Mark Brotemarkle
20190247	4/22/2019	17:50	Arrest Resident Misd Law Enforcement	1114	Elleta Blvd		BC	Kevin Keith
20190261	4/20/2019	20:05	Assault Adult Abuse	21	Bryant Walkway		DT	Kevin Keith
20190212	3/6/2019	13:35	Assist Resident / Medical	700	Garth Avenue North	811	OT	Kevin Keith
20190215	4/8/2019	14:34	Assist Resident / Medical	617	Park Avenue		DT	Mark Brotemarkle
20190229	4/14/2019	14:00	Assist Resident / Medical	700	Garth Avenue North	219	OT	Kevin Keith
20190205	4/3/2019	21:07	Check Subject/Field Interview	1201	Paquin Street	LBY	PT	Tara Thomason
20190257	4/28/2019	21:23	Check Welfare	1201	Paquin Street	313	PT	Kevin Keith
20190250	4/23/2019	15:22	Child Abuse/Neglect 800 392-3738	1201	Paquin Street	901	PT	Kevin Keith
20190256	4/28/2019	20:51	Child Abuse/Neglect 800 392-3738	1027	Elleta Blvd		BC	Kevin Keith
20190201	4/2/2019	16:12	Controlled Substance Investigation		Allen Walkway		DT	Mark Brotemarkle
20190234	4/13/2019	22:17	Disturbance Peace Music/Television	700	Garth Avenue North	208	OT	Tara Thomason
20190228	4/14/2019	15:10	Disturbance Peace Music/Television	700	Garth Avenue North	212	OT	Kevin Keith
20190265	4/30/2019	19:41	Disturbance Peace Music/Television	1201	Paquin Street	1011	OT	Tara Thomason
20190227	4/13/2019	22:27	Disturbance Persons	1201	Paquin Street	208	PT	Tara Thomason
20190213	4/7/2019	15:30	Harassment	1201	Paquin Street	1011	PT	Kevin Keith
20190258	4/29/2019	9:30	Harassment	205	Lincoln Drive		B	Mark Brotemarkle
20190203	4/3/2019	12:49	Information	700	Garth Avenue North	303	OT	Mark Brotemarkle
20190186-1	4/5/2019	15:19	Information	700	Garth Avenue North	816	OT	Tara Thomason
20190210	4/5/2019	16:26	Information	1201	Paquin Street		PT	Tara Thomason
20190210-1	4/6/2019	9:18	Information	1201	Paquin Street	1011	PT	Kevin Keith
20190214	4/7/2019	18:53	Information		Lincoln Drive		SP	Kevin Keith
20190218-1	4/9/2019	16:40	Information	700	Garth Avenue North	205	OT	Kevin Keith
20190222	4/11/2019	22:52	Information	1201	Paquin Street	1304	PT	Tara Thomason
20190224	4/12/2019	17:57	Information	1017	Elleta Blvd		BC	Tara Thomason
20190225	4/12/2019	18:23	Information	700	Garth Avenue North	519	OT	Tara Thomason
20190226	4/12/2019	21:33	Information	1201	Paquin Street		PT	Tara Thomason
20190241	4/18/2019	22:32	Information	617	Park Avenue		DT	Tara Thomason
20190242	4/18/2019	23:10	Information	301	Providence Road North		COM	Tara Thomason
20190244	4/20/2019	12:00	Information	700	Garth Avenue North		OT	Kevin Keith
20190246	4/22/2019	15:30	Information	700	Garth Avenue North		OT	Kevin Keith
20190255	4/27/2019	17:31	Information	1201	Elleta Blvd	A	BC	Kevin Keith
20190218	4/9/2019	12:01	Lease Violation	700	Garth Avenue North	205	OT	Mark Brotemarkle
20190260	4/29/2019	18:20	Lease Violation	700	Garth Avenue North	810	OT	Kevin Keith
20190202	4/2/2019	19:20	Lock Out	700	Garth Avenue North	603	OT	Mark Brotemarkle
20190211	4/5/2019	18:51	Lock Out	208	Unity Drive	A	SP	Tara Thomason
20190232	4/16/2019	17:08	Lock Out	1201	Paquin Street	707	PT	Tara Thomason
20190233	4/16/2019	20:37	Lock Out	1023	Elleta Blvd		BC	Tara Thomason
20190251	4/23/2019	20:43	Lock Out	1014	Elleta Blvd		BC	Kevin Keith
20190245	4/21/2019	10:50	Maintenance Problem	700	Garth Avenue North		OT	Kevin Keith
20190219	4/9/2019	16:30	Property Crimes / Other	321	Trinity Place		DT	Kevin Keith
20190204	4/3/2019	19:15	Property Damage	211	Unity Drive		SP	Tara Thomason
20190248	4/23/2019	9:58	Property Damage		Moore Walkway		DT	Mark Brotemarkle
20190209	4/4/2019	18:24	Ticket Vehicle/CHA	1004	Elleta Blvd		BC	Mark Brotemarkle
20190221	4/11/2019	17:10	Ticket Vehicle/CHA	1201	Paquin Street		PT	Mark Brotemarkle
20190223	4/12/2019	17:45	Ticket Vehicle/CHA	1003	Elleta Blvd		BC	Tara Thomason
20190235	4/17/2019	6:40	Ticket Vehicle/CHA		Allen Street		DT	Mark Brotemarkle
20190236	4/17/2019	9:08	Ticket Vehicle/CHA	2112	Business Loop 70 E		PP	Mark Brotemarkle
20190262	4/17/2019	11:30	Ticket Vehicle/CHA		Circus Parking Lot		DT	Mark Brotemarkle
20190209-1	4/10/2019	19:10	Ticket Vehicle/Tow	1004	Elleta Blvd		BC	Mark Brotemarkle
20190263	4/30/2019	13:30	Ticket Vehicle/Tow	1201	Paquin Street	1304	PT	Mark Brotemarkle
2019008-1	4/7/2019	16:07	Trespass Person Investigation	2112	Business Loop 70 E	202	PP	Kevin Keith
20190237	4/18/2019	9:30	Trespass Person Investigation	700	Garth Avenue North		OT	Mark Brotemarkle
20190240	4/18/2019	22:34	Trespass Person Investigation	1201	Paquin Street	313	PT	Tara Thomason
20190252	4/23/2019	10:01	Trespass Person Investigation	201	Unity Drive	A	SP	Mark Brotemarkle
20190220	4/10/2019	10:55	Trespass Person Warning Issued	200	Lincoln Drive	B	SP	Mark Brotemarkle
20190230	4/16/2019	10:15	Trespass Person Warning Issued	401	Trinity Place		DT	Mark Brotemarkle
20190231	4/16/2019	10:45	Trespass Person Warning Issued	400	Park Avenue		DT	Mark Brotemarkle
20190253	4/18/2019	8:30	Trespass Person Warning Issued	700	Garth Avenue North	212	OT	Mark Brotemarkle
20190238	4/18/2019	11:46	Trespass Person Warning Issued	700	Garth Avenue North	409	OT	Mark Brotemarkle
20190249	4/23/2019	9:58	Trespass Person Warning Issued	308	Moore Walkway		DT	Mark Brotemarkle
20190254	4/25/2019	8:35	Trespass Person Warning Issued	700	Garth Avenue North	518	OT	Mark Brotemarkle
20190206	4/3/2019	21:34	Trespass Person/Arrest	1201	Paquin Street		PT	Tara Thomason
20190207	4/4/2019	14:02	Trespass Person/Arrest	1201	Paquin Street		PT	Mark Brotemarkle
20190264	4/30/2019	17:49	Trespass Person/Arrest	611	Park Avenue		DT	Tara Thomason
20190208	4/3/2019	0:00	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: May 13, 2019
RE: March 2019 Financial Reports

Section 8-Housing Choice Voucher Program

Admin Fee revenue earned is 1% (\$2,597) under budget.

Total Operating Expenses are \$664 under budget.

Administration has a year to date net gain of \$22,275.

HUD PHA Operating Grants – HAP (Housing Assistance Payments) are 5% (\$106,865) under budget.

AMP 1-Downtown

Total Tenant Revenue is 13% (\$10,992) higher than budget.

HUD's PHA Operating grant disbursements are 5% (\$4,729) higher than budget.

Total Revenue is 8% (\$15,405) higher than budget.

Administrative expenses are 5% (\$1,698) under budget.

Total Utilities are 4% (\$796) under budget.

Total Maintenance expenses are 7% (\$6,655) under budget.

Total Operating Expenses are 6% (\$11,812) under budget.

AMP 1 has a year to date net gain of \$38,699 before depreciation and debt principal payments.

Stuart Parker Housing Development Group, LP

Total Tenant Revenue is \$1,393 under budget.

Vacancy Losses are \$1,766 higher than budget. Stuart Parker has lost \$5,235 in income due to units vacant over 60 days, causing the units to lose the vacancy payment from Section 8.

Total Revenue is 2% (\$8,794) higher than budget.

Stuart Parker Housing Development Group, LP (continued)

Administrative expenses are 6% (\$4,539) under budget.

Total Utilities are 7% (\$4,076) under budget.

Total Maintenance expenses are 10% (\$9,277) under budget.

Total Operating Expenses are 13% (\$46,056) under budget.

Bear Creek Housing Development Group, LP

Total Tenant Revenue is \$1,384 under budget.

Vacancy Losses are \$496 over budget. Bear Creek has lost \$2,340 in income due to units vacant over 60 days, causing the units to lose the vacancy payment from Section 8.

Total Revenue is \$677 higher than budget.

Administrative expenses are 4% (\$1,024) under budget.

Total Utilities are \$46 under budget.

Total Maintenance expenses are 7% (\$2,447) under budget.

Total Operating Expenses are 2% (\$2,124) under budget.

Oak Towers Housing Development Group, LP

Total Tenant Revenue is 3% (\$6,547) under budget.

Vacancy losses are \$7,745 over budget. Oak Towers has lost \$5,759 in income due to units vacant over 60 days, causing the units to lose the vacancy payment from Section 8.

Total Revenue is \$527 under budget.

Administrative expenses are 7% (\$3,877) under budget.

Total Utilities are 16% (\$5,125) over budget.

Total Maintenance expenses are 4% (\$2,001) over budget.

Total Operating Expenses are 6% (\$9,265) under budget.

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

Total Revenue is \$71 under budget.

Total Administrative expenses are 1% (\$116) over budget.

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

Total Utilities are 7% (\$435) under budget.

Total Maintenance expenses are 49% (\$4,288) over budget due to additional signage that was required per the MHDC inspection.

Total Operating Expenses are 5% (\$2,063) over budget.

Bryant Walkway Housing Development Group, LP

Total Revenue is \$14,987 higher than budget due to energy rebates.

Total Administrative expenses are \$2,181 under budget.

Total Utilities are \$8,181 over budget due to vacant units still in construction.

Total Maintenance expenses are \$6,455 under budget.

Total Operating Expenses are 29% (\$23,343) under budget.

Bryant Walkway II Housing Development Group, LP

Total Revenue is \$9,378 higher than budget due to energy rebates.

Total Administrative expenses are \$77 under budget.

Total Utilities are \$3,743 over budget due to vacant units.

Total Maintenance expenses are \$3,370 under budget.

Total Operating Expenses are 20% (\$8,218) under budget.

Central Office Cost Center (COCC)

Total Revenue is 3% (\$3,374) higher than budget.

Total Operating Expenses are 14% (\$17,399) under budget.

The COCC has a year to date net gain of \$21,916.

CHA Business Activities (CHA BA)

Investment Income is \$77,711 under budget. The budget includes interest earned on seller financing, which will be received from the LIHTC properties' cash flows.

Management Fees are 2% (\$2,030) higher than budget.

