



# 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](http://www.ColumbiaHA.com)

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: August 16, 2019

RE: August 20, 2019 CHA Board Meeting Agendas & Materials

---

Enclosed are the agenda packets for the CHA Board meetings next Tuesday, August 20, 2019. Included in the packet are staff memos and information related to each resolution. Please note the following:

## **CHA BOARD AGENDA ITEMS**

### **Resolutions**

- **Resolution 2825:** To approve a change in the custodian/record keeper for our employee retirement account.
- **Resolution 2826:** To approve the submission of a Continuum of Care grant to provide housing vouchers to homeless person with disabilities.
- **Resolution 2827:** To approve two African-American Heritage Trail markers on CHA property.

### **BOARD REPORTS**

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

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

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



# 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

## Open Meeting Notice

### CHA Board of Commissioners Meeting

**Date:** Tuesday, August 20, 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 July 16, 2019 Open Meeting Minutes
- V. Recognition of Achievement
- VI. Public Comment (Limited to 5 minutes per speaker)

#### RESOLUTIONS

- VII. **Resolution 2825:** A Resolution Approving a Change in the Custodian/Record Keeper for the Columbia Housing Authority's Employee Retirement Plan from TPP to One America.
- VIII. **Resolution 2826:** A Resolution Authorizing the Submission of a Continuum of Care Grant Renewal Application to the Department of Housing and Urban Development, Through the Balance of State Continuum of Care Application Process, to Provide Rental Housing Assistance to Homeless Persons with Disabilities and Authorizing the Execution of all Applicable Grant Contract Award Agreements and the Implementation of the Program as Described in the Grant application.
- IX. **Resolution 2827:** A Resolution Approving the Placement of Two African-American Heritage Trail Markers on Columbia Housing Authority Property Recognizing the Location of Historical African-American Businesses.

#### REPORTS

- X. Affordable Housing Initiative Report & Bryant Walkway Open House
- XI. Monthly Management Reports for Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, Human Services, and Safety.
- XII. Financial Reports for June and July 2019
- XIII. Current Events

#### PUBLIC AND COMMISSIONER COMMENT

- XIV. Public Comment (Limited to 5 minutes per speaker)

**XV.** Commissioner Comment

**XVI.** 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](mailto:www.columbiaha.info@gmail.com))

**Media Contact:** Phil Steinhaus, CEO  
Phone: (573) 443-2556  
E-mail: [www.columbiaha.info@gmail.com](mailto: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](http://www.ColumbiaHA.com).



# 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

## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING July 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 July 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, Vice Chair Commissioner  
John French, Commissioner  
Rigel Oliveri, Commissioner  
Max Lewis, Commissioner

CHA Staff: Phil Steinhaus, CEO  
Charline Johns, Executive Assistant  
Laura Lewis, Director of Affordable Housing Operations  
Mary Harvey, Director of Finance  
Sara Stone, Family Self-Sufficiency/ Home Ownership Program Coordinator

Guest: Shatana Harris, Family Self-Sufficiency Graduate  
Latrell Green, Family Member of Ms. Harris  
William Turpin, Oak Tower Resident  
Karen Baxter, Oak Tower Resident

### III. Adoption of Agenda:

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

### IV. Approval of June 19, 2019 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of June 19, 2019. A motion was made by Mr. Lewis and second by Mr. French. All Commissioners voted "aye" and Mr. Hutton declared the motion approved.

### V. Approval of June 19, 2019 Closed Meeting Minutes (Property Acquisition):

Mr. Hutton called for a motion to approve the minutes from the closed meeting of June 19, 2019 regarding property acquisition. A motion was made by Mr. Lewis and second by Ms. Oliveri. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

**VI. Approval of June 19, 2019 Closed Meeting Minutes (Personnel Issues):**

Mr. Hutton called for a motion to approve the minutes from the closed meeting of June 19, 2019 regarding personnel issues. A motion was made by Mr. Lewis and second by Ms. Wenneker. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

**VII. Recognition of Achievement:**

Mr. Hutton inquired about recognitions for the meeting. Mr. Steinhaus indicated that the recognition of achievement award is going to Ms. Shatana Harris and will be introduced by Ms. Stone, Family Self-Sufficiency Coordinator. Ms. Stone welcomed Ms. Harris and Mr. Green and explained that Ms. Shatana Harris enrolled in the Family Self-Sufficiency program (FSS) in December 2014. At that time, her goals included freedom from debt, reliable transportation, and stable employment.

During her time in FSS, Ms. Harris completed the Money Smart program to learn more about her finances. She completed the First-Time Home Buyer Class with the City of Columbia. She improved her credit score. Ms. Harris began working at Walmart and has been employed there for nearly 4 years.

Not only has Ms. Harris graduated from the FSS program, she has also achieved enough income to request voluntary removal from the rental assistance program here at the CHA. This month, Ms. Harris moved into a home and is paying her rent without assistance from any programs.

Ms. Stone and Mr. Steinhaus presented Ms. Harris with some certificates and a card. Ms. Harris stated that she appreciated everyone and added that FSS was a great program to be on. The Board congratulated Ms. Harris on her achievements and thanked her for attending.

**VIII. Public Comment.**

There were no public comments.

**RESOLUTIONS**

**IX. Resolution 2824: A Resolution to Authorize the Installation of Additional Security Cameras at Paquin tower, with the Approval of Red Stone Equity Partners, to Enhance the Safety of the Residents Living at Paquin Tower.**

Mr. Steinhaus reported that Paquin Tower is CHA’s largest affordable housing property with 200 apartments and 15 stories with a lot of residents living there. Mr. Steinhaus stated that there are currently 16 security cameras that are placed in common areas, but CHA would like to have additional cameras in the building on every floor. Mr. Steinhaus noted that it is difficult to identify individuals who are on the floors that are non-residents, trespassing on the property, or engaging in other illicit activities.

Mr. Steinhaus explained that Paquin Tower does have cash flow from the property after the first year and he is proposing to spend between \$40,000-\$60,000 to install two cameras on every floor. Mr. Steinhaus stated that the cameras would allow to see down both sides of the hallway and into the center hallway, where the elevators are located. Mr. Steinhaus noted that in CHA's partnership agreement they would need the Board's approval and believes once the Board approves the expenditure, then the federal investor, Red Stone Equity Partners would be likely to approve it as well, if Paquin Tower has significant cash flow to show that this will not put the property in a financial bind.

Mr. Lewis reported that as a past resident, he believes additional cameras are needed because he had witnessed for himself individuals that were on the property that should not have been there and threatened the safety of the residents living there. Ms. Oliveri asked does CHA have an idea of how the residents feel about it. Mr. Steinhaus stated that the residents would like it and the ones that don't are the ones that are doing things that they shouldn't.

Mr. Steinhaus shared other plans of installing more cameras at Oak Towers as well. Ms. Oliveri asked had anyone ever tried to vandalize the cameras. Mr. Steinhaus reported that there have never been any reports of vandalism or ripping down cameras. Mr. Steinhaus noted that there is a portable camera that the CHA has that allows them to move it around and place it on certain floors that have been reported for lots of foot traffic.

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

Mr. Hutton called for a motion to approve Resolution 2824 as presented. A motion was made by Mr. Lewis. Second by Mr. French. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, French, Wenneker, Hutton

No: None

**X. Affordable Housing Initiative Report.**

Mr. Steinhaus reviewed the progress of the renovation of the Bryant Walkway Apartments and stated that construction should be finished mid-August. Mr. Steinhaus reported that the CHA plans to arrange a community open house in September and invite individuals to come and see the finished product. Mr. Hutton inquired about the financial side of Bryant Walkway. Mr. Steinhaus explained that CHA is still in the hole and are around \$366,000 in contingency, so that will come out of deferred developer fee that CHA will be able to recover later with cash flow from the property. Mr. Steinhaus noted that with the termite damage and reframing building 7, and additional abatement, added to the cost.

Mr. Steinhaus reviewed the plans for renovating Providence Walkway Apartments, stating that the planning team had met and decided to do the Providence Walkway development on property that CHA already owns rather than to try and acquire additional property. Mr. Steinhaus explained that the property that CHA was looking at does not have a clean title, noting that with the property not having a clean title that would give Missouri Housing Development Commission (MHDC) a

reason to not fund the project. Mr. Steinhaus noted that the size of the development has gone from 36 units to 35 units.

Mr. Steinhaus stated that the property will have to be replatted because when it was originally developed, it was built across lot lines which is now against code. Mr. Steinhaus stated that if CHA tears down the existing unit they will not be able to rebuild across lot lines. Ms. Wenneker asked to be reminded of the process when you go back to replat. Mr. Steinhaus stated that it goes back to the Planning and Zoning Commission and then to the City Council. He noted that the CHA must also have neighborhood meetings and notices must be sent out to anyone that lives within 500 feet of the property. Mr. Steinhaus reported that the CHA is working on new designs for the property and plans to apply for low-income housing tax credits during the next funding round which will be in the fall of 2019. Applications will be due September 27, 2019.

Mr. Steinhaus shared with the Board information about the concerns of storm water management. Mr. Steinhaus reported that the amount of parking will also be a concern, so they have expanded the parking lot all the way to Providence Road on the corner. Mr. Steinhaus explained that CHA's proposal is to add angle-in parking all along the east side of Trinity Place, which is now a one-way street. He said he believes that he can get the City Council to approve angle-in parking with one lane and one-way. Mr. Steinhaus stated that another proposal would be to replat all of Boone Drive into the property, then the parking would be on both sides of Boone Drive. Mr. Steinhaus noted that some of the parking is used by the Blind Boone Center and the CHA's warehouse.

Ms. Wenneker asked Mr. Steinhaus if the CHA anticipates any concerns expressed by the public. Mr. Steinhaus stated that he does not believe there will be any because at the Board retreat there were two news reports done regarding tearing down the units and rebuilding new and there was no backlash. Mr. Steinhaus also noted that in the city's priorities, affordable housing was ranked as the number one priority of the city in the citizens survey. Mr. Steinhaus reported that the new 75-foot setback will change the face of the property, which will cause CHA to lose about 25 feet of land across the front of the property, but the goal is to make it look nice when you drive down Providence Road.

Mr. Steinhaus stated that CHA will be putting in about half a million dollars in funds from AMP 1, to do the demolition first. Mr. Steinhaus reported that by doing the demolition outside of the rest of construction budget, when you look at all the construction cost you are looking at the cost per unit based on what would the project be if you were building on bare ground. Mr. Steinhaus shared some information about the civil engineers and the work they are doing with the planning of the project.

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

Mr. Steinhaus shared with the Board that the Board packet was short two reports, one being the Housing Choice Voucher report and the other the Human Services report due to Ms. Tapia being on vacation and Ms. Markt working on finishing up several grants.

Mr. Steinhaus reviewed the property management reports and stated that Ms. Lewis and her managers were working hard doing compliance reports and keeping units full. Mr. Steinhaus

noted that there were a few criminal terminations and some sheriffs evictions. Mr. Hutton inquired about the unresolved terminations. Mr. Steinhaus stated that the unresolved terminations were due to waiting to see if the tenant will request a hearing, or have the issue resolved in other ways. Mr. Steinhaus reviewed the termination process with the board.

Mr. Steinhaus reviewed the safety report stating that after midnight there were 14 law enforcement calls and 16 medical calls with the CHA Safety Department responding to 4 calls which means that the Director of Safety, Mark Brotemarkle gets up in the middle of the night and responds when he sees it is serious enough to respond. Mr. Steinhaus reported that CHA Safety Officers suspected drug dealing coming out of one apartment and when they investigated it, the tenant left the unit and the unit has since been posted abandoned. Mr. Steinhaus noted that CHA staff went into the unit and found odds and ends but believes the tenant is gone.