Total Operating Expenses are 9% (\$9,322) under budget.

The CHA BA has a year to date net loss of \$6,104.

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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)

March 2019

Fiscal Year End

December 2019

Month 3 of 12

as submitted by:

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

INDEX

Revenue & Expense Budget Comparisons

Housing Choice Voucher	Page 1
Public Housing – AMP 1 Downtown	Page 2
Stuart Parker Housing Development Group, LP	Page 4
Bear Creek Housing Development Group, LP	Page 6
Oak Towers Housing Development Group, LP	Page 8
Mid-Missouri Veterans Housing Development Group, LP	Page 10
Bryant Walkway Housing Development Group, LP	Page 12
Bryant Walkway II Housing Development Group, LP	Page 14
Central Office Cost Center	Page 16
CHA Business Activities	Page 17
Entity Wide Revenue & Expense Summary	Page 18

Housing Choice Voucher Program
Unaudited Revenue Expense Budget Comparison

	3 Months ended March 31, 2019				Percent of		
	Current Month	Budget	Variance	Year to Date	Budget	Variance	Variance
HUD PHA Operating Grants - HAP	733,354	803,196	(69,842)	2,263,787	2,409,588	(145,801)	-6%
HUD Admin Fees Earned	79,775	80,861	(1,086)	239,987	242,584	(2,597)	-1%
Total Fee Revenue	813,129	884,057	(70,928)	2,503,774	2,652,172	(148,398)	-6%
Investment Income - Unrestricted	1,349	333	1,016	3,582	1,000	2,582	258%
Fraud Recovery - HAP	113	250	(138)	288	750	(463)	0%
Fraud Recovery - Admin	113	-	113	288	-	288	0%
FSS Forfeitures	-	-	-	1,516	-	1,516	
Total Revenue	814,703	884,641	(69,937)	2,509,447	2,653,922	(144,475)	-5%
Administrative Salaries	21,296	21,546	(250)	63,911	64,639	(728)	-1%
Auditing Fees	1,109	1,875	(766)	3,326	5,625	(2,299)	-41%
Management Fee	18,900	20,390	(1,490)	56,448	61,170	(4,722)	-8%
Book-keeping Fee	11,813	12,744	(931)	35,280	38,231	(2,951)	-8%
Advertising and Marketing	172	133	38	551	400	151	38%
Employee Benefit contributions - Administrative	6,309	2,977	3,332	19,488	8,930	10,558	118%
Office Expenses	3,369	1,695	1,674	5,393	5,085	308	6%
Training & Travel	430	427	3	1,919	1,280	639	50%
Other Administrative Expenses	6,366	11,839	(5,473)	30,036	35,518	(5,482)	-15%
Total Operating - Administrative	69,763	73,626	(3,864)	216,352	220,878	(4,526)	-2%
FSS Participation Services	64	-	64	75	-	75	
Total Utilities	367	\$ -	\$ 367	\$ 935	\$ -	\$ 935	#DIV/0!
Bldg. Maintenance	932	-	932	1,637	-	1,637	#DIV/0!
Insurance Premiums	861	456	405	2,582	1,368	1,214	89%
Total Operating Expenses	71,986	74,082	(2,096)	221,582	222,246	(664)	0%
Excess of Operating Revenue over Operating Expenses	742,717	\$ 810,559	\$ (67,841)	\$ 2,287,865	\$ 2,431,676	\$ (143,811)	-6%
HCV	468,786	517,986	(49,200)	1,416,310	1,553,958	(137,648)	-9%
Homeownership	3,719	3,810	(91)	11,169	11,429	(260)	-2%
Portable Housing Assistance Payments	13,439	11,730	1,709	34,719	35,189	(470)	-1%
S8 FSS Payments	13,064	10,000	3,064	39,853	30,000	9,853	33%
VASH Housing Assistance Payments	43,755	41,031	2,724	126,828	123,093	3,735	3%
RAD PBV Housing Assistance Payments	181,534	178,105	3,429	552,241	534,316	17,925	3%
Total Housing Assistance Payments	724,297	762,662	(38,364)	2,181,119	2,287,985	(106,865)	-5%
Total Expenses	796,283	836,744	(40,461)	\$ 2,402,701	\$ 2,510,231	\$ (107,530)	-4%
Net Gain (Loss)	18,420	47,897	(29,477)	\$ 106,746	\$ 143,691	\$ (36,945)	

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 34,438	\$ 30,914	\$ 3,524	\$ 102,182	\$ 92,742	\$ 9,441	10%
Vacancy Loss	(3,141)	(3,170)	29	(8,677)	(9,511)	834	-9%
Tenant Revenue - Other	1,522	694	828	2,798	2,081	717	34%
Total Tenant Revenue	32,818	28,437	4,381	96,303	85,312	10,992	13%
HUD PHA Operating Grants	35,630	34,640	990	108,648	103,919	4,729	5%
70740 Front Line Service Fee	1,979	334	1,645	2,843	1,001	1,842	
Total Grant Revenue	37,609	34,974	2,636	111,491	104,921	6,571	6%
Investment Income - Unrestricted	1,282	737	545	3,903	2,210	1,693	77%
Fraud Recovery	178	-	178	456	-	456	0%
Other Revenue	2,092	3,047	(955)	4,835	9,141	(4,306)	-47%
Total Revenue	73,979	67,195	6,784	216,989	201,584	15,405	8%
Administrative Salaries	3,065	3,203	(139)	9,340	9,609	(270)	-3%
Auditing Fees	96	583	(488)	287	1,750	(1,463)	-84%
Management Fee	5,428	5,234	194	16,137	15,701	436	3%
Book-keeping Fee	840	810	30	2,498	2,430	68	3%
Advertising and Marketing	23	25	(2)	23	75	(52)	-69%
Employee Benefit contributions - Administrative	1,417	1,064	353	4,270	3,193	1,077	34%
Office Expenses	286	566	(280)	1,141	1,699	(557)	-33%
Legal Expense	-	30	(30)	46	89	(44)	-49%
Training & Travel	-	192	(192)	-	575	(575)	-100%
Other	321	759	(438)	1,960	2,278	(318)	-14%
Total Operating - Administrative	11,476	12,466	(990)	35,701	37,399	(1,698)	-5%
Asset Management Fee	1,200	1,200	-	3,600	3,600	-	0%
Total Tenant Services	872	768	104	4,390	2,303	2,088	91%
Water	3,064	2,011	1,052	7,042	6,034	1,008	17%
Electricity	(1,592)	1,392	(2,984)	1,135	4,177	(3,042)	-73%
Gas	814	733	81	2,228	2,199	29	1%
Sewer	3,343	2,088	1,255	7,473	6,264	1,209	19%
Total Utilities	\$ 5,628	\$ 6,225	\$ (597)	\$ 17,878	\$ 18,675	\$ (796)	-4%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 13,894	\$ 12,866	\$ 1,028	\$ 40,337	\$ 38,597	\$ 1,739	5%
Maintenance - Materials & Other	5,030	3,650	1,379	12,251	10,951	1,299	12%
Maintenance and Operations Contracts	7,737	9,388	(1,651)	18,328	28,165	(9,837)	-35%
Employee Benefit Contributions - Maintenance	4,268	4,180	88	12,682	12,539	143	1%
Total Maintenance	30,929	30,084	845	83,597	90,253	(6,655)	-7%
Protective Services - Labor	1,782	2,040	(258)	5,864	6,120	(256)	-4%
Protective Services - Other	-	50	(50)	-	150	(150)	-100%
Employee Benefit Contributions - Protective Services	531	568	(37)	1,660	1,705	(45)	-3%
Total Protective Services	2,313	2,658	(345)	7,524	7,975	(451)	-6%
Total Insurance Premiums	3,934	3,986	(52)	11,791	11,958	(167)	-1%
Other General Expenses	-	3,750	(3,750)	4,893	11,250	(6,357)	-57%
Payments in Lieu of Taxes	2,610	1,383	1,226	7,546	4,150	3,396	82%
Bad debt - Tenant Rents	(154)	100	(254)	(901)	300	(1,201)	-400%
Total Other General Expenses	2,456	5,233	(2,778)	11,538	15,700	(4,162)	-27%
Interest on Notes Payable	801	747	54	2,271	2,240	30	1%
Total Operating Expenses	59,609	63,367	(3,758)	178,290	190,102	(11,812)	-6%
Excess of Operating Revenue over Operating Expenses	\$ 14,370	\$ 3,827	\$ 10,542	\$ 38,699	\$ 11,481	\$ 27,217	237%
Extraordinary Maintenance	-	1,911	(1,911)	-	5,732	(5,732)	-100%
Depreciation Expense	12,194	13,248	(1,054)	36,583	39,744	(3,161)	-8%
Debt Principal Payment	1,962	1,853	109	21,686	5,559	16,127	290%
Total Expenses	\$ 73,766	\$ 80,379	\$ (6,613)	\$ 236,559	\$ 241,136	\$ (4,577)	-2%
Net Gain (Loss)	\$ 213	\$ (13,184)	\$ 13,397	\$ (19,570)	\$ (39,553)	\$ 19,983	-51%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 71,926	\$ 78,507	\$ (6,581)	\$ 212,742	\$ 235,522	\$ (22,780)	-10%
Rental Subsidies	76,461	69,880	6,581	232,420	209,639	22,780	11%
Vacancy Loss	(3,534)	(3,710)	176	(12,895)	(11,129)	(1,766)	16%
Net Rental Revenue	144,853	144,677	176	432,266	434,032	(1,766)	0%
Tenant Revenue - Other	205	833	(629)	2,874	2,500	374	15%
Total Tenant Revenue	145,058	145,511	(453)	435,139	436,532	(1,393)	0%
Investment Income - Unrestricted	4,267	500	3,767	12,040	1,500	10,540	703%
Other Revenue	9,693	9,492	201	28,123	28,476	(353)	-1%
Total Revenue	159,018	155,503	3,515	475,303	466,508	8,794	2%
Administrative Salaries	7,478	7,750	(272)	22,816	23,250	(434)	-2%
Auditing Fees	1,117	1,083	33	3,350	3,250	100	3%
Property Management Fee	9,337	9,188	149	27,737	27,564	173	1%
Asset Management Fees	1,036	1,036	(0)	3,109	3,109	(0)	0%
Advertising and Marketing	16	67	(51)	16	201	(185)	-92%
Employee Benefit contributions - Administrative	1,886	2,824	(938)	4,923	8,473	(3,550)	-42%
Office Expenses	1,562	840	722	3,412	2,520	892	35%
Legal Expense	81	83	(3)	228	250	(22)	-9%
Training & Travel	-	529	(529)	300	1,588	(1,288)	-81%
Other	1,388	1,447	(59)	4,116	4,342	(226)	-5%
Total Operating - Administrative	23,901	24,849	(947)	70,007	74,546	(4,539)	-6%
Tenant Services - Salaries	2,108	2,281	(173)	6,457	6,842	(385)	-6%
Employee Benefit Contributions - Tenant Services	666	887	(221)	2,015	2,661	(646)	-24%
Tenant Services - Other	3,716	4,298	(582)	11,663	12,893	(1,230)	-10%
Total Tenant Services	6,490	7,466	(975)	20,136	22,397	(2,261)	-10%
Water	4,046	3,308	738	9,536	9,923	(388)	-4%
Electricity	11,787	12,855	(1,068)	36,233	38,564	(2,331)	-6%
Gas	1,799	1,312	487	4,322	3,936	386	10%
Sewer	3,409	3,119	290	7,614	9,357	(1,743)	-19%
Total Utilities	\$ 21,040	\$ 20,593	\$ 447	\$ 57,704	\$ 61,780	\$ (4,076)	-7%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 11,275	\$ 11,835	\$ (559)	\$ 35,762	\$ 35,504	\$ 258	1%
Maintenance - Materials & Other	3,658	4,343	(685)	7,630	13,030	(5,400)	-41%
Maintenance and Operations Contracts	10,737	11,079	(342)	29,282	33,237	(3,955)	-12%
Employee Benefit Contributions - Maintenance	4,120	4,268	(147)	12,622	12,803	(180)	-1%
Total Maintenance	29,791	31,524	(1,733)	85,296	94,573	(9,277)	-10%
Property Insurance	4,281	4,224	57	16,276	12,673	3,604	28%
Liability Insurance	-	425	(425)	-	1,275	(1,275)	-100%
Workmen's Compensation	396	416	(19)	1,236	1,247	(11)	-1%
All Other Insurance	118	118	0	354	354	0	0%
Total Insurance Premiums	4,795	5,183	(387)	17,866	15,548	2,318	15%
Other General Expenses	326	455	(129)	598	1,365	(767)	-56%
Taxes	5,436	7,103	(1,667)	16,307	21,308	(5,000)	-23%
Bad debt - Tenant Rents	(611)	1,750	(2,361)	976	5,250	(4,274)	-81%
Total Other General Expenses	5,151	9,308	(4,157)	17,882	27,923	(10,040)	-36%
Interest of Mortgage (or Bonds) Payable	17,103	17,103	0	33,083	51,309	(18,226)	-36%
Amortization of Loan Costs	2,273	2,259	15	6,821	6,776	46	1%
Total Interest Expense and Amortization Cost	19,376	19,362	15	39,904	58,085	(18,180)	-31%
Total Operating Expenses	110,545	118,284	(7,738)	308,795	354,851	(46,056)	-13%
Excess of Operating Revenue over Operating Expenses	\$ 48,472	\$ 37,219	\$ 11,253	\$ 166,508	\$ 111,658	\$ 54,850	49%
Depreciation Expense	65,497	58,117	7,380	196,488	174,351	22,138	13%
Debt Principal Payment	-	5,417	(5,417)	-	16,250	(16,250)	-100%
Funding Replacement Reserves from Operations	8,304	7,313	991	24,748	14,626	10,122	69%
Total Expenses	\$ 184,347	\$ 189,130	\$ (4,783)	\$ 530,032	\$ 560,078	\$ (30,046)	-5%
Net Gain (Loss)	\$ (25,329)	\$ (33,627)	\$ 8,298	\$ (54,729)	\$ (93,569)	\$ 38,840	-42%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 18,305	\$ 16,742	\$ 1,563	\$ 53,221	\$ 50,227	\$ 2,994	6%
Rental Subsidies	24,821	27,036	(2,215)	76,157	81,108	(4,951)	-6%
Vacancy Loss	(1,202)	(700)	(502)	(2,597)	(2,101)	(496)	24%
Net Rental Revenue	41,924	43,078	(1,154)	126,781	129,233	(2,453)	-2%
Tenant Revenue - Other	-	25	(25)	1,143	75	1,068	1425%
Total Tenant Revenue	41,924	43,103	(1,179)	127,924	129,308	(1,384)	-1%
Investment Income - Unrestricted	1,135	300	835	3,319	900	2,419	269%
Other Revenue	3,572	2,483	1,088	7,410	7,450	(40)	-1%
Total Revenue	46,630	45,886	744	138,653	137,658	995	1%
Administrative Salaries	2,205	2,805	(600)	6,721	8,414	(1,694)	-20%
Auditing Fees	867	833	33	2,600	2,500	100	4%
Property Management Fee	2,731	2,219	512	8,107	6,657	1,450	22%
Asset Management Fees	938	938	(0)	2,814	2,814	(0)	0%
Advertising and Marketing	15	5	10	15	15	(0)	-1%
Employee Benefit contributions - Administrative	749	965	(216)	2,060	2,895	(835)	-29%
Office Expenses	524	235	289	1,466	705	761	108%
Legal Expense	630	71	559	812	212	599	282%
Training & Travel	-	190	(190)	-	571	(571)	-100%
Other	390	719	(329)	1,324	2,157	(833)	-39%
Total Operating - Administrative	9,049	8,980	68	25,918	26,941	(1,024)	-4%
Tenant Services - Salaries	154	69	85	469	208	261	126%
Employee Benefit Contributions - Tenant Services	42	191	(148)	127	572	(445)	-78%
Tenant Services - Other	421	158	262	1,221	475	746	157%
Total Tenant Services	617	418	199	1,817	1,254	562	45%
Water	1,375	1,617	(242)	4,277	4,850	(573)	-12%
Electricity	720	772	(51)	2,698	2,315	383	17%
Gas	525	283	242	1,426	848	578	68%
Sewer	1,197	1,361	(164)	3,740	4,082	(342)	-8%
Total Utilities	\$ 3,816	\$ 4,032	\$ (216)	\$ 12,142	\$ 12,096	\$ 46	0%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 6,539	\$ 5,226	\$ 1,312	\$ 18,013	\$ 15,679	\$ 2,333	15%
Maintenance - Materials & Other	1,102	1,306	(204)	2,338	3,917	(1,580)	-40%
Maintenance and Operations Contracts	2,867	3,806	(940)	8,068	11,419	(3,351)	-29%
Employee Benefit Contributions - Maintenance	1,942	1,852	90	5,708	5,557	150	3%
Total Maintenance	12,450	12,191	259	34,126	36,573	(2,447)	-7%
Total Insurance Premiums	3,349	3,614	(265)	10,019	10,171	(152)	-1%
Other General Expenses	49	-	49	154	-	154	#DIV/0!
Property Taxes	2,600	2,600	-	7,800	7,800	-	0%
Bad debt - Tenant Rents	-	542	(542)	219	1,625	(1,406)	-87%
Total Other General Expenses	2,649	3,142	(493)	8,173	9,425	(1,252)	-13%
96710 Interest of Mortgage (or Bonds) Payable	3,895	3,800	94	11,584	11,401	183	2%
96730 Amortization of Loan Costs	1,664	1,011	653	4,991	3,032	1,959	65%
Total Interest Expense and Amortization Cost	5,559	4,811	748	16,575	14,433	2,142	15%
Total Operating Expenses	37,489	37,188	301	108,769	110,893	(2,124)	-2%
Excess of Operating Revenue over Operating Expenses	\$ 9,142	\$ 8,698	\$ 443	\$ 29,884	\$ 26,766	\$ 3,119	12%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	18,847	18,425	422	55,907	55,275	632	1%
Debt Principal Payment	2,909	2,886	23	8,576	8,657	(81)	-1%
Funding Replacement Reserves from Operations	3,087	2,867	220	9,215	5,734	3,481	61%
Total Expenses	\$ 62,332	\$ 61,365	\$ 966	\$ 182,466	\$ 180,559	\$ 1,908	1%
Net Gain (Loss)	\$ (15,701)	\$ (15,479)	\$ (222)	\$ (43,813)	\$ (42,900)	\$ (913)	2%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 38,985	\$ 47,276	\$ (8,291)	\$ 117,114	\$ 141,829	\$ (24,715)	-17%
Rental Subsidies	44,028	35,737	8,291	131,925	107,210	24,715	23%
Vacancy Loss	(2,620)	(1,328)	(1,292)	(11,729)	(3,985)	(7,745)	194%
Net Rental Revenue	80,393	81,685	(1,292)	237,310	245,054	(7,745)	-3%
Tenant Revenue - Other	815	100	715	1,497	300	1,197	399%
Total Tenant Revenue	81,208	81,785	(577)	238,807	245,354	(6,547)	-3%
Investment Income - Unrestricted	1,635	400	1,235	5,341	1,200	4,141	345%
Other Revenue	4,009	3,295	714	12,819	9,886	2,933	30%
Total Revenue	86,852	85,480	1,372	256,967	256,440	527	0%
Administrative Salaries	5,338	6,256	(918)	16,270	18,769	(2,499)	-13%
Auditing Fees	1,200	1,167	33	3,600	3,500	100	3%
Property Management Fee	5,127	5,064	63	14,988	15,192	(204)	-1%
Asset Management Fees	955	955	(0)	2,864	2,864	(0)	0%
Advertising and Marketing	142	58	83	564	175	389	222%
Employee Benefit contributions - Administrative	2,304	2,712	(408)	6,564	8,135	(1,571)	-19%
Office Expenses	576	517	60	2,982	1,550	1,432	92%
Legal Expense	182	42	140	182	125	57	46%
Training & Travel	-	371	(371)	-	1,112	(1,112)	-100%
Other	513	905	(392)	2,247	2,715	(468)	-17%
Total Operating - Administrative	16,337	18,046	(1,709)	50,261	54,138	(3,877)	-7%
Tenant Services - Salaries	1,288	1,332	(44)	3,947	3,995	(48)	-1%
Employee Benefit Contributions - Tenant Services	412	429	(17)	1,248	1,287	(39)	-3%
Tenant Services - Other	2,527	2,791	(264)	8,929	8,373	557	7%
Total Tenant Services	4,227	4,552	(325)	14,125	13,655	470	3%
Water	1,393	935	458	4,380	2,805	1,575	56%
Electricity	8,013	8,362	(350)	27,424	25,087	2,337	9%
Gas	1,305	560	745	2,907	1,679	1,228	73%
Sewer	960	1,020	(60)	3,044	3,060	(16)	-1%
Total Utilities	\$ 11,670	\$ 10,877	\$ 793	\$ 37,755	\$ 32,630	\$ 5,125	16%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 7,266	\$ 7,155	\$ 112	\$ 22,504	\$ 21,465	\$ 1,039	5%
Maintenance - Materials & Other	1,749	1,242	507	5,263	3,725	1,538	41%
Maintenance and Operations Contracts	6,064	5,331	734	15,481	15,992	(511)	-3%
Employee Benefit Contributions - Maintenance	2,123	2,166	(42)	6,433	6,498	(65)	-1%
Total Maintenance	17,203	15,893	1,310	49,681	47,680	2,001	4%
Property Insurance	990	2,152	(1,162)	2,970	6,456	(3,487)	-54%
Liability Insurance	-	167	(167)	-	500	(500)	-100%
Workmen's Compensation	264	280	(16)	812	841	(29)	-3%
All Other Insurance	49	169	(121)	146	508	(362)	-71%
Total Insurance Premiums	1,303	2,768	(1,466)	3,927	8,305	(4,377)	-53%
Other General Expenses	127	-	127	5,163	-	5,163	
Taxes	2,579	2,579	-	7,738	7,738	-	0%
Bad debt - Tenant Rents	-	567	(567)	119	1,700	(1,581)	-93%
Total Other General Expenses	2,706	3,146	(440)	13,019	9,438	3,581	38%
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	8,959	-	8,959	
96730 Amortization of Loan Costs	720	1,418	(697)	2,161	4,253	(2,091)	
Total Interest Expense and Amortization Cost	720	1,418	(697)	11,120	4,253	6,867	
Total Operating Expenses	54,166	56,699	(2,533)	179,888	170,097	9,791	6%
Excess of Operating Revenue over Operating Expenses	\$ 32,686	\$ 28,781	\$ 3,905	\$ 77,078	\$ 86,343	\$ (9,265)	-11%
Depreciation Expense	29,142	13,400	15,742	71,683	40,199	31,484	78%
Total Expenses	\$ 83,307	\$ 70,099	\$ 13,209	\$ 251,571	\$ 210,296	\$ 41,275	20%
Net Gain (Loss)	\$ 3,545	\$ 15,381	\$ (11,837)	\$ 5,396	\$ 46,144	\$ (40,748)	-88%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 5,595	\$ 7,495	\$ (1,899)	\$ 19,101	\$ 22,484	\$ (3,382)	-15%
Rental Subsidies	9,630	7,906	1,724	25,965	23,717	2,248	9%
Vacancy Loss	(99)	(616)	517	(1,541)	(1,848)	307	-17%
Net Rental Revenue	15,126	14,784	342	43,525	44,352	(827)	-2%
Tenant Revenue - Other	-	67	(67)	16	200	(184)	-92%
Total Tenant Revenue	15,126	14,851	275	43,541	44,552	(1,011)	-2%
Investment Income - Unrestricted	510	200	310	1,479	600	879	146%
Other Revenue	179	173	6	579	518	61	12%
Total Revenue	15,815	15,223	591	45,599	45,670	(71)	0%
Administrative Salaries	608	646	(37)	1,854	1,937	(83)	-4%
Auditing Fees	700	667	33	2,100	2,000	100	5%
Property Management Fee	765	730	36	2,206	2,189	17	1%
Asset Management Fees	948	948	(0)	2,844	2,844	(0)	0%
Employee Benefit contributions - Administrative	158	133	25	407	400	8	2%
Office Expenses	208	206	1	577	619	(42)	-7%
Legal Expense	-	46	(46)	-	138	(138)	-100%
Training & Travel	-	38	(38)	-	115	(115)	-100%
Other	48	76	(29)	613	229	384	168%
Total Operating - Administrative	3,435	3,495	(60)	10,602	10,486	116	1%
Water	183	202	(19)	538	606	(68)	-11%
Electricity	845	1,323	(478)	2,587	3,970	(1,383)	-35%
Gas	660	352	308	2,141	1,057	1,084	103%
Sewer	147	167	(20)	433	501	(68)	-14%
Total Utilities	\$ 1,835	\$ 2,045	\$ (210)	\$ 5,699	\$ 6,134	\$ (435)	-7%
Maintenance - Labor	\$ 1,640	\$ 1,307	\$ 333	\$ 4,519	\$ 3,920	\$ 599	15%
Maintenance - Materials & Other	6	173	(167)	274	519	(245)	-47%
Maintenance and Operations Contracts	976	964	12	6,786	2,891	3,894	135%
Employee Benefit Contributions - Maintenance	486	463	23	1,429	1,390	40	3%
Total Maintenance	3,108	2,907	201	13,008	8,720	4,288	49%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Protective Services - Labor	376	431	(55)	1,238	1,292	(54)	-4%
Protective Services - Other	-	8	(8)	-	25	(25)	-100%
Employee Benefit Contributions - Protective Services	112	120	(8)	351	361	(10)	-3%
Total Protective Services	488	559	(71)	1,589	1,678	(89)	-5%
Property Insurance	765	649	116	2,296	1,946	349	18%
Workmen's Compensation	50	45	5	145	136	9	6%
All Other Insurance	24	25	(0)	73	74	(0)	0%
Total Insurance Premiums	840	936	(97)	2,514	2,156	358	17%
Other General Expenses	4	19	(14)	44	56	(13)	-23%
Taxes	690	690	-	2,069	2,069	-	0%
Bad debt - Tenant Rents	-	428	(428)	-	1,283	(1,283)	-100%
Total Other General Expenses	694	1,136	(442)	2,113	3,408	(1,295)	-38%
96710 Interest of Mortgage (or Bonds) Payable	824	828	(4)	2,399	2,483	(84)	-3%
96730 Amortization of Loan Costs	681	946	(265)	2,042	2,837	(795)	-28%
Total Interest Expense and Amortization Cost	1,505	1,773	(269)	4,441	5,320	(879)	-17%
Total Operating Expenses	11,905	12,852	(947)	39,965	37,901	2,063	5%
Excess of Operating Revenue over Operating Expenses	\$ 3,910	\$ 2,372	\$ 1,538	\$ 5,634	\$ 7,768	\$ (2,134)	-27%
Depreciation Expense	10,275	10,277	(2)	30,831	30,831	0	0%
Debt Principal Payment	898	820	78	2,528	2,460	68	3%
Funding Replacement Reserves from Operations	751	633	118	2,237	1,266	971	77%
Total Expenses	\$ 23,829	\$ 14,591	\$ 9,237	\$ 75,560	\$ 42,488	\$ 33,072	78%
Net Gain (Loss)	\$ (8,014)	\$ 632	\$ (8,646)	\$ (29,962)	\$ 3,182	\$ (33,143)	-1042%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 5,921	\$ 6,108	\$ (187)	\$ 16,691	\$ 18,324	\$ (1,633)	-9%
Rental Subsidies	22,418	22,290	128	68,326	66,870	1,456	2%
Vacancy Loss	(2,837)	(3,317)	480	(9,671)	(9,952)	281	-3%
Net Rental Revenue	25,502	25,081	421	75,346	75,242	104	0%
Tenant Revenue - Other	-	-	-	91	-	91	
Total Tenant Revenue	25,502	25,081	421	75,437	75,242	195	0%
Investment Income - Unrestricted	238	100	138	586	300	286	95%
Other Revenue	1,051	200	851	15,106	600	14,506	
Total Revenue	26,790	25,381	1,410	91,130	76,142	14,987	20%
Administrative Salaries	2,272	2,564	(292)	6,937	7,693	(756)	-10%
Auditing Fees	667	667	-	1,333	2,000	(667)	
Property Management Fee	1,763	1,907	(145)	5,528	5,722	(194)	-3%
Asset Management Fees	644	644	-	1,931	1,931	-	0%
Advertising and Marketing	13	19	(6)	13	56	(43)	-77%
Employee Benefit contributions - Administrative	778	898	(120)	2,290	2,693	(403)	-15%
Office Expenses	528	214	314	878	642	236	37%
Legal Expense	-	42	(42)	-	125	(125)	-100%
Training & Travel	-	95	(95)	-	284	(284)	-100%
Other	151	327	(175)	1,034	980	54	6%
Total Operating - Administrative	6,815	7,375	(560)	19,945	22,126	(2,181)	-10%
Tenant Services - Salaries	-	190	(190)	-	569	(569)	-100%
Employee Benefit Contributions - Tenant Services	-	159	(159)	-	476	(476)	-100%
Tenant Services - Other	-	192	(192)	-	577	(577)	-100%
Total Tenant Services	-	541	(541)	-	1,622	(1,622)	-100%
Water	746	754	(9)	1,214	2,263	(1,049)	-46%
Electricity	5,052	113	4,939	8,413	338	8,075	2393%
Gas	656	103	553	2,254	310	1,944	627%
Sewer	888	705	183	1,326	2,114	(789)	-37%
Total Utilities	\$ 7,341	\$ 1,675	\$ 5,667	\$ 13,206	\$ 5,025	\$ 8,181	163%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,359	\$ 2,478	\$ (120)	\$ 7,530	\$ 7,435	\$ 95	1%
Maintenance - Materials & Other	373	977	(604)	811	2,930	(2,119)	-72%
Maintenance and Operations Contracts	2,700	3,040	(339)	4,773	9,119	(4,345)	-48%
Employee Benefit Contributions - Maintenance	897	947	(50)	2,754	2,840	(86)	-3%
Total Maintenance	6,328	7,441	(1,113)	15,869	22,324	(6,455)	-29%
Property Insurance	-	2,226	(2,226)	-	6,677	(6,677)	-100%
Workmen's Compensation	88	99	(11)	279	298	(19)	-7%
All Other Insurance	63	74	(11)	189	221	(33)	-15%
Total Insurance Premiums	151	2,558	(2,407)	468	7,197	(6,729)	-94%
Other General Expenses	26	4,167	(4,141)	26	12,500	(12,474)	
Property Taxes	1,954	1,954	-	5,863	5,863	-	0%
Total Other General Expenses	1,980	6,163	(4,182)	5,982	18,488	(12,506)	-68%
Total Operating Expenses	22,944	26,757	(3,813)	56,452	79,795	(23,343)	-29%
Excess of Operating Revenue over Operating Expenses	\$ 3,847	\$ (1,376)	\$ 5,223	\$ 34,678	\$ (3,653)	\$ 38,330	-1049%
Depreciation Expense	1,227	2,188	(961)	1,230	6,563	(5,333)	
Total Expenses	\$ 24,170	\$ 28,945	\$ (4,774)	\$ 57,681	\$ 86,357	\$ (28,676)	-33%
Net Gain (Loss)	\$ 2,620	\$ (3,564)	\$ 6,184	\$ 33,448	\$ (10,215)	\$ 43,663	-427%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 7,642	\$ 2,855	\$ 4,786	\$ 15,420	\$ 8,566	\$ 6,854	80%
Rental Subsidies	9,738	14,535	(4,797)	36,720	43,606	(6,886)	-16%
Vacancy Loss	(3,755)	(502)	(3,253)	(4,634)	(1,505)	(3,129)	208%
Net Rental Revenue	13,625	16,889	(3,264)	47,506	50,666	(3,160)	-6%
Tenant Revenue - Other	65	-	65	100	-	100	
Total Tenant Revenue	13,690	16,889	(3,199)	47,606	50,666	(3,060)	-6%
Investment Income - Unrestricted	673	200	473	1,936	600	1,336	223%
Other Revenue	7,605	-	7,605	11,102	-	11,102	
Total Revenue	21,968	17,089	4,879	60,644	51,266	9,378	18%
Administrative Salaries	1,056	952	105	3,207	2,855	352	12%
Auditing Fees	667	667	-	1,333	2,000	(667)	0%
Property Management Fee	1,317	1,012	305	3,567	3,037	530	17%
Asset Management Fees	894	894	-	2,681	2,681	-	0%
Advertising and Marketing	4	6	(2)	4	19	(14)	-77%
Employee Benefit contributions - Administrative	377	346	31	956	1,039	(83)	-8%
Office Expenses	291	103	188	423	309	114	37%
Legal Expense	-	21	(21)	-	62	(62)	-100%
Training & Travel	-	35	(35)	-	104	(104)	-100%
Other	72	161	(89)	343	484	(142)	-29%
Total Operating - Administrative	4,678	4,197	481	12,513	12,590	(77)	-1%
Tenant Services - Salaries	-	120	(120)	-	360	(360)	-100%
Employee Benefit Contributions - Tenant Services	-	101	(101)	-	303	(303)	-100%
Tenant Services - Other	-	128	(128)	-	384	(384)	-100%
Total Tenant Services	-	349	(349)	-	1,047	(1,047)	-100%
Water	1,053	291	762	1,663	873	790	91%
Electricity	1,296	75	1,221	1,932	225	1,707	759%
Gas	345	69	277	396	206	190	92%
Sewer	1,212	241	972	1,877	722	1,155	160%
Total Utilities	\$ 3,907	\$ 675	\$ 3,232	\$ 5,869	\$ 2,026	\$ 3,843	190%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 800	\$ 826	\$ (26)	\$ 2,553	\$ 2,479	\$ 74	3%
Maintenance - Materials & Other	242	651	(409)	473	1,953	(1,480)	-76%
Maintenance and Operations Contracts	1,599	2,112	(513)	4,371	6,336	(1,965)	-31%
Employee Benefit Contributions - Maintenance	301	307	(7)	924	922	2	0%
Total Maintenance	2,942	3,897	(955)	8,320	11,690	(3,370)	-29%
Property Insurance	667	1,484	(817)	2,014	4,451	(2,438)	-55%
Workmen's Compensation	35	36	(1)	111	108	3	2%
All Other Insurance	22	49	(27)	66	148	(81)	-55%
Total Insurance Premiums	724	1,675	(951)	2,191	4,707	(2,516)	-53%
Property Taxes	1,332	1,332	-	3,997	3,997	-	0%
Total Other General Expenses	1,332	1,349	(17)	4,000	4,047	(47)	-1%
Total Operating Expenses	13,762	13,988	(226)	33,429	41,646	(8,218)	-20%
Excess of Operating Revenue over Operating Expenses	\$ 8,206	\$ 3,101	\$ 5,105	\$ 27,215	\$ 9,620	\$ 17,595	183%
Depreciation Expense	2,472	2,188	285	6,847	6,563	285	
Total Expenses	\$ 16,234	\$ 16,175	\$ 58	\$ 40,276	\$ 48,209	\$ (7,933)	-16%
Net Gain (Loss)	\$ 5,734	\$ 913	\$ 4,821	\$ 20,368	\$ 3,058	\$ 17,311	566%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Management Fee	24,328	26,754	(2,427)	72,585	80,263	(7,678)	-10%
Asset Management Fee	1,200	1,200	-	3,600	3,600	-	0%
Book Keeping Fee	12,653	13,554	(901)	37,778	40,661	(2,884)	-7%
Front Line Service Fee	-	-	-	-	-	-	#DIV/0!
Total Fee Revenue	38,180	41,508	(3,328)	113,963	124,524	(10,562)	-8%
Investment Income - Unrestricted	387	400	(13)	1,065	1,200	(135)	-11%
Other Revenue	-	1,250	(1,250)	17,820	3,750	14,070	375%
Total Revenue	38,567	43,158	(4,591)	132,848	129,474	3,374	3%
Administrative Salaries	24,113	28,312	(4,199)	72,112	84,935	(12,823)	-15%
Auditing Fees	119	500	(381)	358	1,500	(1,142)	-76%
Advertising and Marketing	-	8	(8)	-	25	(25)	-100%
Employee Benefit contributions - Administrative	6,095	7,701	(1,606)	18,453	23,104	(4,650)	-20%
Office Expenses	317	863	(546)	4,481	2,589	1,892	73%
Training & Travel	-	500	(500)	-	1,500	(1,500)	-100%
Other	1,608	3,101	(1,492)	8,537	9,302	(765)	-8%
Total Operating - Administrative	33,689	41,027	(7,338)	106,159	123,080	(16,921)	-14%
Total Utilities	\$ 367	\$ 350	\$ 17	\$ 944	\$ 1,050	\$ (106)	-10%
Total Maintenance	1,034	879	155	1,855	2,638	(783)	-30%
Total Insurance Premiums	638	902	(264)	1,909	2,707	(798)	-29%
Total Other General Expenses	45	-	45	65	-	65	#DIV/0!
Total Operating Expenses	35,773	43,158	(7,385)	110,932	129,474	(18,542)	-14%
Net Gain (Loss)	\$ 2,794	\$ -	\$ 2,794	\$ 21,916	\$ -	\$ 21,916	#DIV/0!