## **XII. Financial Report**

Mr. Steinhaus reviewed some of the highlights in the narrative of the finance report, noting that all the properties are doing well financially. Mr. Steinhaus added that Ms. Harvey and Ms. Simmons have been working hard to complete the audits and reporting on the bonds.

## **XIII. Current Events**

Mr. Steinhaus reviewed a few articles that CHA was featured in.

## **XIV. Public Comment**

Mr. Hutton called for Public comment. Mr. Turpin stated that he was satisfied with the way things have been going since the issue of noise after quiet hours at Oak Towers had been addressed. Mr. Steinhaus inquired as to whether the situation had improved there. Mr. Turpin reported that it has improved quite a bit within the last three days. Mr. Steinhaus asked Ms. Baxter if that was her experience as well there at Oak Towers. Ms. Baxter stated yes, for the first time she has been able to sleep by 10:30 PM.

Mr. Steinhaus explained that CHA has had some issues with people gathering outside of Oak Towers under the pavilion on the patio enjoying the summer evenings with music and laughter and consuming alcohol. Mr. Steinhaus added that CHA had established quiet hours at 9:00 p.m. a while back and just needed to reinforce the policy, noting that he was glad to hear that the issue has improved without having to crackdown too hard. Mr. Steinhaus stated that there is a meeting planned for Thursday with managers and safety to talk about those issues and a few others that have been brought up. Mr. Turpin stated that Mr. Keith, Safety Officer had told them that things would be different, and the information was coming from the top, so he is happy to see the changes that were made.

Mr. Steinhaus asked Ms. Baxter if she had experienced problems with smoking on the south breezeway, because that is supposed to be smoke-free. Ms. Baxter reported that there is a cigarette disposal on the south breezeway suggesting that smoking can take place there. Mr. Steinhaus added they he will look into having that taken down. Mr. Turpin shared some of his experiences there at Oak Tower. Mr. Hutton added that the board is going to trust that Mr. Steinhaus is on top of the situation to make things better.



**XV. Commissioner Comment**

There was no commissioner comment.

**XVI. 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 6:26 PM.

\_\_\_\_\_  
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 July 12, 2019, I posted public notice of the July 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](http://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: August 20, 2019

RE: **Resolution 2825:** A Resolution Approving a Change in the Custodian/Record Keeper for the Columbia Housing Authority's Employee Retirement Plan from TPP to One America.

---

Earlier this year as part of our annual fiduciary review, the CHA and UBS reviewed a benchmarking analysis from a firm called Fiduciary Benchmarks Inc. related to the administrative costs charged by our current retirement plan custodian/record keeper.

Since a review of the program's administrative costs was being conducted, UBS also asked One America to quote their pricing. One America has a niche in the tax-exempt market place where approximately 40% of their retirement assets are from tax-exempt employers. The results of the benchmarking report showed that while the current fee structure was competitive, there were some cost savings by looking at One America.

The current recordkeeper is a company called TPP out of Kansas City, MO. The recordkeeping and custodial fees they are charging are 0.394% of our plan assets. The proposal from One America stated a fee of 0.25% of our plan assets. The CHA's plan has approximately \$3 million in assets. Changing our custodian/record keeper to One America will result in a savings of approximately \$4,320 per year. These administrative fees are deducted out of the accounts of CHA employees.

### Additional Services

In reviewing the services that One America offers, there are a number of services offered that are not available through TPP:

- Local Representative
- Employee Call Center
- Loan Approval Services
- Distribution Approval Services
- Enhanced Education Materials
- Video Learning on Web
- Plan Document Services
- Eligibility Calculation
- Beneficiary Tracking
- Potential Payroll Integration
- Enhanced Tools and Calculators on Web
- Demographic Analysis

One America is a reputable firm with \$82.3 billion in assets under administration. They have been in the tax-exempt market for 55 years and approximately 40% of their assets are in the tax-exempt market. They have a 98.4% client retention rate. An organized team is prepared for a smooth transition upon Board approval.

**CEO Recommendation:** Adopt Resolution 2825 approving a change in the custodian/record keeper for the Columbia Housing Authority's employee retirement plan from TPP to One America.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

---

### RESOLUTION #2825

A Resolution Approving a Change in the Custodian/Record Keeper for the Columbia Housing Authority's Employee Retirement Plan from TPP to One America.

WHEREAS, As part of the Columbia Housing Authority's (CHA) annual fiduciary review, the CHA and UBS Financial Services, Inc. (UBS) reviewed a benchmarking analysis from Fiduciary Benchmarks Inc. related to the administrative costs charged by our current retirement plan custodian/record keeper; and

WHEREAS, Since a review of the program's administrative costs was being conducted, UBS also asked One America to quote their pricing; and

WHEREAS, One America has a niche in the tax-exempt market place where approximately 40% of their retirement assets are from tax-exempt employers; and

WHEREAS, The results of the benchmarking report showed that while the current fee structure was competitive, there were some cost savings by looking at One America; and

WHEREAS, The current recordkeeper is a company called TPP out of Kansas City, Missouri and the recordkeeping and custodial fees they are charging are 0.394% of our plan assets; and

WHEREAS, The proposal from One America stated a fee of 0.25% of the CHA's plan assets and the CHA's plan has approximately \$3 million in assets; and

WHEREAS, Changing the CHA's custodian/record keeper to One America will result in a savings of approximately \$4,320 per year which result in direct savings to CHA employees; and

WHEREAS, There are a number of services offered by One America that are not available through TPP; and

WHEREAS, One America is a reputable firm with \$82.3 billion in assets under administration with 55 years of experience in the tax-exempt market with a 98.4% client retention rate.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2825 XXXX approving a change in the custodian/record keeper for the Columbia Housing Authority's employee retirement plan from TPP to One America.

---

Bob Hutton, Chair

---

Phil Steinhaus, Secretary

Adopted August 20, 2019



## Housing Authority of the City of Columbia, Missouri

### Board Resolution Staff Memo

---

To: Board of Commissioners

From: Andrea Tapia, Director Housing Programs

Date: August 20, 2019

RE: **Resolution 2826:** A Resolution Authorizing the Submission of a Continuum of Care Grant Renewal Application to the Department of Housing and Urban Development, Through the Balance of State Continuum of Care Application Process, to Provide Rental Housing Assistance to Homeless Persons with Disabilities and Authorizing the Execution of all Applicable Grant Contract Award Agreements and the Implementation of the Program as Described in the Grant application.

---

The Columbia Housing Authority has applied for and received Continuum of Care Program rental assistance funding from HUD to assist homeless persons with disabilities during 2018 and in previous years. Continuum of Care funding for the current year is \$412,501.00 and supports a minimum of 42 housing choice vouchers for this difficult to serve population. CHA is applying for an estimated \$406,909 for 2019 to support a minimum of 42 vouchers.

This grant requires an equal local match of in-kind support services to assist homeless persons with disabilities in moving into and sustaining permanent housing. CHA has partnership agreements with the following social service agencies to refer clients to this program and provide the required in-kind match of community support services:

- New Horizons Community Support Services
- Burrell Community Behavioral Health Services
- Spectrum Health Care (formerly RAIN of Mid-Missouri)
- Phoenix Programs
- Lutheran Family and Children Services
- Welcome Home, Inc.
- Compass Health/Family Counseling Center
- In2Action
- Love Inc.
- City of Columbia Health Department

Prior to 2008, CHA has applied for these funds through the Boone County Continuum of Care application submitted by the Boone County Basic Needs Coalition. In 2008, the Basic Needs Coalition decided to submit grant funding applications through the State of Missouri's Balance of State Continuum of Care application. By submitting grant applications through the Balance of State Continuum of Care, the Basic Needs Coalition is able to secure additional funds to better serve homeless persons.

**Staff Recommendation:** Adopt Resolution 2826 authorizing the submission of a Shelter Plus Care grant renewal application to the Department of Housing and Urban Development, through the Balance of State Continuum of Care application process, to provide rental housing assistance to homeless persons with disabilities, and authorizing the execution of all applicable grant contract award agreements and the implementation of the program as described in the grant application.



## Housing Authority of the City of Columbia, Missouri

### Board Resolution

---

#### RESOLUTION # 2826

**A Resolution Authorizing the Submission of a Continuum of Care Grant Renewal Application to the Department of Housing and Urban Development, Through the Balance of State Continuum of Care Application Process, to Provide Rental Housing Assistance to Homeless Persons with Disabilities, and Authorizing the Execution of all Applicable Grant Contract Award Agreements and the Implementation of the Program as Described in the Grant application.**

WHEREAS, the McKinney-Vento Act as amended by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act created programs with a primary purpose of developing a comprehensive effort to provide affordable housing by providing decent, safe, and sanitary housing opportunities for lower income homeless households; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, is an eligible provider of the Shelter Plus Care Program through the Balance of State Continuum of Care application; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, was awarded Continuum of Care grant funding to provide at least 42 units of rental housing assistance to homeless persons with disabilities in 2018 in the amount of \$412,501 and has received similar funding in previous years; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, recognizes the continued need for such housing assistance with community support services; and

WHEREAS, partnerships with local social service agencies have been established to provide the required local match of community support services to participating households;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts Resolution #2826 authorizing the submission of a Continuum of Care grant renewal application for 2018 in the amount of \$406,909 to the Department of Housing and Urban Development through the Balance of State Continuum of Care to provide housing and matching community support services to homeless persons with disabilities.

BE IT FURTHER RESOLVED that if the Continuum of Care grant application should be approved, Resolution #2826 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 August 20, 2019



## Housing Authority of the City of Columbia, Missouri

### Board Resolution Staff Memo

---

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: August 20, 2019

RE: **Resolution 2827:** A Resolution Approving the Placement of Two African-American Heritage Trail Markers on Columbia Housing Authority Property Recognizing the Location of Historical African-American Businesses.

---

Over the past several years the concept of creating an African-American Heritage Trail has developed in our community. The City of Columbia's Parks and Recreation Department has assisted the local planning committee in drawing up the concept for the trail and the installation of historical markers.

Eight markers have been placed on the trail to date. Two are currently placed on CHA property. One recognizing the location of the 3rd Street Market, Blue & White Café, and The Harvey House and the other recognizing the location of the Annie Fisher House. The attached concept map shows the proposed route of the trail and location of the markers.

The planning committee composed of Barbara Horrell, James Whitt, and Vicky Russel would like to place two markers on CHA property recognizing the existence of the following African-American businesses:

- Coleman Coal and Salvage, Tiger Theater, Tiger Lounge, and Noble's Merchandise Exchange; and
- Nora Stewart School, and Monta's Chicken and Rib Shack.

A copy of the verbiage on both plaques with pictures is attached. Also attached is a map showing the locations of both markers.

**CEO Recommendation:** Adopt Resolution 2827 Approving the Placement of Two African-American Heritage Trail Markers on Columbia Housing Authority Property Recognizing the Location of Historical African-American Businesses.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

---

### RESOLUTION #2827

#### **A Resolution Approving the Placement of Two African-American Heritage Trail Markers on Columbia Housing Authority Property Recognizing the Location of Historical African-American Businesses.**

WHEREAS, The Columbia Housing Authority recognizes the importance of honoring the history of the African-American community in Columbia; and

WHEREAS, The City of Columbia's Parks and Recreation Department is working with a local African-American Heritage Trail Committee to create an African-American Heritage Trail; and

WHEREAS, The Columbia Housing Authority currently owns property where several African-American businesses were located before these businesses were replaced with public housing during the period of Urban Renewal; and

WHEREAS, The African-American Heritage Trail Committee would like to place two African-American Heritage Trail Markers on Columbia Housing Authority property recognizing the historical locations of African-American businesses that included the Coleman Coal and Salvage, Tiger Theater, Tiger Lounge, and Noble's Merchandise Exchange; and the Nora Stewart School, and Monta's Chicken and Rib Shack.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2827 approving the placement of two African-American Heritage Trail Markers on Columbia Housing Authority property recognizing the existence of the Coleman Coal and Salvage, Tiger Theater, Tiger Lounge, and Noble's Merchandise Exchange; and the Nora Stewart School, and Monta's Chicken and Rib Shack which were located on what is now property of the Columbia Housing Authority.

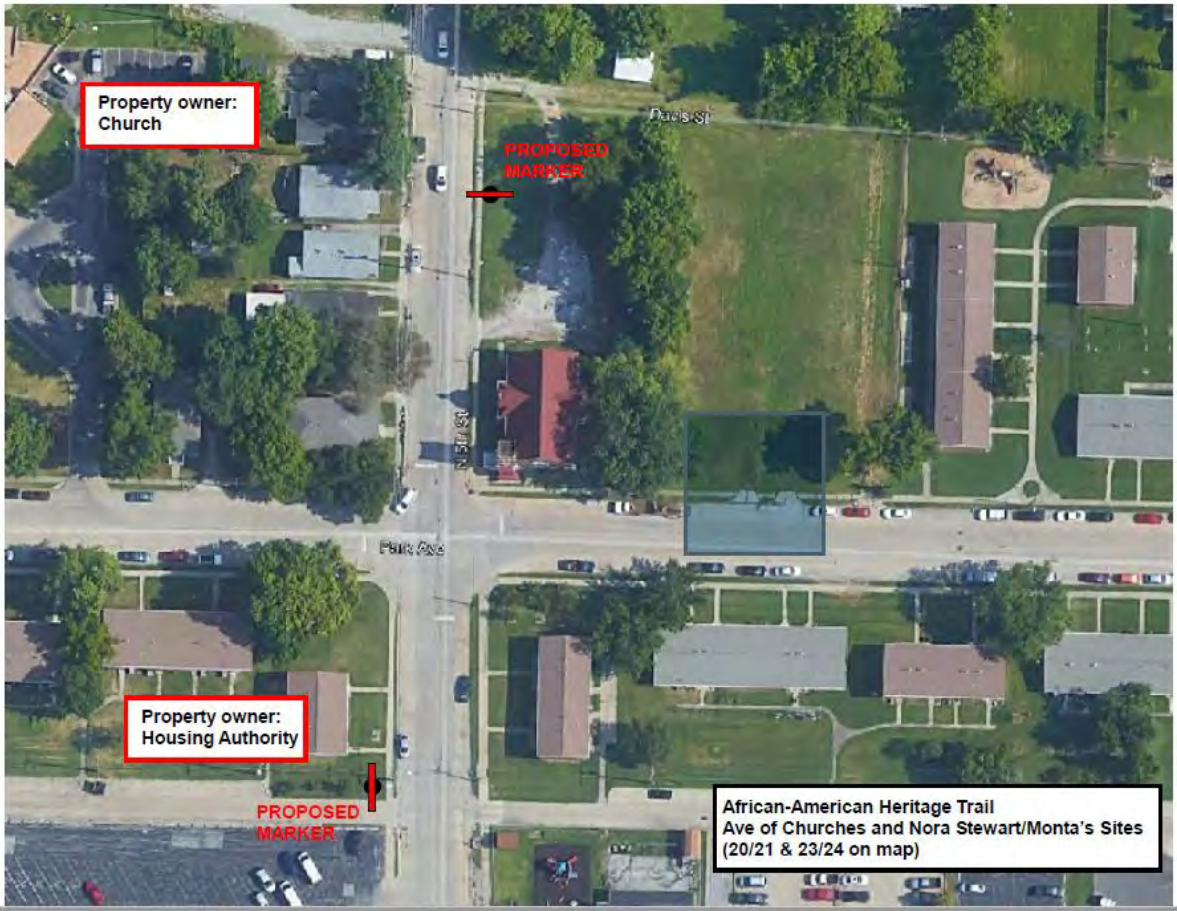
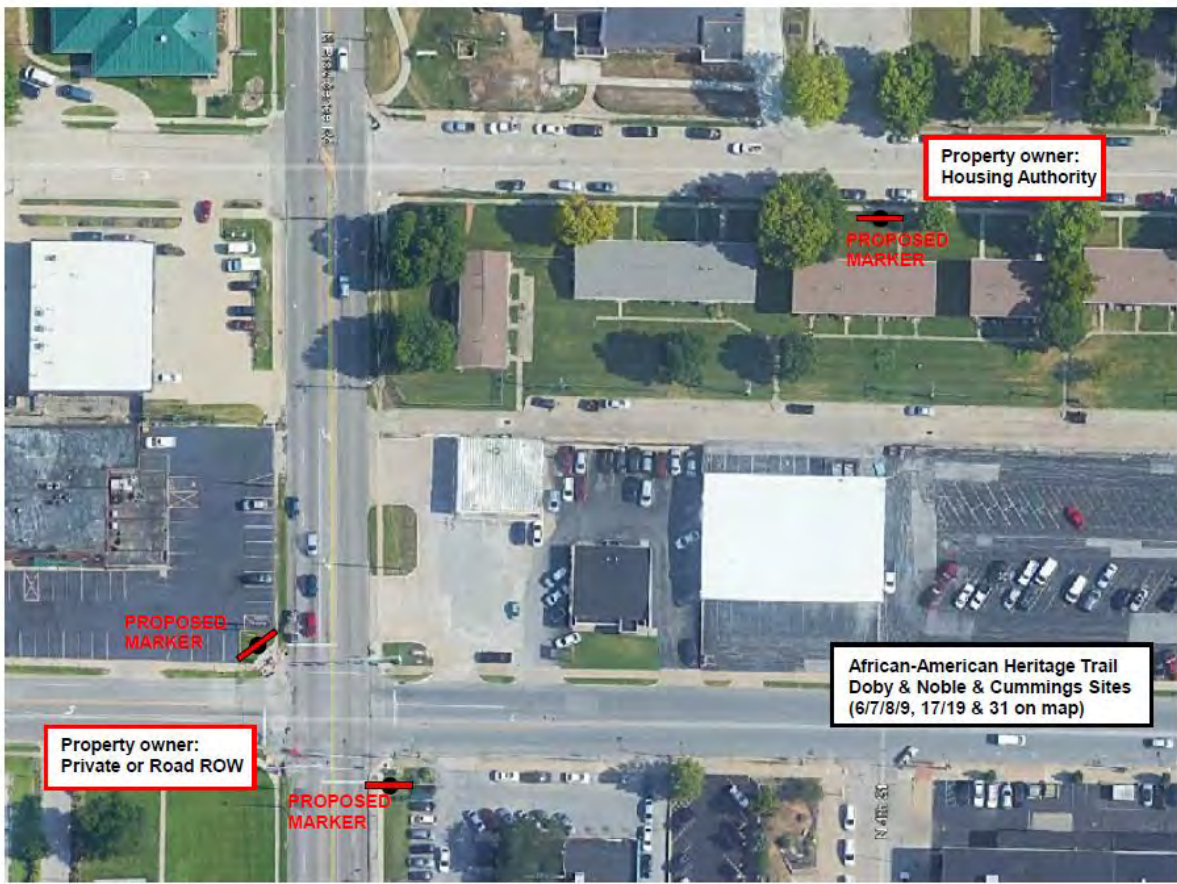
---

Bob Hutton, Chair

---

Phil Steinhaus, Secretary

Adopted August 20, 2019





City of Columbia, MO 5-20-2019  
 Proposed African-American Heritage Trail



Trail Length  
 Approx. 2 Miles

COLUMBIA  
 CEMETERY

DOUGLASS  
 PARK

BROADWAY

PROVIDENCE RD

- Plaque numbers and locations**
- 1 Stewart Road Bridge
  - 2 Columbia Cemetery
  - 3 Cemetery Hill
  - 4 Trubie's Market
  - 5 Dr. McAllister
  - 6 Doby Flats
  - 7 CommunityShoe Shop
  - 8 Drs. Wiggins and Reynolds Clinic
  - 9 McQuitty's Barber Shop
  - 11 3rd St. Market
  - 12 Blue and White Cafe/Bar
  - 13 Harvey House
  - 14 Douglass Pool and Park
  - 15 Original Russell Chapel
  - 16 Beulah Ralph
  - 17 Noble's Merchandise Exchange
  - 19 Coleman's Properties
  - Avenue of Churches
  - 20 Fifth St. Christian
  - 21 St. Paul AME
  - 22 Annie Fisher House
  - 23 Nora Stewart Nursery
  - 24 Montie's BBQ
  - 25 Tiger Theater
  - 26 Original St. Lukes Church
  - 27 Sharp End
  - 28 Blind Boone Home
  - 29 Second Baptist Church
  - 30 McKinney Building
  - 31 Cummings Academy
  - 32 Af-Amer Heritage in FI Br Park
  - 33 Overview History
  - 34 Ed Tibbs Building
  - 36 Kirkland Home
- Other Sites that may not have a marker
- 35 Hughes Family
  - 37 University of Missouri  
 Dr. Bathman  
 Roseman Shoe Repair
- Combined Group Site  
 Individual Site **16**





## Housing Authority of the City of Columbia, Missouri

### Board Report Staff Memo

To: Board of Commissioners  
From: Phil Steinhaus, CEO  
Date: August 20, 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](http://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
Bear Creek Apartments	Renovated Public Housing	76	October 2017
Oak Towers Apartments	Renovated Public Housing	147	October 2018
Bryant Walkway II Apartments	Renovated Public Housing	36	December 2018
Bryant Walkway Apartments	Renovated Public Housing	54	August 2019
Total Completed Affordable Housing Projects to Date:		622	

#### Recent Activity (July-August 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 \$259,486 over the contingency and with the potential of up to \$89,741 of additional change orders. Total worst-case costs over contingency is \$349,227.

We requested additional funding from the Missouri Housing Development Commission (MHDC) and were awarded \$9,400 in federal LIHTC funding (approximately \$90,081 in funding) and \$50,000 in HOME funding. The CHA will also contribute \$50,000 from rent collected during construction. These additional funds are calculated into the cost overrun estimate.

### **Construction Update**

**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, occupied

**Building 2** - complete, occupied

**Building 1** - complete, occupied

**Building 4** – complete, occupancy permit issued. Punch list to be completed.

**Building 5** – complete, occupancy permit issued. Punch list to be completed.

**Building 6** – complete, occupancy permit issued. Punch list to be completed.

**Building 7** – complete, occupancy permit issued. Punch list to be completed.

**Building 8** – complete, occupancy permit issued. Punch list to be completed.

**Building 9** – complete, occupancy permit issued. Punch list to be completed.

---

### **Providence Walkway Apartments**

We applied to the Missouri Housing Development Commission (MHDC) for 9% Low-Income Housing Tax Credits 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. We have reduced the size of the projects to 36 units which will involve replacing 34 existing public housing units with new construction and add two additional new units.

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 be in the fall of 2019. Applications will be due September 27, 2019.

We were awarded \$200,000 in HOME funds and \$80,000 in CDBG funds from the City of Columbia. These funds will be available in the summer of 2020. An application to the Federal Home Loan Bank of Des Moines in the amount of \$355,000 was submitted on May 30, 2019. Award announcements are expected in December 2019.

We received our Commitment to Enter a Housing Assistance Payment Contract (CHAP) from the HUD Rental Assistance Demonstration Program (RAD) on July 19, 2019. This is the first step in the conversion process.