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Investment Income (includes interest earned on seller financing)	3	25,914	(25,911)	32	77,743	(77,711)	-100%
LIHTC Management Fees	30,591	29,572	1,019	90,745	88,715	2,030	2%
Total Revenue	30,594	55,486	(24,892)	90,777	166,458	(75,681)	-45%
Administrative Salaries	15,682	18,131	(2,450)	45,487	54,394	(8,908)	-16%
Auditing Fees	1,156	1,000	156	3,467	3,000	467	16%
Advertising and Marketing	-	8	(8)	-	25	(25)	-100%
Employee Benefit contributions - Administrative	4,138	6,148	(2,010)	14,021	18,444	(4,423)	-24%
Office Expenses	1,435	408	1,027	2,152	1,225	927	76%
Training & Travel	-	250	(250)	100	750	(650)	-87%
Other	585	1,607	(1,022)	6,275	4,820	1,455	30%
Total Operating - Administrative	24,432	27,594	(3,162)	73,720	82,783	(9,063)	-11%
Total Utilities	\$ 367	\$ 350	\$ 17	\$ 944	\$ 1,050	\$ (106)	-10%
Total Maintenance	1,004	879	125	1,710	2,638	(928)	-35%
Total Insurance Premiums	1,089	775	314	3,238	2,325	913	39%
Total Other General Expenses	5,621	5,656	(35)	16,829	16,968	(139)	-1%
Total Operating Expenses	32,513	35,255	(2,741)	96,441	105,764	(9,322)	-9%
Excess of Operating Revenue over Operating Expenses	\$ (1,919)	\$ 20,232	\$ (22,150)	\$ (5,664)	\$ 60,695	\$ (66,359)	-109%
Depreciation Expense	147	31	116	440	93	347	372%
Total Expenses	\$ 32,660	\$ 35,286	\$ (2,626)	\$ 96,881	\$ 105,857	\$ (8,976)	-8%
Net Gain (Loss)	\$ (2,066)	\$ 20,201	\$ (22,266)	\$ (6,104)	\$ 60,602	\$ (66,705)	-110%