### **East Park Avenue Apartments and the Fisher Walkway Apartments**

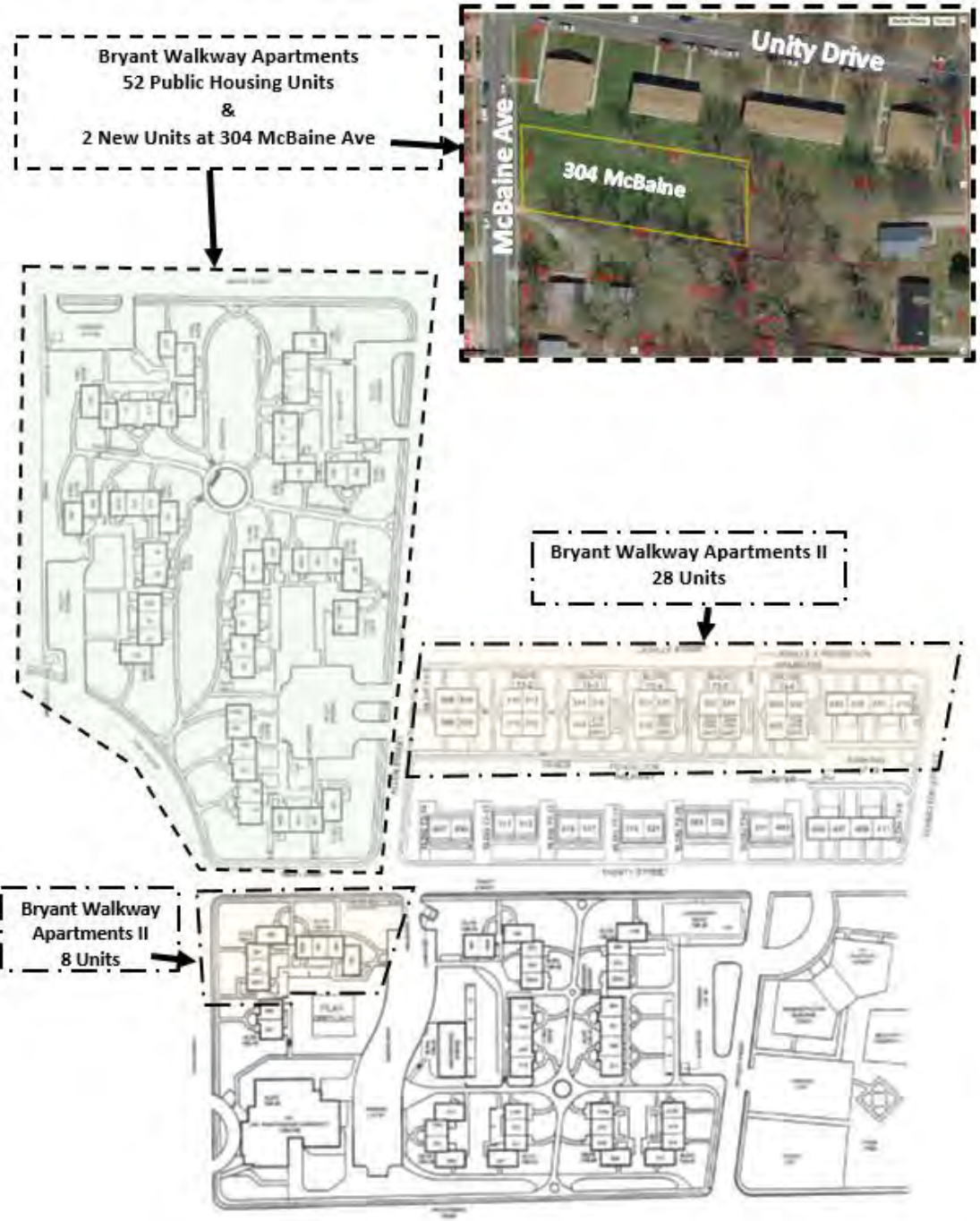
As a result of Congress approving an increase the cap on the number of RAD units nationwide from 185,000 to 225,000, the CHA was issued a multiphase RAD award for our remaining 120 public housing units to be renovated. This includes our Providence Walkway Apartments (34 units), East Park Avenue Apartments (40 units), Fisher Walkway Apartments (30 units), and Trinity Place Apartments (16 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, Fisher Walkway Apartments, and Trinity Place 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 Apartments and Bryant Walkway Apartments II

1

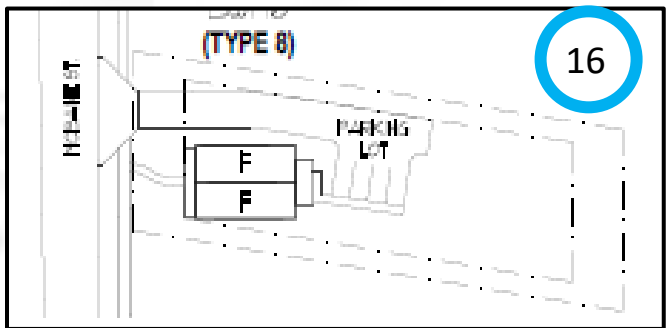
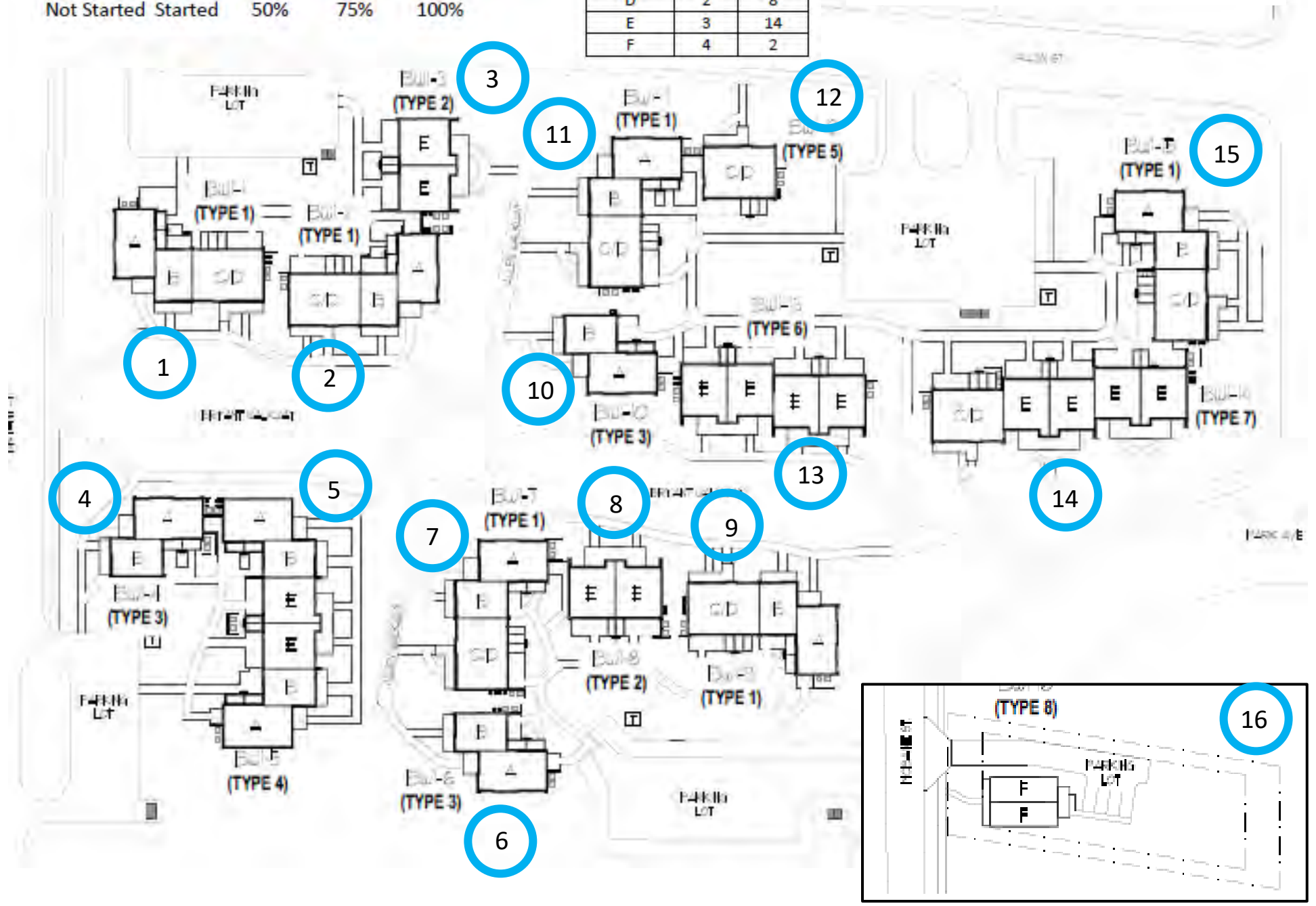
Two proposed renovation projects	Number of Units	LIHTC Funding
Bryant Walkway Apartments	54 Units	9% LIHTC
Bryant Walkway Apartments II	36 Units	4% LIHTC



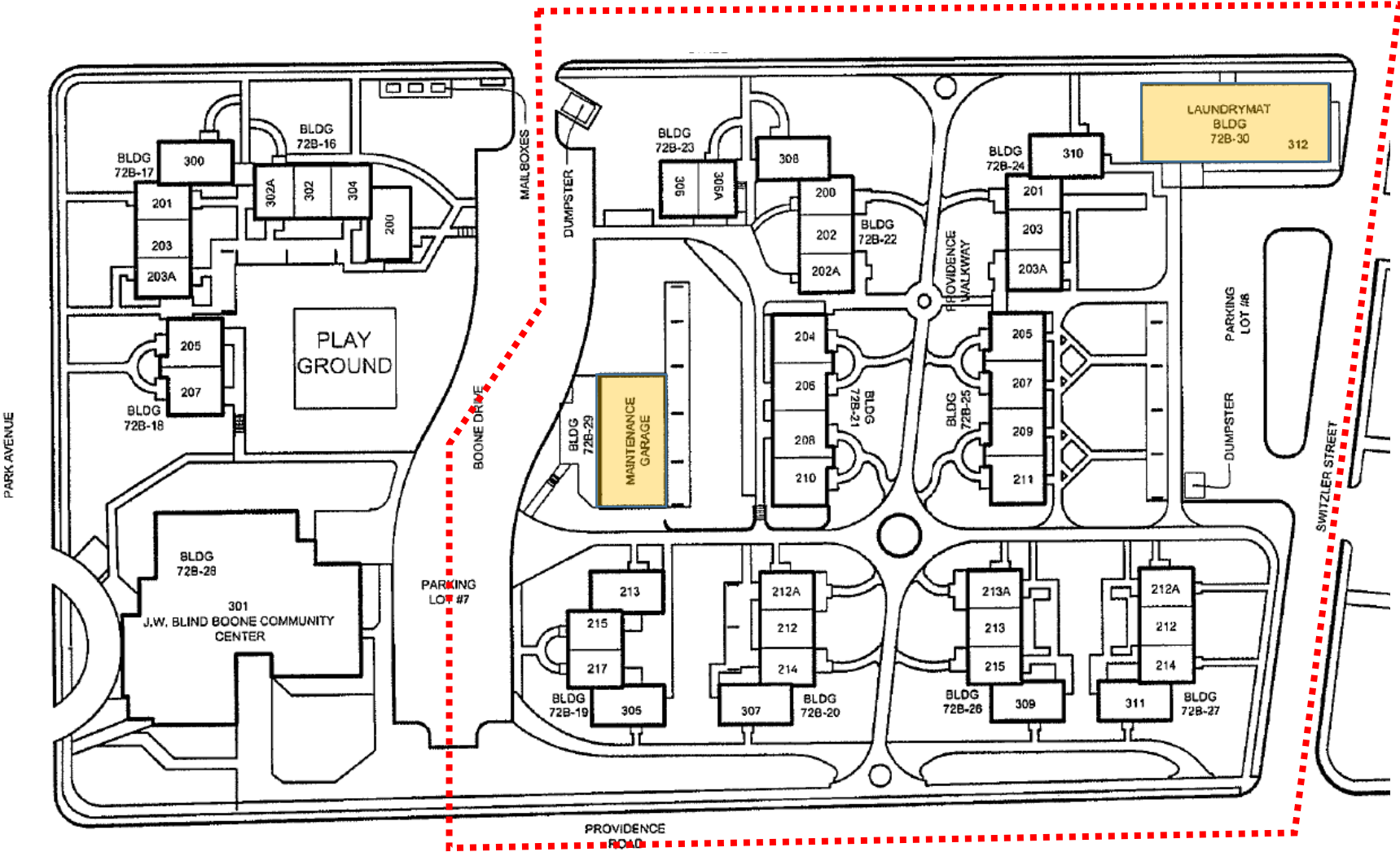
# Bryant Walkway Progress Map August 13, 2019