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
3 Months ended March 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	\$ 102,182	\$ 434,288	\$ -	\$ -	\$ -	\$ 5,870	\$ 3,660	\$ -	\$ -	\$ -	\$ -	\$ 546,001	\$ -	\$ 546,001
Rental Subsidies	-	571,513	-	-	-	-	-	-	-	-	-	571,513	(571,513)	-
Vacancy Loss	(8,677)	(43,069)	-	-	-	-	-	-	-	-	-	(51,745)	-	(51,745)
Tenant Revenue - Other	2,798	5,722	-	-	-	-	-	-	-	-	-	8,520	-	8,520
Total Tenant Revenue	96,303	968,455	-	-	-	5,870	3,660	-	-	-	-	1,074,288	(571,513)	502,775
HUD PHA Operating Grants	108,648	-	2,263,787	95,979	34,560	-	-	-	-	-	-	2,502,974	-	2,502,974
HUD Voucher Admin Fees	-	-	239,987	-	-	-	-	-	-	-	-	239,987	-	239,987
Management Fee	-	-	-	-	-	-	-	-	-	-	72,585	72,585	(72,585)	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	3,600	3,600	(3,600)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	37,778	37,778	(37,778)	-
Front Line Service Fee	2,843	-	-	-	-	-	-	-	90	-	-	2,933	(2,933)	-
Total Fee Revenue	111,491	-	2,503,774	95,979	34,560	-	-	-	90	-	113,963	2,859,857	(116,896)	2,742,961
Other Government Grants	-	-	-	-	-	192,211	-	-	-	-	-	192,211	-	192,211
Investment Income	3,903	24,701	3,582	-	-	136	7,321	-	-	32	1,065	40,741	-	40,741
Fraud Recovery	456	-	575	-	-	-	-	-	-	-	-	1,031	-	1,031
Other Revenue	4,835	75,139	1,516	-	-	10,480	-	-	-	90,745	17,820	200,534	(62,133)	138,401
Total Revenue	216,989	1,068,295	2,509,447	95,979	34,560	208,697	10,981	-	90	90,777	132,848	4,368,662	(750,541)	3,618,121
Administrative Salaries	9,340	57,804	63,911	1,931	-	736	-	-	71,601	45,487	72,112	322,922	-	322,922
Auditing Fees	287	14,317	3,326	-	-	415	-	-	4,647	3,467	358	26,817	-	26,817
Management Fee	16,137	62,133	56,448	-	-	-	-	-	-	-	-	134,718	(134,718)	-
Bookkeeping/ LIHTC Asset	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mgmt Fees	2,498	16,244	35,280	-	-	-	-	-	-	-	-	54,021	(37,778)	16,244
Advertising and Marketing	23	612	551	-	-	256	-	-	-	-	-	1,444	-	1,444
Employee Benefits - Admin.	4,270	17,201	19,488	840	-	152	-	-	17,916	14,021	18,453	92,342	-	92,342
Office Expenses	1,141	9,736	5,393	378	357	1,086	312	-	1,418	2,152	4,481	26,454	-	26,454
Legal Expense	46	1,221	-	-	-	-	-	-	100	2,218	2,218	5,803	-	5,803
Training & Travel	-	300	1,919	-	1,174	2,070	-	-	100	100	-	5,663	-	5,663
Other	1,960	9,677	30,036	725	4,060	3,125	898	546	749	6,275	8,537	66,588	-	66,588
Total Operating - Admin.	35,701	189,245	216,352	3,873	5,591	7,841	1,211	546	96,530	73,720	106,159	736,770	(172,495)	564,275
Asset Management Fee	3,600	-	-	-	-	-	-	-	-	-	-	3,600	(3,600)	-
Tenant Services - Salaries	2,206	10,874	-	-	25,722	113,535	-	-	-	-	-	152,337	-	152,337
Employee Benefit - Tenant Serv	169	3,390	-	-	8,621	26,823	-	-	-	-	-	39,003	-	39,003
Tenant Services - Other	2,016	21,814	75	-	-	52,367	-	-	-	-	-	76,271	-	76,271
Total Tenant Services	4,390	36,078	75	-	34,343	192,725	-	-	-	-	-	267,611	-	267,611

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
3 Months ended March 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	7,042	21,608	60	-	-	248	-	-	60	60	60	29,139	-	29,139
Electricity	1,135	79,287	486	-	-	248	-	-	486	486	486	82,615	-	82,615
Gas	2,228	13,445	350	-	-	-	-	-	395	360	360	17,138	-	17,138
Sewer	7,473	18,034	39	-	-	258	-	-	39	39	39	25,920	-	25,920
Total Utilities	17,878	132,375	935	-	-	755	-	-	980	944	944	154,811	-	154,811
Maintenance - Labor	40,337	90,880	-	-	-	-	-	-	-	-	-	131,217	-	131,217
Maintenance - Materials	12,251	16,789	-	-	-	5,823	1,158	340	337	337	391	37,425	-	37,425
Maintenance Contracts	18,328	68,761	1,637	-	-	-	-	-	-	-	1,463	90,189	(2,933)	87,256
Employee Benefits - Maint.	12,682	29,870	-	-	-	-	-	-	-	-	-	42,552	-	42,552
Total Maintenance	83,597	206,299	1,637	-	-	5,823	1,158	340	337	337	1,855	301,383	(2,933)	298,450
Total Protective Services	7,524	1,589	-	-	-	-	-	37,620	-	-	-	46,733	-	46,733
Property Insurance	8,734	32,785	-	-	-	370	131	-	782	782	169	43,754	-	43,754
Liability Insurance	928	-	328	-	-	792	14	-	1,227	1,227	-	4,515	-	4,515
Workmen's Compensation	1,097	3,061	1,214	37	483	2,101	-	557	1,360	864	1,370	12,145	-	12,145
All Other Insurance	1,031	1,139	1,040	-	-	762	11	196	122	365	370	5,035	-	5,035
Total Insurance Premiums	11,791	36,984	2,582	37	483	4,025	156	753	3,491	3,238	1,909	65,450	-	65,450
Other General Expenses	4,893	5,988	-	-	-	-	-	-	5,027	16,829	65	32,802	-	32,802
Payments in Lieu of Taxes	7,546	43,774	-	-	-	518	366	-	-	-	-	52,205	-	52,205
Bad debt - Tenant Rents	(901)	1,407	-	-	-	-	-	-	-	-	-	506	-	506
Total Other Expenses	11,538	51,169	-	-	-	518	366	-	5,027	16,829	65	85,513	-	85,513
Total Interest/Amortization	2,271	73,558	-	-	-	-	281	-	-	-	-	76,110	-	76,110
Total Operating Expenses	178,290	727,297	221,582	3,910	40,418	211,686	3,171	39,260	106,366	95,068	110,932	1,737,980	(179,029)	1,558,951
Excess of Operating Revenue over Operating Expenses	38,699	340,998	2,287,865	92,069	(5,858)	(2,989)	7,810	(39,260)	(106,276)	(4,291)	21,916	2,630,682	(571,513)	2,059,170
Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	2,181,119	92,534	-	-	-	-	-	-	-	2,273,654	(571,513)	1,702,141
Depreciation Expense	36,583	362,986	-	-	-	4,356	828	-	-	440	-	405,193	-	405,193
Debt Principal Payment	21,686	11,104	-	-	-	-	2,716	-	-	-	-	35,506	-	35,506
Funding Replacement Reserves f	-	36,200	-	-	-	-	-	-	-	-	-	36,200	-	36,200
Total Expenses	236,559	1,137,587	2,402,701	96,444	40,418	216,042	6,715	39,260	106,366	95,508	110,932	4,488,532	(750,541)	3,737,991
Net Gain (Loss)	\$ (19,570)	\$ (69,292)	\$ 106,746	\$ (465)	\$ (5,858)	\$ (7,345)	\$ 4,266	\$ (39,260)	\$ (106,276)	\$ (4,731)	\$ 21,916	\$ (119,870)	\$ -	\$ (119,870)



Housing Authority of the City of Columbia, Missouri

Financial Staff Memo

To: Board of Commissioners

From: Mary Harvey, Director of Finance

Date: May 13, 2019

RE: HUD's calendar year 2019 renewal funding

Housing Choice Voucher Program

Enclosure A, details HUD's calculation of the Housing Choice Voucher Program's 2019 renewal funding.