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

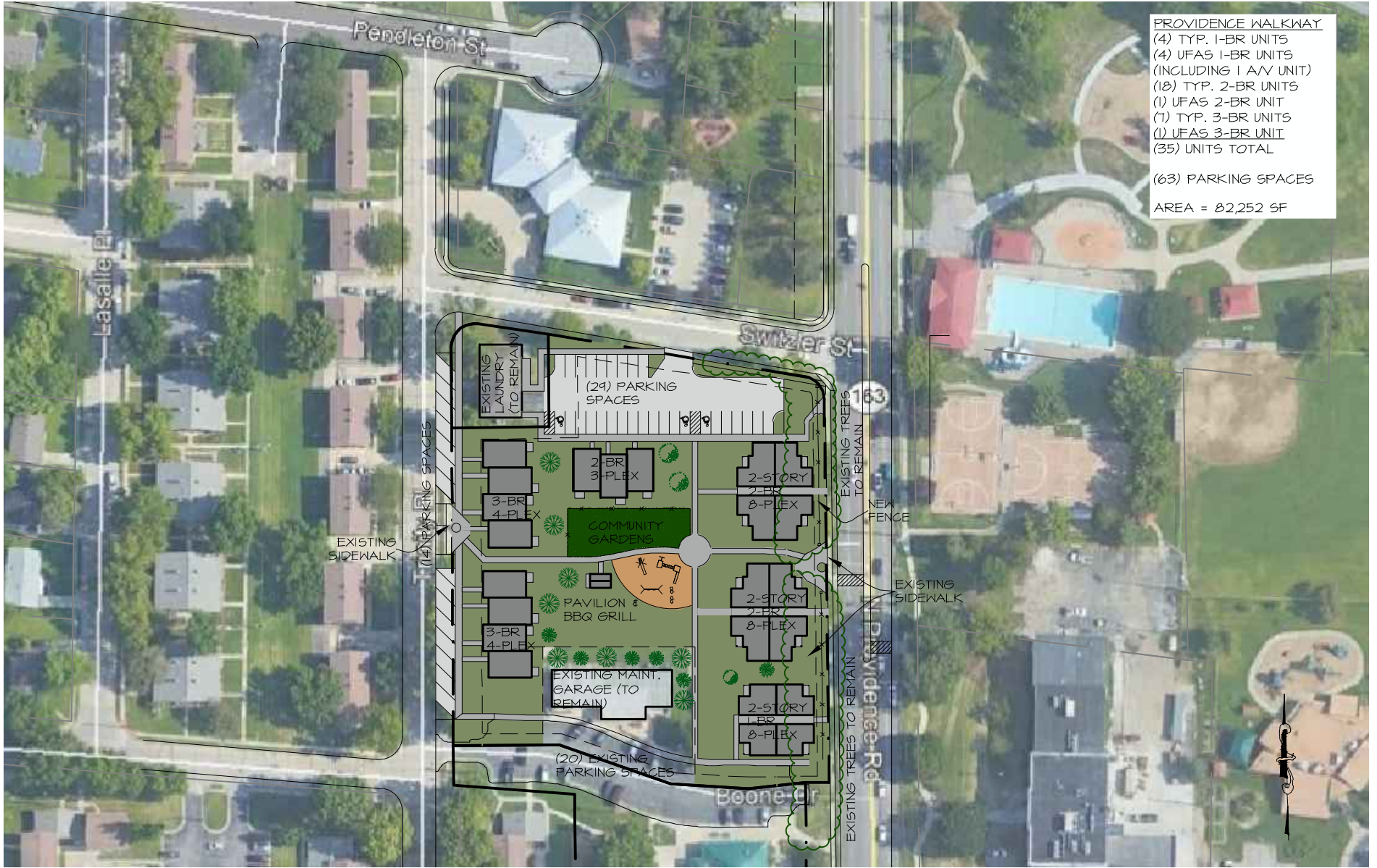


# Providence Walkway Apartments



## Affordable Housing Initiative

Affordable ♦ Accessible ♦ Energy-Efficient ♦ Healthy ♦ Safe ♦ Well-Maintained



**PROVIDENCE WALKWAY**  
 (4) TYP. 1-BR UNITS  
 (4) UFAS 1-BR UNITS  
 (INCLUDING 1 A/V UNIT)  
 (18) TYP. 2-BR UNITS  
 (1) UFAS 2-BR UNIT  
 (7) TYP. 3-BR UNITS  
 (1) UFAS 3-BR UNIT  
 (35) UNITS TOTAL

(63) PARKING SPACES

AREA = 82,252 SF

# PROPOSED SITE PLAN

SCALE: 1" = 120'-0"

JULY 2019

## PROVIDENCE WALKWAY

Columbia, Missouri







8-PLEX BUILDING ELEVATION

APRIL 2019



TOWNHOUSE DUPLEX ELEVATION

MAY 2019



# AIA<sup>®</sup> Document G711<sup>™</sup> – 1972

## Architect's Field Report

<b>PROJECT:</b> <i>(Name and address)</i> Bryant Walkway Apartments Bryant Walkway & McBaine St.	<b>FIELD REPORT NUMBER:</b> 34	<b>OWNER:</b> <input checked="" type="checkbox"/>
<b>CONTRACT:</b>	<b>ARCHITECT'S PROJECT NUMBER:</b>	<b>ARCHITECT:</b> <input checked="" type="checkbox"/>
		<b>CONSULTANT:</b> <input checked="" type="checkbox"/>
		<b>FIELD:</b> <input type="checkbox"/>

<b>DATE</b> 8/14/19	<b>TIME</b> 9:30	<b>WEATHER</b> Clear	<b>TEMP. RANGE</b> 82 degrees
<b>EST. % OF COMPLETION</b> 99%	<b>CONFORMANCE WITH SCHEDULE (+,-)</b>		
<b>WORK IN PROGRESS</b> see below	<b>PRESENT AT SITE</b>	CHA: Phil Steinhaus, Greg Willingham EM Harris: Steve Shawke, Dan Edwards	
<b>OBSERVATIONS</b> see below	Simon Associates: Ryan Beasley, Jody Miller		
<b>ITEMS TO VERIFY</b> see below	ND Consulting: Tracy Perotti, Natura: Tom Robbins		
<b>INFORMATION OR ACTION REQUIRED</b>	Wallace: Ernie Hegger		
<b>ATTACHMENTS</b>			
Photos			
<b>REPORT BY:</b> Ryan Beasley			

1. All apartment units have been issued a Certificate of Occupancy.
2. Punch lists have been generated for all buildings except Building 9, which will be punched today.
3. CHA plans to have residents move into Building 8 on Friday.
4. Building 6 exterior railings have been ordered and should arrive in a couple of weeks.
5. The parking lots are scheduled to be sealed this week.

Bldg 9 - Front Exterior



Bldg 9 - Rear Exterior



Bldg 8 - Front Exterior



Bldg 8 - Rear Exterior



Bldg 8 - E unit Kitchen



Bldg 7 - Front Exterior



Bldg 7 - Rear Exterior



Bldg 7 - Unit A Kitchen



Bldg 6 - Front Exterior



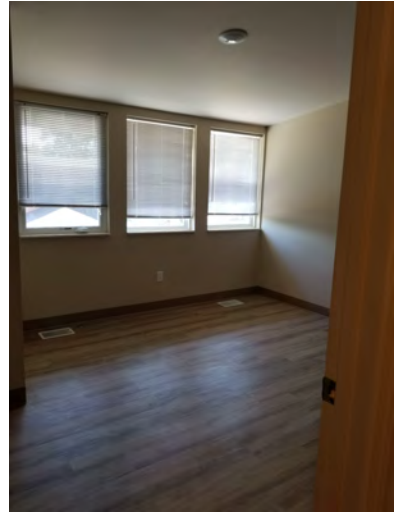
Bldg 6 - Rear Exterior



Bldg 6 - B unit Kitchen



Bldg 6 - B unit Bedroom



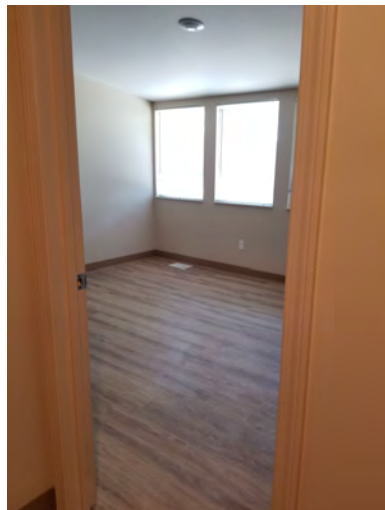
Bldg 5 - Front Exterior



Bldg 5 - E Unit kitchen



Bldg 5 - E Unit Bedroom



# PROPERTY MANAGEMENT REPORT CARD

## MANAGEMENT ASSESSMENT FOR JULY 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%	16%	70	59	84%	1.15	\$706.12	4	47	4	\$672.46		
Bear Creek Apts	78 Units	3%	46%	33	28	84%	2	600+	2	40+	5	\$0.00		
Oak Tower	147 Units	0%	1%	80	77	96%	1	\$636.00	2	40+	3	\$0.00		
PAQUIN	200 Units	0%	1%	101	84	83%	1	\$75.40	2	41	2	\$150.80		
Stuart Parker	84 Units	2%	49%	72	28	38%	2	\$549.30	3	45	5	\$523.62		
Patriot Place	25 Units	0%	0%	16	6	37%	1	\$616.00	1		6.00	\$0.00		
BWW	54 Units	0%	1%	12	10	83%	1	\$0.00	N/A	N/A	N/A	\$ -		
BWWII	36 Units	0%	2%	13	13	100%	1	\$0.00	N/A	N/A	N/A	\$ -		
MANAGEMENT OPERATIONS	HUD VACANCY LOSS	7/1-7/31/19 OCCUPANCY %	JULY 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+	JULY	JULY			New /mnt			
AMP 1	\$4,742.28	91%	98%	4	2	4	4	5	2%	8	3	0	\$1,002.00	10
Bear Creek Apts	\$871.70	97%	99%	1	2	0	2	1	26%	19	2	0	\$3,753.99	14
Oak Tower	\$1,162.04	97%	99%	1	3	0	2	1	18%	26	4	0	\$4,941.77	23
SPP PAQUIN	\$1,302.80	99%	99%	3	0	0	2	3	10%	54	12	0	\$4,121.83	21
Stuart Parker	\$3,671.61	92%	99%	4	4	0	1	5	25%	19	8	0	\$3,242.24	17
Patriot Place	\$271.58	96%	99%	1	0	0	1	2	8%	2	0	0	\$0	0
BWW	\$4,655.73	54%	100%	2	0	20	7	2	3%	1	0	0	\$6,505.36	22
BWWII	\$0.04	88%	99%	0	0	0	0	0	9%	3	2	0	\$3,237.46	19

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

**Affordable Housing Terminations Report - August 20, 2019**

	<i>Failure to Pay</i>	<i>Criminal</i>	<i>Unauthorized Guest</i>	<i>Other</i>	<b>Total Termination Notices</b>	<b>Total Suspended Terminations</b>	<b>Total Vacated Units</b>	<b>Total Unlawful Detainers</b>	<b>Total Unresolved Terminations</b>
<b>Month of January 2019</b>									
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
<b>MONTHLY TOTAL</b>	<b>27</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>25</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>15</b>
<b>Month of February 2019</b>									
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
<b>MONTHLY TOTAL</b>	<b>13</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>18</b>	<b>9</b>	<b>0</b>	<b>2</b>	<b>9</b>
<b>Month of March 2019</b>									
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
<b>MONTHLY TOTAL</b>	<b>18</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>23</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>17</b>
<b>Month of April 2019</b>									
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
<b>MONTHLY TOTAL</b>	<b>15</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>24</b>	<b>8</b>	<b>1</b>	<b>0</b>	<b>15</b>

**Affordable Housing Terminations Report - August 20, 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
<b>Month of May 2019</b>									
Downtown	11	0	0	1	12	7	0	0	5
Oak Tower	9	0	0	0	9	7	0	0	2
Bear Creek	2	0	0	0	2	1	0	1	1
Patriot Place	0	1	0	0	1	0	0	0	1
Stuart Parker - Downtown	0	0	0	1	1	0	1	0	0
Stuart Parker - Paquin Tower	12	1	0	0	13	10	0	0	3
Bryant Walkway	1	0	0	0	1	0	0	0	1
Bryant Walkway II	2	0	0	0	2	1	0	0	1
<b>MONTHLY TOTAL</b>	<b>37</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>41</b>	<b>26</b>	<b>1</b>	<b>1</b>	<b>14</b>
<b>Month of June 2019</b>									
Downtown	5	0	0	1	6	6	0	0	0
Oak Tower	3	0	0	3	6	3	0	0	3
Bear Creek	0	1	0	2	3	1	0	0	2
Patriot Place	0	0	1	0	1	0	0	0	1
Stuart Parker - Downtown	1	0	0	0	1	0	0	0	1
Stuart Parker - Paquin Tower	2	0	0	0	2	0	0	0	2
Bryant Walkway	0	0	0	1	1	0	0	0	1
Bryant Walkway II	2	1	0	0	3	1	0	0	2
<b>MONTHLY TOTAL</b>	<b>13</b>	<b>2</b>	<b>1</b>	<b>7</b>	<b>23</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>12</b>
<b>Month of July 2019</b>									
Downtown	2	0	0	1	3	0	0	0	3
Oak Tower	4	0	0	0	4	2	0	0	2
Bear Creek	4	0	1	0	5	1	0	1	4
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	7	0	0	2	9	1	0	0	8
Stuart Parker - Paquin Tower	3	3	0	0	6	1	0	0	5
Bryant Walkway	1	0	0	0	1	1	0	0	0
Bryant Walkway II	4	0	0	0	4	3	0	0	1
<b>MONTHLY TOTAL</b>	<b>25</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>32</b>	<b>9</b>	<b>0</b>	<b>1</b>	<b>23</b>





# Housing Authority of the City of Columbia, Missouri

## Board Report Staff Memo

To: Board of Commissioners

From: Andrea Tapia, Chief Operations Officer

Date: August 20, 2019

RE: Housing Programs Monthly Summary

---

### **Housing Choice Voucher**

The Housing Choice Voucher Department has begun pulling applicants from the 2018 Housing Choice Voucher waitlist; this is a huge task for our Intake Coordinator, Ms. Shelby Johnson. Ms. Johnson will pull applicants from the waitlist and begin the process of eligibility and voucher issuance for those who qualify. We are excited that we can begin the process of getting vouchers into the hands of the 2018 applicants that need housing subsidy. We will be working diligently to increase the number of vouchers issued, and we understand that this process may require that we conduct a mass intake to increase our voucher issuance and lease up rate.

### **811 Mainstream Voucher**

The Columbia Housing Authority opened the 2015 Housing Choice Voucher waitlist for two days in July. This was a requirement by HUD in order to provide 811 applicants an opportunity to receive a housing voucher. We received approximately 26 applicants seeking the fourteen 811 Vouchers received from HUD. Once all applications were received, we were able to pull our remaining 2015 Housing Choice Voucher applicants from the list, closing out the 2015 waitlist which allowed us to move forward with pulling applicants from our new 2018 wait list.

### **Continuum of Care**

August will be a busy month for the Continuum of Care Department. The 2019 Notice of Funding Availability (NOFA) has been released and the deadline for renewal has been set for August 30, 2019.

On July 23, 2019, the Institute for Community Alliance (ICA) conducted a site visit to ensure the Columbia Housing Authority, Homeless Management Information System (HMIS) user is in compliance with the policies and procedures set forward by HUD. The visit allows the ICA Systems Administrator to identify areas where an agency may require additional technical assistance to ensure compliance. On July 31, 2019, the we received notification from ICA that our agency was found to be in compliance with all HUD and COC HMIS policies.

## **Affordable Housing Programs**

We continue to work hard at filing and maintaining occupancy on all PBV properties. We have seen an increase in vacancies due to terminations, voucher issuances and participants becoming self-sufficient. The staff continues to work as a team executing the tasks needed to quickly fill units. There have been several mass intakes and briefings to ensure the process moves quickly and that those in need of housing are being housed in a timely manner.

## **Family Self-Sufficiency**

Family Self-Sufficiency Coordinators have been working double time recruiting FSS participants and have utilized several creative ways to do so. One such approach included a weekly prize giveaway to the staff that provided the most referrals in a week's time. This approach along with other creative methods provided yielded over 60 referrals for FSS.

The FSS Coordinators understand that there are several barriers to becoming self-sufficient, and they also understand there are some barriers that can easily be addressed. One such barrier is quality job coaching. The Coordinators have transformed the Intern office into a welcoming, relaxing and informative space for FSS participants to create a resume, search job listing, job coaching, and mock interviews. We are hopeful that these additional resources will increase household income and move families closer to self-sufficiency.

<b>FSS Program</b>	<b>June-July 2019</b>
FSS Participants	120
Graduates	4
New Applicants	18
Number of Participants Escrowing	64
Number of Participants Employed	86
Total Escrow Balance	\$226,621.00
Number of FSS Participants	120

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

**July 30, 2019**

HOUSING CHOICE VOUCHER (HCV)																			ATTRITION RATE			
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (Includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased This Month	Current Vouchers - Looking	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased
															Utilization		YTD Utilization					
Jan-19	\$ 6,983,732	\$ 581,978	\$ 189	\$ 477	\$ 549,952	\$ (32,026)	1,061	1,226	1,061	1,227	(166)	(166)	8	9	87%	94%	87%	94%	10	0.9%	10	0.9%
Feb-19	\$ 6,433,780	\$ 584,889	\$ 189	\$ 520	\$ 544,360	(72,554)	1,047	1,226	2,108	1,133	(86)	(252)	4	18	85%	93%	86%	94%	3	0.3%	7	0.6%
Mar-19	\$ 5,889,420	\$ 588,942	\$ 193	\$ 499	\$ 546,181	(42,761)	1,046	1,226	3,154	1,181	(135)	(387)	4	6	85%	93%	86%	93%	4	0.4%	6	0.5%
Apr-19	\$ 5,343,238	\$ 593,693	\$ 189	\$ 521	\$ 545,262	(48,431)	1,047	1,226	4,201	1,140	(93)	(480)	4	6	85%	92%	86%	93%	7	0.7%	6	0.6%
May-19	\$ 4,797,976	\$ 599,747	\$ 189	\$ 520	\$ 541,121	(58,626)	1,040	1,226	5,241	1,153	(113)	(593)	3	9	85%	90%	85%	92%	14	1.3%	8	0.7%
Jun-19	\$ 4,256,855	\$ 608,122	\$ 183	\$ 533	\$ 549,545	(58,578)	1,031	1,226	6,272	1,141	(110)	(703)	2	8	84%	90%	85%	92%	9	0.9%	8	0.7%
Jul-19	\$ 3,707,311	\$ 617,885	\$ 181	\$ 535	\$ 549,594	(68,291)	1,028	1,226	7,300	1,156	(128)	(830)	4	12	84%	89%	85%	92%	13	1.3%	9	0.8%

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

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

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

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

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

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

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

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

**Total vouchers available = 1132**

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

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

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

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

**Homeownership:** Current number of homeownership vouchers

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

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

**July 30, 2019**

RAD PROJECT BASED VOUCHER (RAD-PBV)																			ATTRITION RATE					
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (Includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased This Month	Current Vouchers - Looking	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased		
															Utilization		YTD Utilization							
Jan-19	\$ 2,369,537	\$ 197,461	\$ 244.22	\$ 292	\$ 183,542	(13,920)	506	597	506	597	(91)	(91)	21	-	84.8%	93.0%	84.8%	93.0%	15	3.0%	15	3.0%		
Feb-19	\$ 2,185,996	\$ 198,727	\$ 242.40	\$ 364	\$ 187,134	(11,593)	514	597	1,020	597	(83)	(174)	17		86.1%	94.2%	85.4%	93.6%	5	1.0%	10	2.0%		
Mar-19	\$ 1,998,861	\$ 199,886	\$ 241.94	\$ 299	\$ 180,510	(19,376)	528	597	1,548	597	(69)	(243)	21		88.4%	90.3%	86.4%	92.5%	10	1.9%	10	1.9%		
Apr-19	\$ 1,818,351	\$ 202,039	\$ 241.84	\$ 334	\$ 178,552	(23,487)	535	597	2,083	597	(62)	(305)	16		89.6%	88.4%	87.2%	91.4%	9	1.7%	10	1.9%		
May-19	\$ 1,639,799	\$ 204,975	\$ 238.94	\$ 340	\$ 187,170	(17,805)	550	597	2,633	597	(47)	(352)	11		92.1%	91.3%	88.2%	91.4%	10	1.8%	10	1.9%		
Jun-19	\$ 1,452,629	\$ 207,518	\$ 239.08	\$ 334	\$ 183,487	(24,032)	550	597	3,183	597	(47)	(399)	12		92.1%	88.4%	88.9%	90.9%	9	1.6%	10	1.8%		
Jul-19	\$ 1,269,143	\$ 211,524	\$ 238.04	\$ 323	\$ 178,878	(32,646)	554	597	3,737	597	(43)	(442)	13		92.8%	84.6%	89.4%	90.0%	14	2.5%	10	1.9%		