Eligibility is calculated based on CHA's Housing Assistance Payments (HAP) reported for the prior year of \$8,921,681 (Line 11). Multiplied by an inflation factor of 1.03403 (Line 13) for a total of \$9,225,286 on Line 14.

Line 15 is the increased funding for the CY 2019 Non-Renewal Funding for 7 VASH vouchers noted on Line 4 due to the inflation factor. This \$964 is added to the renewal funding for a total Renewal Eligibility of \$9,226,250 on Line 18.

The 2019 proration Factor of 99.5% (Line 13) is applied for an ending Prorated Eligibility of \$9,180,119 on Line 22. This funding added to the Line 4 equals the total renewal and non-renewal funding of \$9,208,464 (Line 7), the CHA is eligible to have disbursed for HAP payments.

Public Housing (Downtown/AMP 1) Operating Fund

Calculation of Utilities Expense Level

For AMP 1's Electricity, Gas and Water/Sewer expenses, four years of consumption is reported. Three years for an average rolling base and the most recent year's consumption and cost to the most recent year to determine cost per unit of consumption. Due to the Energy Performance Contract (EPC), the water consumption is frozen based on the consumption prior to the EPC improvements. Line 19 is the calculation of the Base utilities expenses level for each type of utility which are totaled in column R (\$124,124). This total is divided by the 1,310 unit months leased for the past year (Line 25) for an average Utility Expense Level of \$101.20 per unit month (PUM). This amount is then used on the Calculation of Operating Subsidy form.

Calculation of Unit Months Leased

Section 2 on the first page of the Calculation of Operating Subsidy form reports the number of unit months leased for the year on Line 01. Line 06 are exempt vacancies for the two units off-line for tenant services and Line 11 are the total unit months vacant. At the top of page 2 an allowance up to 3% vacancy is added to units leased for a Total Unit Months on Line 15.

Line 16 is the units leased from Line 01 divided by 12 to determine how many units are eligible for resident participation funding.

Section 3 Part A. Formula Expenses starts with last year's project expense level on Line 01 multiplied by the 2019 inflation factor and then multiplied by the number of Total Unit Months on Line 15.

The Utility Expense Level calculation is also multiplied by the Total Unit Months.

Add-On Calculations

Add-Ons on lines 07-15 are for expenses not directly tied to units leased.

- Line 07 is an annual amount increased by the inflation factor for tenant services.
- Line 08 is an allowance for the EPC loan.
- The PILOT and Cost of independent audit on Lines 09 & 10 are auto filled from the most recent audited financial statements submitted to HUD. For 2019, this would be the FYE 10/31/2017 statements which were for a 15-month financial period.
- Line 11 for resident participation activities is \$25 times Line 16 of Section 2.

Line 17 is the Total of the Formula Expenses from Part A.

Part B. Formula Income is a deduction for estimated tenant rental income based on the average tenant income per unit leased reported on the most recent audited financial statements submitted to HUD. This amount is reduced due to energy savings passed on to the tenants from the EPC improvements.

2019's eligibility of \$487,271 has been approved by HUD and is now pending the proration factor to determine the amount that will be disbursed.

Public Housing 2019 Capital Fund Program award is \$246,232.

**Calculation of Calendar Year 2019 Renewal Funding
Housing Choice Voucher Program**

1	HA Number:	MO007
2	HA Name:	COLUMBIA HOUSING AUTHORITY

CY 2019 Renewal Funding

3	CY 2019 HCV Renewal Funding after Offset and Amounts Owed HUD	\$9,180,119
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CY 2019 Non-Renewal Funding

4	CY 2019 Non-Renewal Funding (TPVs, VASH, etc.) to Date	\$28,345
5	CY 2019 Estimated RAD 1 Funding For First Full Year After Conversion	\$0
6	CY 2018 Proration Increase	\$0
7	Total CY 2019 HCV Renewal and Non-Renewal Funding	\$9,208,464

ELIGIBILITY

8	Total Unit Months Leased per VMS - CY 2018	18,976
9	Total Unit Months Available - CY 2018	21,638
10	Capping Percentage	100%
11	Total CY 2018 HAP Expenses per VMS	\$8,921,681
12	Total CY 2018 Capped HAP Expenses (Line 11 x Line 10)	\$8,921,681
13	Renewal Funding Inflation Factor	1.03403
14	Inflated Eligibility Sub-Total (Line 12 x Line 13)	\$9,225,286
15	First Time Renewals - Appendix II	\$964
16	Transfers In or Out	\$0
17	Total DHAP Eligibility	\$0
18	Total Renewal Eligibility (Line 14 + Line 15 + Line 16 + Line 17)	\$9,226,250
19	Proration Factor	0.99500
20	Prorated Eligibility (Line 18 x Line 19)	\$9,180,119

OFFSET**Calculation on Appendix I**

21	Offset Amount (Calculations on Appendix I)	\$0
22	Total CY 2019 Renewal Funding after Offset (Line 20 - Line 21)	\$9,180,119

FUNDING

23	Total CY 2019 Renewal Funding after Offset	\$9,180,119
24	Renewal Funding Obligations, January through May 2019	\$3,704,580
25	Remaining to Obligate for CY 2019 prior to reduction for funds due HUD (Line 23 - Line 24)	\$5,475,539
26	Reduction for Funds due HUD	\$0
27	Remaining to Obligate for CY 2019 after reduction for funds due HUD (Line 25 - Line 26)	\$5,475,539
28	January through May 2019 Total Prorated Eligibility after offsets	\$3,825,050
29	Additional Obligations Due Through May, 2019 (Line 28 - Line 24, if Line 28 is higher; else 0)	\$120,470
30	Excess Obligations Through May, 2019 (Line 24 - Line 28, if Line 24 is higher; else 0)	\$0
31	CY 2019 Inflated Per Unit Cost	\$476.98

This value is calculated as total inflated VMS Expenses, minus HAP Costs After the First of the Month, divided by total Unit Months Leased.

DESCRIPTIONS

<i>Line Number</i>	<i>Title</i>	<i>Description</i>
17	Total DHAP Eligibility	Renewal funding is provided for remaining DHAP-IKE vouchers, based on the number of these vouchers under lease per December 2018 VMS reporting plus movers not leased in December and the higher of the December per unit cost (PUC) or the average CY 2018 DHAP PUC, inflated via the Renewal Funding Inflation Factor. Funding is provided for twelve months. These vouchers are not re-issued as participants leave the program, and are removed from the ACC at that time.
18	Total Renewal Eligibility	Total renewal eligibility consists of the sum of the items on Lines 14 thru 17.
19	Proration Factor	The percentage of total eligibility which serves as the basis for each HA's funding. The total appropriation available for allocation for all renewal vouchers is divided by the total 2019 renewal eligibility for all PHAs. The resulting proration factor is applied to the Total Renewal Eligibility of each PHA.
20	Prorated Eligibility	Prorated Eligibility consists of Total Renewal Eligibility on Line 18 multiplied by the Proration Factor on Line 19. This is the renewal funding that will be available to the PHA for CY 2019. These amounts may not be fully obligated to the PHA if the PHA has an offset of reserves in 2019.
OFFSET		
21	Offset Amount	Amount to be offset for CY 2019. Calculations on Appendix I.
22	Total CY 2019 Renewal Funding after Offset	Total CY 2019 renewal funding after offset to be obligated to the PHA, calculated as Line 20 minus Line 21.
FUNDING		
23	Total CY 2019 Renewal Funding after Offset	Total CY 2019 renewal funding after offset to be obligated to the PHA.
24	Renewal Funding Obligations, January thru May, 2019	The total CY 2019 HAP renewal funding already obligated to the PHA for the months of January through May, 2019. This includes regular monthly obligations and any renewal funds obligated to provide frontload disbursements.
25	Remaining to Obligate for CY 2019, Prior to Reduction for Funds due HUD	The CY 2019 HAP renewal funding remaining to be obligated to the PHA, calculated as Line 23 minus Line 24.
26	Reduction for Funds due HUD	The portion of the excess renewal that has not been recouped by HUD to date is being deducted from the CY 2019 funding to be obligated to those PHAs.
27	Remaining to Obligate for CY 2019, After Reduction for Funds due HUD	The net CY 2019 HAP renewal funding remaining to be obligated to the PHA, calculated as Line 25 minus Line 26.
28	January through May 2019 Total Prorated Eligibility after offsets	The total CY 2019 renewal funding prorated eligibility applicable to the months of January through May; the amount that would have been obligated for this period if the funding allocation had been known at the start of the year.
29	Additional Obligations Due through May 2019	The additional obligation is due to the PHA if there was any under-obligation for the period of January through May. An under-obligation has occurred if the total obligations due to the PHA for January through May exceeded the amount that was provided for that period, based on the total CY 2019 prorated eligibility. It is calculated as the total obligations due through May minus the obligations provided through May, if the former is higher. That is Line 28 minus Line 24, if Line 28 is higher.
30	Excess Obligations through May 2019	An excess obligation has occurred if the total amount obligated to the PHA for January through May exceeded the amount due to the PHA for that period. It is calculated as the obligations provided through May minus the obligations due through May, if the former is higher. The amount of the excess obligation is reduced from the June obligation, and later months' obligations as needed, to result in obligations for the year equaling the prorated renewal funding. That is Line 24 minus Line 28, if Line 24 is higher.
31	CY 2019 Inflated Per Unit Cost	This value is calculated as total inflated VMS Expenses For CY 2018, minus HAP Costs After the First of the Month, divided by the total Unit Months Leased. This PUC will be used to fund any incremental vouchers awarded to the PHA henceforth in CY 2019.
32	Comments	Information as needed for individual PHAs