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

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

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

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

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

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

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

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

**Total vouchers available = 1132**

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

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

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

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

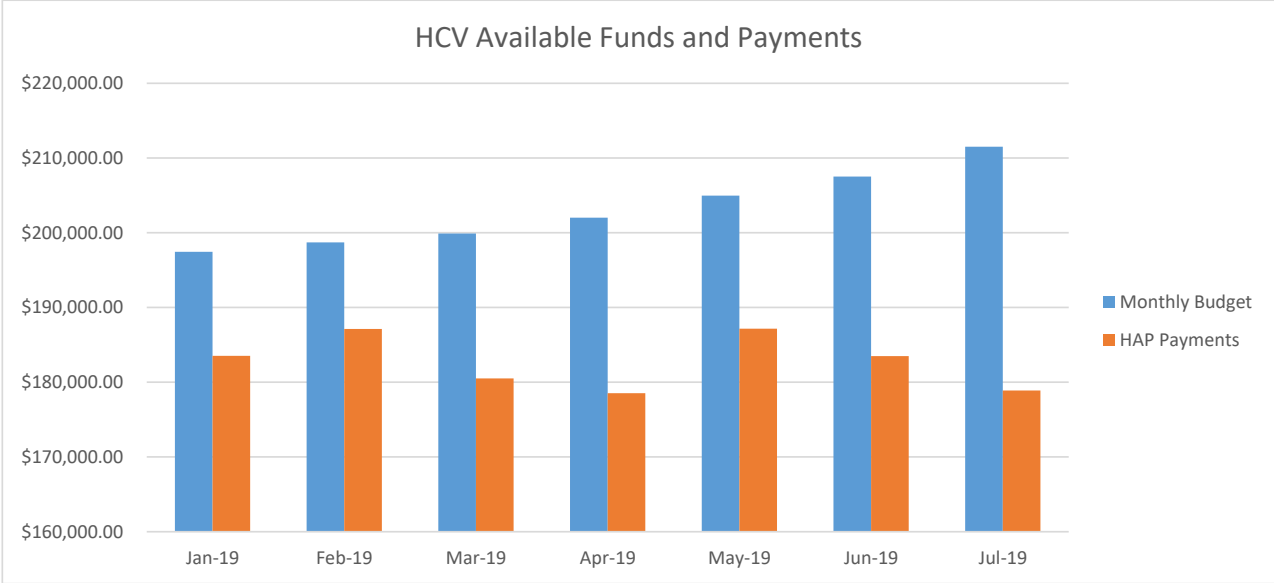
**Homeownership:** Current number of homeownership vouchers

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



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

**July 2019**



# CHA

## Human Services

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



### EXAMINING OUTPUTS

The mid-year reporting due date for CHALIS contracts with the Boone County Children Services Board and the City of Columbia Social Services Fund was July 31, 2019. The date also marked the end of the first full year for the Heart of Missouri United Way funding cycle. CHALIS submitted reports on eight different contracts for 6 different programs. All are on tar-

get to achieve or have already achieved their proposed deliverables

The **Independent Living Program** exceeded its annual goal contracted with Heart of Missouri United Way and the City of Columbia. From July 1, 2018—June 30, 2019 The 1.5 FTE Independent Living Team provided nearly double the contracted case management units of 2896.12 by providing 5672 units to 291 individuals. In the first six months of 2019, the ILP Coordinators have also provided 437.71 of 923.48 units contracted by the City of Columbia.

The **Moving Ahead Program** has provided 7488 of 12321.21 after school units and 2365.27 of 5454.55 summer care units as contracted with the City of Columbia.

At the same time, more than half of the **Moving Ahead** contract with Boone County Children Services

In July 2019,

## CHA Human Services Provided

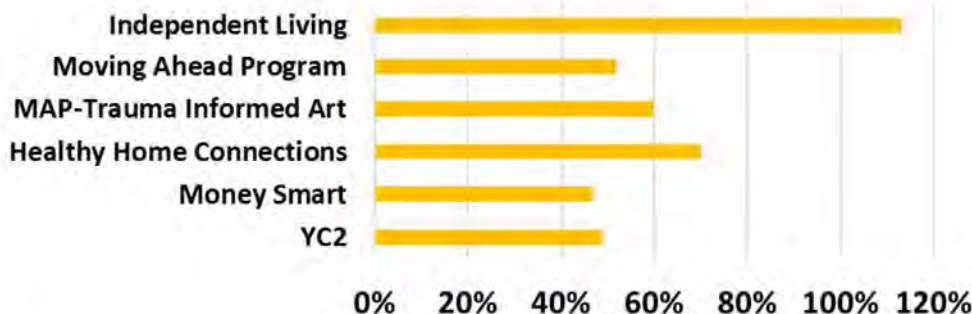
16,744  
Units of  
Service  
To 1497  
Unduplicated  
Individuals  
by Making  
3474 Contacts



July 2019  
Financials

REVENUE: \$80,067  
EXPENSES: \$63,858  
Cost per  
Individual Served: \$43

### 6-month Progress toward Annual Contracted Units of Service



fund was also fulfilled. **Moving Ahead** provided 1072.75 of the 1800 contracted units of trauma-informed art-making during the first six months of 2019.

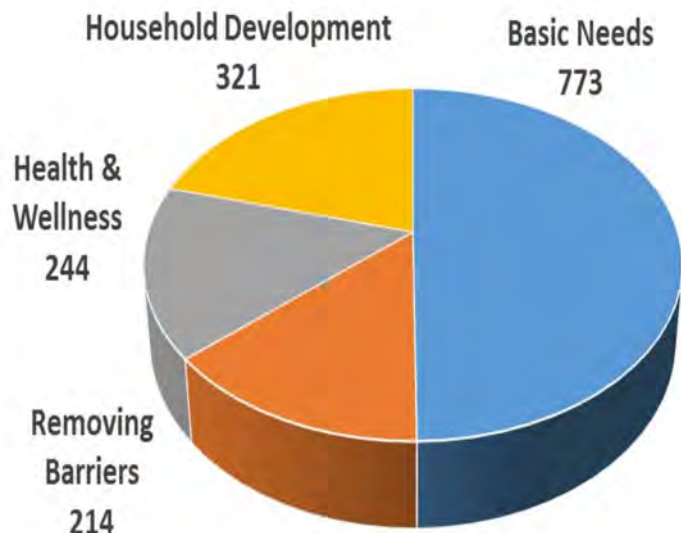


The **Healthy Home Connections** team provided 27979 of 40130 agreed to units for case management with CHA families, while its partner, Big Brothers Big Sisters, provided 2938.44 units of therapeutic mentoring to the children within those families. This CHALIS program, funded by Boone County Children’s Services billed more than 50% of agreed units for the time period.

CHALIS **Money Smart** achieved the 50% mark by June 30, reporting 938 units of the proposed 1724.14 accomplished after completion two sessions. With 3 additional 10-week sessions planned before December 31, there is no doubt this goal will be met or exceeded.

The CHALIS contract with Boone County Children’s Services for the **Youth Community Coalition** is making progress as well. At 49%, 1689 of 3450 service units agreed to for 2019, YC2 shows no signs of stopping and will only become more active with the start of the school year.

# no SUMMER Vacation



## July 2019 INDIVIDUALS SERVED BY SERVICE CATEGORY





# 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](http://www.ColumbiaHA.com)

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Mark Brotemarkle, Director of Safety

Date: August 20, 2019

RE: Monthly Safety Department Report for August 2019

---

## During the month of July 2019

Law Enforcement calls for service totaled 141. 74 of the law enforcement calls were for paper service, follow up or duplicate entries, or medical issues. With the law enforcement and 911 calls with no case number drawn removed, there were only 67 calls for law enforcement on CHA property, an average number of calls.

EMS and Fire responded to 68 calls for service. 34 of the "medical" calls were at family sites, 7 were at Oak Towers, 29 were at Paquin Tower, 1 were at Patriot Place. The number of medical calls in the month of July were below average.

Columbia Housing Authority Safety completed 81 reports, 7 were Check Welfare calls.

In June 2019, between midnight and 0700 hours, there were 18 law enforcement and 15 medical dispatched calls with, CHA Safety responding to 4 calls.

Columbia Housing Authority Safety investigated 26 Trespassing incidents.

Safety spent a significant amount of time, working to eliminant and put pressure on reported drug dealers and users to try and find long-term solutions to controlled substance issues. Safety found numerous persons visiting a reported drug dealer's residence and found every visitor checked at this residence, either had a criminal history or their residency status prevented them from being on Columbia Housing Authority Affordable Housing and were issued trespass warnings.

Some residents have expressed disappointment on, how long it takes for the legal process to run its course, so persons in termination can be moved out.

A meeting was held to discuss the disruption of some of the resident's peaceful enjoyment of the premises by a few. New rules setting quite hours with no alcohol or music at 9:00pm were established and is working to lessen the few from disrupting the peaceful enjoyment of many.

Safety is evaluating calls for service by law enforcement and Safety by hours of the day to determine when to place staff. Between 8-11am there were 45 calls / reports, 11am-1pm there were 27 calls / reports, 1-6pm there were 99 calls, 6-9pm there were 28 calls. Additional months will have to be evaluated to help establish to determine which hours need the most coverage.

Columbia Housing Authority, Missouri  
**SAFETY STATISTICS - JULY 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	2
Animal Complaints/Bites			1					1
Arrest Non-resident/Controlled Sub								0
Arrest Resident/Controlled Substance								0
Arrest Non-Resident								0
Arrest/Resident								0
Assist Site Manager (or other staff)								0
Assault					1	1		2
Assault/Adult Abuse					1			1
Assault/Felony (aggravated assault)								0
Assist Resident/Medical						1		1
Check Subject/FI								0
Check Welfare			5		2			7
Child Abuse/Neglect						1		1
Civil Matter	1							1
Controlled Substance Investigation		1			4			5
Controlled Substance Invest/S-W								0
Death Investigation					1			1
Death Investigation/Homicide								0
Disturbance, Peace	1	1	1					3
Fire								0
Fire/Arson								0
Fire/Smoke/Fire Alarm								0
Follow-up Reports								0
Graffiti								0
Harassment		1						1
Informational Report	1		5		3	1		10
Juvenile Delinquency								0
Lease Violation			1					1
Lockout		2	2					4
Maintenance Problems			2					2
Miscellaneous (other)								0
Noise Complaint		1	2					3
Property Crime/Auto Theft								0
Property Crime/Burglary								0
Property Crime/Larceny	1			1		3		5
Property Crimes/Other								0
Property Damage						1		1
Robbery Offense								0
Sexual Assault								0
Sexual Assault/Rape								0
Stationary Patrol/Surveillance								0
Suspicious Activity								0

Columbia Housing Authority, Missouri  
**SAFETY STATISTICS - JULY 2019 REPORT**

DESCRIPTION ("Uniform Crime Report" Items Bolded)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Threat to Self								0
Ticket Vehicle/CHA			1					1
Ticket Vehicle/Tow	1							1
Trespass Person/Arrest		1						1
Trespass Person/Investigate			2		1	3		6
Trespass Person/Warning Issued	1	1	3	1	11	2		19
Unsecured Door(s)								0
Vice Crime								0
Vice Crime/Gambling								0
Weapons Offense								0
Weapons Offense/Arrest								0
Weapons Offense/Shots Fired								0
<b>TOTALS:</b>	<b>6</b>	<b>9</b>	<b>26</b>	<b>2</b>	<b>24</b>	<b>13</b>	<b>1</b>	<b>81</b>

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

Training Hours (CHA Safety Staff)								0
-----------------------------------	--	--	--	--	--	--	--	---

REPORTS GENERATED (CHA Safety)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Initial Report	6	9	25	2	19	13	1	60
Follow-Up Report			1		5			6
<b>TOTALS:</b>	<b>6</b>	<b>9</b>	<b>26</b>	<b>2</b>	<b>24</b>	<b>13</b>	<b>1</b>	<b>81</b>

TRESPASS REVIEW	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Files Reviewed							13	13
Trespass Appeal							3	3
Names Removed from Trespass List							0	0

[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)