DESCRIPTIONS

Line Number	Title	Description
CY 2019 RENEWAL FUNDING		
3	CY 2019 Renewal Funding after Offset and Amounts Due HUD	Total prorated renewal funding is the amount of funds that will be obligated to the PHA for CY 2019, based on the data and calculations shown on Enclosure A. Obligated funds are available to be disbursed to the PHA as needed, based on calculation of monthly needs and PHA documented requests for additional disbursements. Funds obligated but not disbursed are held for the PHA by HUD.
CY 2019 NON-RENEWAL FUNDING		
4	CY 2019 Non-Renewal Funding (TPVs, VASH, etc.) to Date	The total funds awarded to the PHA for new incremental vouchers, such as tenant protection and VASH funding, that is available for CY 2019. The total funding in each increment is divided by the number of months in the term to determine a monthly amount, which is multiplied by the number of months the increment is funded for CY 2019. Disbursement of these funds is typically based on equal monthly installments across the increment term.
5	CY 2019 Estimated RAD 1 Funding For First Full Year After Conversion	The estimated funding that will be needed by and provided to the PHA for RAD 1 vouchers for CY 2019. This represents funding that is transferred from the Public Housing accounts and, therefore, is not part of the Voucher renewal funding. The amount is an estimate and is subject to change based on the PHA's actual RAD 1 HAP and vacancy costs during the year.
6	CY2018 Proration Increase	Carryover funding reprorated and available in CY 2019.
7	Total CY 2019 Renewal and Non-Renewal Funding	The sum of the three preceding amounts, this is the total new funding currently available for the PHA for CY 2019. This does not include any Restricted Net Position (RNP) funds held by the PHA or any excess prior year funds held for the PHA by HUD.
ELIGIBILITY		
8	Total Unit Months Leased per VMS - CY 2018	Total unit months leased reported by the PHA in VMS for CY 2018 (January 1, 2018 through December 31, 2018). This includes leasing reported for the first of the month in each category of vouchers in VMS, except for Mainstream. This value reflects any changes submitted by the HA during the data review period through February 22, 2019, and accepted by HUD, and any changes required by HUD thereafter.
9	Total Unit Months Available - CY 2018	Total unit months available for CY 2018, consisting of the units under Annual Contributions Contract as of the first day of each month of CY 2018. This includes all categories of vouchers other than Mainstream and DHAP to HCV conversion vouchers, which are separately funded. It also excludes RAD 1 vouchers in the year of conversion, as the leasing of these vouchers is not reported in VMS.
10	PHA's Capping Percentage	The percentage of actual HAP costs which are eligible for inclusion in the funding calculations, in order that costs for over leasing are not included. This is calculated as the unit months available (UMAs) divided by the unit months leased (UMLs), both for CY 2018 (Line 8 divided by Line 7). For example, if a PHA had 90 UMAs and 100 UMLs, and was thus over leased, the capping percentage would be 90.91%, indicating that 90.91% of the total actual HAP costs pertain to 100% of the UMAs; the balance of the costs pertain to the UMLs that exceed UMAs, and may not be included in the renewal calculations.
11	Total CY 2018 HAP Expenses per VMS	Total Housing Assistance Payments (HAP) Expenses reported by the HA in VMS for CY 2018 (January 1, 2018 through December 31, 2018). This includes amounts reported in each category of first of the month voucher expenses in VMS, except 5 Year Mainstream and DHAP to HCV conversion voucher HAP expenses. It includes the amount reported in the category of HAP Expenses for All Contracts Effective After the First of the Month and FSS Escrow Deposits. This value reflects any changes submitted by the HA during the data review period that ended February 22, 2019, and accepted by HUD, and any changes required by HUD thereafter.
12	Total CY 2018 Capped HAP Expenses	The Total HAP Expenses multiplied by the capping percentage. This value represents the eligible CY 2018 HAP costs for baseline units. (Line 11 times Line 10).
13	Renewal Funding Inflation Factor	A national renewal inflation rate is calculated based on a forecasting model using expected annual change in the average per unit cost (PUC) from FY 2018 to FY 2019 for the voucher program on a national basis. The inflation factor for an individual geographic area is based on the national inflation rate, disaggregated to each PHA area on the basis of each one's Fair Market Rent increase. Where Fair Market Rents have decreased, the inflation factor is always 1.000.
14	Inflated Eligibility Sub-Total	The Capped HAP Expenses on Line 12 multiplied by the Renewal Funding Inflation Factor on Line 13.
15	First Time Renewals	First time renewal funding is typically provided for two categories of vouchers: (1) An additional year of inflation for new increments effective in 2018 for those months funded in 2019 from the initial increment, based on the Renewal Funding Inflation Factor and the initial funding amount. This additional inflation is provided to cover any increased costs that may be incurred due to the time elapsed since the effective date of the increment. (2) Funding to complete the initial 12 months of new increments previously funded for a shorter term. All affected increments are identified in Appendix II.
16	Transfers In or Out	An adjustment is provided for transfers into or from the HA's voucher inventory which affects funding eligibility for CY 2019. Transferred amounts are based on VMS reporting by the divesting HA for all months in the baseline period prior to the date of the transfer and are inflated per the Renewal Funding Inflation Factor of the divesting HA.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R						
1	Operating Fund																						
2	Calculation of Utilities Expense Level																						
3	PHA-Owned Rental Housing																						
4	2019 PHA 52722																						
5	Public Reporting Burden for this collection of information is estimated to average 75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 960 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not form a part of the collection of information.																						
6	Section 1 - General Information																						
7	1. Name of Public Housing Agency: 2. Funding Period: 3. Type of Submission: 4. Unit Change Indicator: 5. DUNS Number: 6. Rate Reduction Incentive:																						
8	Housing Authority of the City of Columbia 1/1/2019 to 12/31/2019 Original Revisior No. No 081630592 No																						
9	7. ACC Number: 8. Operating Fund Project Number: 9. Fiscal Year End: 10. ROFO Code (HUD Use Only):																						
10	KC5072 MFC007000001 12/31 02/31 06/30 09/30 0736																						
11	Section 2 - Current consumption Level																						
12	Line No.	Description	Incentive Type	Non Frozen	Non Froz	Frozen	Water and Sew	Gas	Electric	Public Pool	100 cubic feet	Other	H	I	J	K	L	M	N	O	P	Q	R
13	01	Actual Consumption (12-month period 7/1/2017 to 6/30/2018)		96,852	529,954	5,141																	
14	01a	Unit of consumption (e.g., gallons, kWh, therms)																					
15	Section 3 - Rolling Base consumption Level																						
16	02	Rolling base year 1 - actual consumption (12-month period 7/1/2016 to 6/30/2017)		140,372	577,000	10,415																	
17	03	Rolling base year 2 - actual consumption (12-month period 7/1/2015 to 6/30/2016)		149,014	774,300	10,415																	
18	04	Rolling base year 3 - actual consumption (12-month period 7/1/2014 to 6/30/2015)		134,107	842,600	10,415																	
19	05	Total Consumption during 3-year Rolling Base period (Lines 02 + 03 + 04)		423,493	2,193,900	31,245																	
20	Section 4 - Base Consumption																						
21	06	Average rolling base consumption (Line 05 ÷ 3)		141,164	731,300	10,415																	
22	07	Actual consumption for new units		0	0	0																	
23	08	Rolling Base Consumption (Line 06 + 07)		141,164	731,300	10,415																	
24	Section 5 - Utility Consumption Incentive																						
25	09	Base Consumption (lesser of Line 01 or 08)		96,852	529,954	10,415																	
26	10	Actual consumption > rolling base (if Line 01 is greater than Line 08, enter the difference as positive; if not, enter 0)		0	0	0																	
27	11	Actual consumption < rolling base (if Line 01 is less than Line 08, enter the difference as positive; if not, enter 0)		44,312	201,346	0																	
28	12	75%/25% Split (Line 10 x 0.25)		0	0	0																	
29	13	75%/25% Split (Line 11 x 0.75)		33,234	151,010	0																	

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
38	Section 6 - Payable Consumption																
39	14	Annualization of consumption for new units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40	15	Payable consumption (Sum of Line 09, Line 12, Line 13, and Line 14)	130,086	680,964	10,415	0	0	0	0	0	0	0	0	0	0	0	0
41	Section 7 - Actual Utility Costs and Average Rate																
42	16	Actual utility costs (12-month period 7/1/2017 to 6/30/2018)	\$15,143	\$8,878	\$45,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
43	17	Actual average utility rate (Line 16 ÷ Line 01)	\$0.1564	\$0.0168	\$8.8660	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000
44	Section 8 - Base Utilities and Inflation/Deflation Factor																
45	18	Base utilities expense level - whole dollars (Line 15 x Line 17)	\$20,345	\$11,440	\$92,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,124
46	19	Surcharges for excess consumption of PHA-supplied utilities (12-month period 7/1/2017 to 6/30/2018) - whole dollars															
47	20	Base Utilities expense level minus surcharges (Line 18 minus Line 19)															\$124,124
48	21	Utilities inflation/deflation factor															1.0681
49	Section 9 - Calculation of Utilities Expense Level																
50	22	Utilities expense level adjusted for inflation/deflation - whole dollars (Line 20 x Line 21)															\$132,577
51	23	Energy rate incentive															
52	24	Utilities expense level - whole dollars (Line 22 + Line 23)															\$132,577
53	25	Eligible unit months (from the original form HUD-52723, Column B, Line 15 plus Line 17 minus Line 04)															1,310
54	26	Utilities Expense Level - PUM (Line 24 ÷ Line 25)															\$101.20
55	Section 10 - Remarks (provide section, part, and line numbers)																
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**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

**U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0029 (exp.08/31/2020)

Public Reporting Burden for this collection of information is estimated to average .75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs/projects. The Operating Fund determines the amount of operating subsidy to be paid to PHAs/projects. PHAs/projects provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income – the major Operating Fund components. HUD reviews the information to determine each PHA's/project's Formula Amount and the funds to be obligated for the Funding Period to each PHA/project based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality. Formula Amount and the funds to be obligated for the Funding Period to each PHA/project based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Enter Total Number of ACC Units for this PHA > > 120

1. Name and Address of Public Housing Agency: Housing Authority of the City of Columbia, MO 201 Switzler Street COLUMBIA MO 65203		2. Funding Period: 01/01/2019 to 12/31/2019
4. ACC Number: KC5072		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____
5. Fiscal Year End: <input checked="" type="checkbox"/> 12/31 <input type="checkbox"/> 03/31 <input type="checkbox"/> 06/30 <input type="checkbox"/> 09/30	6. Operating Fund Project Number: MO007000001	
7. DUNS Number: 081630592	8. ROFO Code: 0736	

Section 2

Calculation of ACC Units for 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:

	ACC Units on 7/1/2017	Units Added to ACC (+)	Units Deleted from ACC (-)	ACC Units on 6/30/2018 (=)
Requested by PHA	120	0	0	120
HUD Modifications				

Line No.	Category	Column A Unit Months		Column B Eligible Unit Months (EUMs)		Column C Resident Participation Unit Months	
		Req'd by PHA	HUD Mod.	Req'd by PHA	HUD Mod.	Req'd by PHA	HUD Mod.

Categorization of Unit Months:

First of Month

Last of Month

Occupied Unit Months

01	Occupied dwelling units -- by public housing eligible family under lease	1,243		1,243		1,243	
02	Occupied dwelling units -- by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0				0	
03	New units -- eligible to receive subsidy during the Funding Period but not included on Lines 01, 02, or 05-13 of this section			0		0	
04	New units -- eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy			0		0	

Vacant Unit Months

05	Units undergoing modernization	0		0			
06	Special use units	24		24			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units						
07	Units vacant due to litigation	0		0			
08	Units vacant due to disasters	0		0			
09	Units vacant due to casualty losses	0		0			
10	Units vacant due to changing market conditions	0		0			
11	Units vacant and not categorized above	173					

Other ACC Unit Months

12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	0					
13	All other ACC units not categorized above	0					

Calculations Based on Unit Months:						
14	Limited vacancies			43		
15	Total Unit Months	1,440		1,310		1,243
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)					104

Special Provision for Calculation of Utilities Expense Level:						
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee					

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
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Part A. Formula Expenses

Project Expense Level (PEL)

01	PUM project expense level (PEL)	\$395.81	
02	Inflation factor	1.02100	
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$404.12	
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$529,397	

Utilities Expense Level (UEL)

05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$101.20	
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$132,572	

Add-Ons

07	Self-sufficiency	\$7,455	
08	Energy loan amortization	\$2,888	
09	Payment in lieu of taxes (PILOT)	\$31,544	
10	Cost of independent audit	\$23,534	
11	Funding for resident participation activities	\$2,600	
12	Asset management fee <input type="checkbox"/> Eligible for an Asset Management Fee	\$0	
13	Information technology fee	\$2,880	
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$70,901	
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$732,870	

Part B. Formula Income

01	PUM formula income	\$198.72	
02	Resident Paid Utility (RPU) Energy Performance Contract (EPC) Benefit	-\$11.24	
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$187.48	
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$245,599	

Part C. Other Formula Provisions

01	Moving-to-Work (MTW)		
02	Transition funding	0.00	\$0
03	Other		
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)		\$0

Part D. Calculation of Formula Amount

01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$487,271	
02	Cost of independent audit (Same as Part A, Line 10)	\$23,534	
03	Formula amount (Greater of Part D, Lines 01 or 02)	\$487,271	

Part E. Calculation of Operating Subsidy (HUD Use Only)

01	Formula amount (Same as Part D, Line 03)		
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		



Housing Authority of the City of Columbia, Missouri

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Current Events for April-May 2019

Current Events

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

- The auditors from Rubin Brown began work on the CHA FYE2018 audit on Monday, April 15, 2019. The audit report will be presented at the June 19, 2019 Board retreat.
- Phil Steinhaus met with residents of Paquin Tower to discuss the process of forming a resident association.
- Phil Steinhaus and HR Manager, Jeanette Nelson evaluated an on-line employee training program from Grow Learning Systems. The program is tailored for multifamily properties with short on-line classes that are very engaging. The program is very reasonably priced and targets housing managers as well as maintenance staff. <http://www.growlearning.com/>. We have decided to move forward with the program and it will debut at our spring health and safety fair on May 31, 2019.
- Phil Steinhaus met with Mat Gass, the new Regional Manager for Burrell Behavioral Health.
- Phil Steinhaus is working with the Federal Home Loan Bank of St. Louis and a variety of community partners to implement the “Investment Connection” program that brings banks and nonprofits together to work on community projects that would qualify for Community Reinvestment Act (CRA) credits for local banks.
- Phil Steinhaus and Rick Hess met with Matt Williams and Jeanne McGuire from Landmark Bank to discuss the CHA’s affordable housing initiative and Community Reinvestment Act activities.

On-Going Community Committees and Task Forces

- Phil Steinhaus and Erin Frieze are 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 is Vice-Chair of the Cradle to Career Alliance Board.
- 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.



Coverage You Can
Count On

Community feedback powers development of climate action plan

Tuesday, April 23, 2019 9:41:00 AM CDT in News By: Mavrick Alexander, KOMU 8 Reporter

COLUMBIA - The Mayor's Task Force on Climate Action and Adaptation Planning released its draft with top actions for addressing climate change.

Columbia's voice on climate change was represented in a November 2018 online community survey. More than 900 people responded to the survey and indicated strong community support for immediate action.

"The top actions on the draft are issues citizens feel are priority right now, but there are more actions in the draft that go more into detail," Barbara Buffaloe, Columbia Sustainability Manager, said.

Some of the top actions in the draft include requiring recycling at multi-family residencies and offering incentives for energy and water efficiency. This would start a foundation to improve the community effort, then move into more issues once the foundation has been established.

"We have to have priority actions, this way we can be informed on where we need to invest energy," Buffaloe said.

Phil Steinhaus, CEO of Columbia Housing Authority, feels the incentives are a great idea, but only if people allow for it to take effect.

"The system only works if the people choose to use it. If we reward the people, then that would result in others wanting to take part too," he said.

Buffaloe wants people to know the Climate Action and Adaptation Plan is a draft developed from feedback on what the community thinks will be the best heading forward into future climate planning.

"Understanding the draft as a roadmap allows us to take feedback in and use it to push for the final draft see what direction we want to head in," she said.

She did also mention the next step is allowing the public to take its new survey that allows citizens to give feedback on the draft. The survey will be open until May 10, 2019 and will then be taken to the council to make changes benefiting the community.

"We want everybody to have the opportunity to succeed," she said.

A day full of service: ForColumbia organizes over 2,000 volunteers

BY COLLEEN WOUTERS Apr 27, 2019

Thousands of volunteers from dozens of churches volunteered across Columbia Saturday as a part of the citywide day of service known as ForColumbia.

ForColumbia, started in 2015, aims to bring people together for the betterment of the community by doing multiple service projects simultaneously throughout the city.

“It’s an easy way to give back,” said Reeder Kuhn, a member of The Crossing Church and MU student who volunteered Saturday morning.

According to ForColumbia’s Facebook page, more than 2,000 volunteers went to over 100 different service sites in Columbia, helping clean homes, plant flowers, landscape, organize food pantries and take part in home improvement projects.

ForColumbia also partners with the city and local businesses in order to connect with and serve those they believe to be marginalized in Columbia: the chronically poor, the elderly, single-parent households and those with disabilities, according to their mission statement.

The program is able to put on the large-scale service project by organizing volunteers from churches throughout Columbia and sending them to individual homes and nonprofit organizations. City of Refuge, a local nonprofit that works to help immigrants arriving in Columbia adjust, opened its doors to volunteers Saturday and saw newly painted walls and more organized donations by the end of the day.

A site organized by the Columbia Housing Authority at Park Avenue invited housing authority residents, along with volunteers, to make planters for their porches and provided all the supplies necessary.

If residents were not able to come to the site because of mobility or scheduling issues, volunteers were able to bring fully made planters to the porches of their homes. The planters came with notes from volunteers with information about the program and words of encouragement, Tara Hunt, site leader for Park Avenue, said.

“It’s easy for some residents of Columbia Housing Authority to feel isolated,” said Hunt, who is also a volunteer for the Housing Authority. “This project can make them feel included and brighten their day.”

Other volunteers working in nearby Douglass Park helped with landscaping, mulching and weeding to spruce up the park and the lawn outside of Fredrick Douglass High School.

Many of the volunteers felt compelled to participate in ForColumbia because they wanted to do work to improve their community. Deborah Ann Minor, who has volunteered for the past three years, came Saturday with a group of people from First Baptist Church in Columbia.

“It’s what being in a community is all about,” Ann Minor said.

Volunteers also removed overgrown honeysuckle from trails at Forum Nature Area, made freezer meals at Benton Elementary School and made crafts with the residents of Paquin Tower. A full list of service sites can be found on ForColumbia’s website.

Tax credits bill moves toward House vote

By Tess Vrbin

Posted May 6, 2019 at 6:56 PM Updated May 6, 2019 at 7:52 PM

JEFFERSON CITY — A bill that would revive and reform the state’s most expensive tax credit program is poised for debate in the Missouri House.

The state [has not issued any low-income housing tax credits](#) since fiscal 2017, offering only federal tax credits to developers instead, after former Gov. Eric Greitens packed the Missouri Housing and Development Commission with opponents of the program.

The current version of the bill, as amended last week by the House General Laws Committee, caps the annual amount at \$123 million or 72.5 percent of the state’s allocation of federal tax credits. The House Rules Legislative Oversight Committee approved it on Monday, clearing it for debate on the House floor before the legislative session ends next week.

As passed in the Senate, the bill sponsored by state Sen. Dan Hegeman, R-Cosby, set the cap at 72.5 percent of federal credits but had no fixed ceiling if the federal limit was increased.

Hegeman’s original bill set the cap at 50 percent and Hegeman intended to bring the amount down to \$115 million, he said in February.

The current version has bipartisan backing of most members of the Boone County House delegation.

Low-income housing tax credit redemptions have ranged between \$140 million and \$170 million annually over the past five years. They totaled \$169.1 million, 28.8 percent of all tax credit redemptions, in fiscal 2018.

Senators expressed concerns on the floor about developers pouring tax credit money into highly profitable housing projects they could not have built without it. The Tribune reported in 2017 that the [10 developers who received the most tax credits](#) over the previous 10 years donated almost \$3 million to state and local political committees reporting to the Missouri Ethics Commission.

Along with a firm cap, the General Laws Committee added new requirements reporting how credits are used. It would require developers to report to the Department of Revenue “the amount of credit allocated to each taxpayer owning an interest” in each project.

Taxpayers who want to sell credits would have to report the purchaser, the price received and the face value of the credit. The bill would also create a system for the Missouri Housing Development Commission to score applicants, who must prove they “received competitive bids” for the tax credits.

The Missouri House Conservative Caucus endorsed the reforms in the bill last week in a news release. The reforms “ensure this program operates in an efficient, transparent and accountable way that provides more housing for those in need at a lower price for taxpayers,” said Rep. Jered Taylor, R-Nixa and caucus co-chairman.

Hegeman and Rep. David Gregory, R-Sunset Hills and the bill’s House sponsor, both declined to comment on the bill Monday.

Gov. Mike Parson, a longtime backer of the program, has said he was concerned homeless veterans and rural Missourians might not have access to affordable housing without the credits.

The program’s benefits for veterans makes state Rep. Chuck Basye, R-Rocheport, favor a bill he said he is otherwise “not real crazy about.” Basye is a member of the General Laws Committee and the chairman of the House Veterans Committee.

[Welcome Home Inc.](#), a homeless veterans shelter and transitional housing complex in Columbia, has used low-income housing tax credits in the past and is hoping to expand, Basye said.

Boone County Family Resources, which serves people with developmental disabilities, and the Columbia Housing Authority have also used the tax credit program. CHA would not have been able to renovate public housing without the tax credits, said Rep. Kip Kendrick, D-Columbia.

“With meaningful reforms added to the program, I’m confident that we can hopefully get the program back up and going,” he said.

Rep. Martha Stevens, D-Columbia, echoed Kendrick’s support for reforms and said affordable housing is a statewide issue that needs to be addressed.

Rep. Cheri Toalson Reisch, R-Hallsville, said more housing options for low-income citizens would benefit her district.

The only local lawmaker not taking a definite stand was Rep. Sara Walsh, R-Ashland. She said she has not yet read the bill.

Senate Majority Leader Caleb Rowden, R-Columbia, [signaled his support](#) for low-income housing tax credits in March.

The question of who benefits most — taxpayers, developers or people with modest means looking for affordable housing — is disputed.

Missouri pays \$289,000 annually to use an [economic modeling tool](#) called REMI to evaluate economic development projects. An audit of the low-income housing tax credit by the Arizona-based Rounds Consulting Group, underwritten by the Missouri Workforce Housing Association, called the REMI model “inappropriate and incomplete” for gauging economic program success.

Audits from three of the past four state auditors have all said the low-income housing tax credit program is inefficient and that the state Department of Economic Development provides the Legislature with overstated estimates of economic impact. Only 42 cents of every tax credit dollar issued actually funded the construction of low-income housing in 2017, [according to the audit](#) from that year.

Missouri House passes bill to re-start low-income housing

THE ASSOCIATED PRESS

JEFFERSON CITY — The Missouri House has passed legislation that could re-start a state tax credit program for low-income housing.

Missouri authorized about \$148 million of state tax credits for the program in 2017. But since then, it has distributed only federal housing tax credits because of concerns that the matching state program is an inefficient way to spur development of low-income housing.

A bill passed Thursday by the House seeks to re-start the program while paring it back. It would limit state tax credits to \$123 million annually or 72.5 percent of the federal allocation, whichever is less.

Developers typically sell the tax credits at discounted rates to get upfront cash for their projects.

The bill still needs a final vote from the Senate, which previously passed a different version.