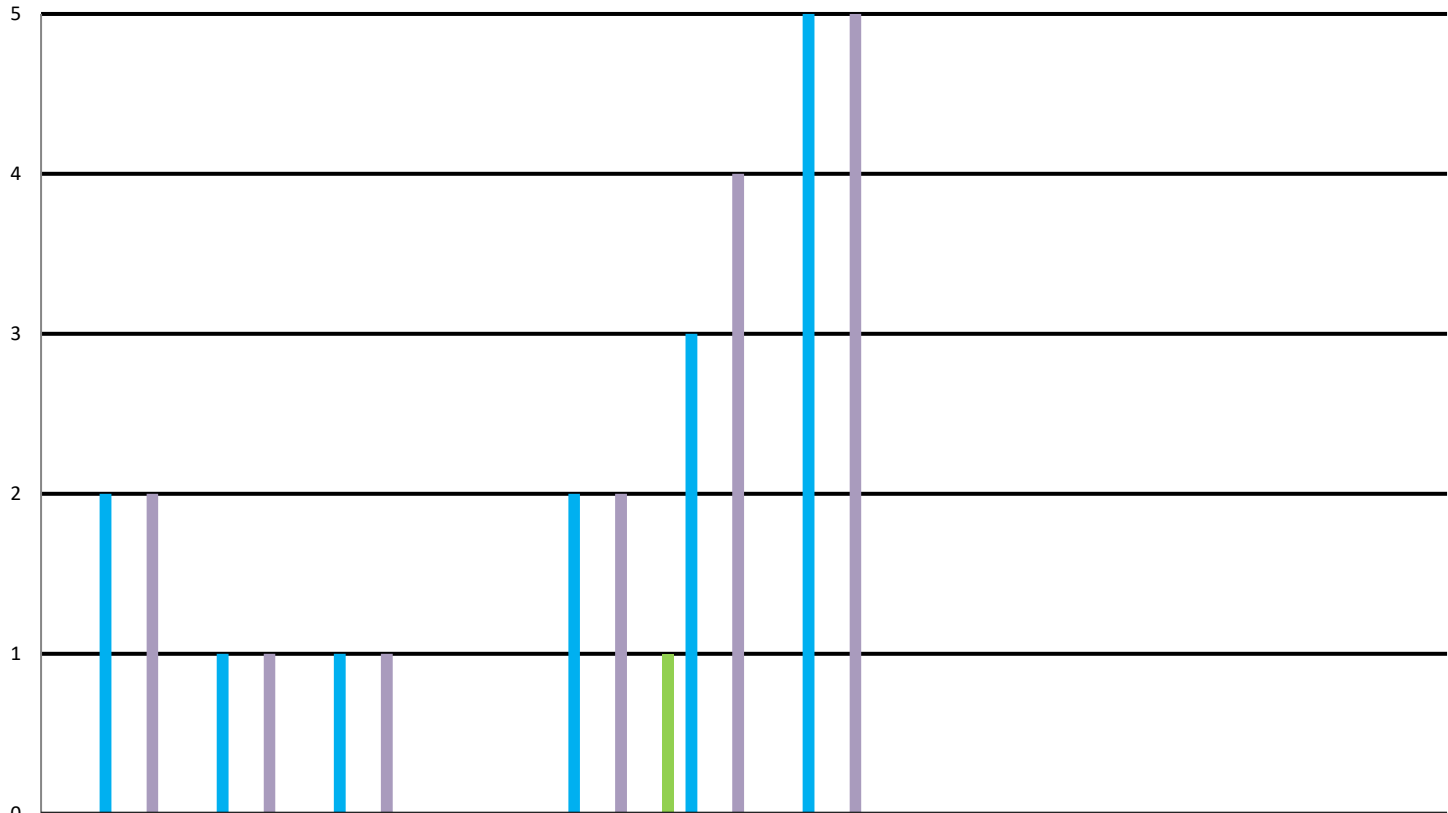
\* [DT] "Downtown" Streets: Bryant, Allen, LaSalle, Trinity, Switzler, Providence, Boone, Park, Moore & Fisher

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

**This page intentionally left blank.**

**CHA Safety Incidents - Uniform Crime Reporting Categories - All Properties**  
**January 1, 2018 - December 31, 2018**

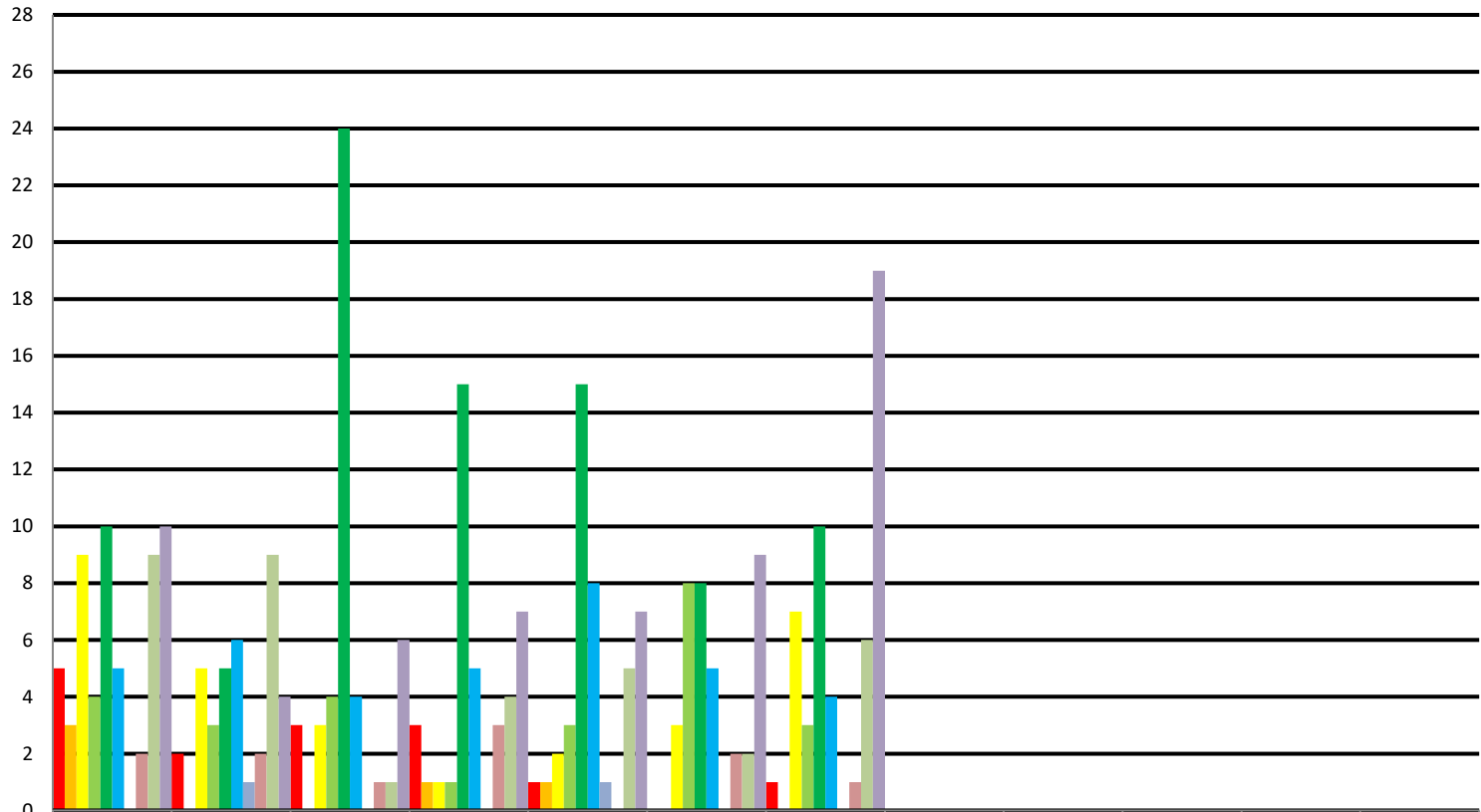
**Number of Reported Incidents**



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
■ Assault/Felony (aggravated assault)	0	0	0	0	0	0	0	0	0	0	0	0
■ Death Investigation/Homicide	0	0	0	0	0	0	0	0	0	0	0	0
■ Fire/Arson	0	0	0	0	0	0	0	0	0	0	0	0
■ Property Crime/Auto Theft	0	0	0	0	0	1	0	0	0	0	0	0
■ Property Crime/Burglary	0	0	0	0	0	0	0	0	0	0	0	0
■ Property Crime/Larceny	2	1	1	0	2	3	5	0	0	0	0	0
■ Robbery Offense	0	0	0	0	0	0	0	0	0	0	0	0
■ Sexual Assault/Rape	0	0	0	0	0	0	0	0	0	0	0	0
■ Stationary Patrol/Surveillance	0	0	0	0	0	0	0	0	0	0	0	0
■ Uniform Crime Reporting Totals	2	1	1	0	2	4	5	0	0	0	0	0

**CHA Safety Incidents - Other High Incident Reporting Categories - All Properties  
January 1, 2018 December 31, 2018**

**Number of Reported Incidents**



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
■ Assist Resident/Medical	5	2	3	3	1	0	1	0	0	0	0	0
■ Check Subject/FI	3	0	0	1	1	0	0	0	0	0	0	0
■ Check Welfare	9	5	3	1	2	3	7	0	0	0	0	0
■ Disturbance, Peace	4	3	4	1	3	8	3	0	0	0	0	0
■ Informational Report	10	5	24	15	15	8	10	0	0	0	0	0
■ Lockout	5	6	4	5	8	5	4	0	0	0	0	0
■ Suspicious Activity	0	1	0	0	1	0	0	0	0	0	0	0
■ Trespass Person/Arrest	2	2	1	3	0	2	1	0	0	0	0	0
■ Trespass Person/Investigate	9	9	1	4	5	2	6	0	0	0	0	0
■ Trespass Person/Warning Issued	10	4	6	7	7	9	19	0	0	0	0	0

**CHA Safety Department Reports  
CHA Properties - July 2019**

Case Number	Date	Time	Nature	Numerics	Street	APT	Site	Agency Case#	Safety Officer
20190366.1	7/7/2019		Trespass Person Warning Issued	700	Garth Street North		OT		Kevin Keith
20190403	7/1/2019	1130	Trespass Person Investigation	219	Unity Drive		SP		Don Hawkins
20190404	7/1/2019	1940	911 Checks	311	Trinity Place		DT	2019155907	Kevin Keith
20190405	7/2/2019	1704	Lock Out	615	Park Avenue		DT		Kevin Keith
20190406	7/3/2019	1311	Trespass Person Warning Issued	1201	Paquin Street		PT		Don Hawkins
20190407	7/3/2019	1505	Information Report	700	Garth Street North	816	OT		Tara Thomason
20190408	7/2/2019	1741	Assault Third Degree	204	Unity Drive	A	SP		Tara Thomason
20190409	7/7/2019	845	Maintenance Problem	700	Garth Street North		OT		Mark Brotemarkle
20190410	7/5/2019	913	Trespass Person Investigation	700	Garth Street North	809	OT		Mark Brotemarkle
20190411	7/5/2019	218	Property Crimes/Larceny	1116	Elleta Blvd		BC	2019-006856	Don Hawkins
20190412	7/5/2019	1610	Information Report	700	Garth Street North	214	OT		Don Hawkins
20190413	7/5/2019	2225	Disturbance Peace Music/TV	700	Garth Street North		OT		Mark Brotemarkle
20190414	7/5/2019	2225	Ticket Vehicle / CHA	700	Garth Street North		OT		Mark Brotemarkle
20190415	7/5/2019	2314	Trespass Person Warning Issued	1201	Paquin Street	102	PT		Mark Brotemarkle
20190416	7/7/2019	1012	Civil Matter	1007	Elleta Blvd		BC	2019161365	Kevin Keith
20190417	7/7/2019	1310	Trespass Person Warning Issued	2112	Business Loop 70 East	206	PP		Kevin Keith
20190418	7/8/2019	700	Property Crimes/Larceny	225	Unity Drive		SP	2019-006984	Kevin Keith
20190419	7/8/2019	915	Alarm	700	Garth Street North	815	OT		Kevin Keith
20190420	7/8/2019	1230	Assault Adult Abuse	1201	Paquin Street	1211	PT		Don Hawkins
20190421	7/9/2019	1830	Check Welfare	700	Garth Street North	409	OT		Tara Thomason
20190422	7/9/2019	2241	Lease Violation	700	Garth Street North	505	OT		Tara Thomason
20190423	7/10/2019	1648	Information Report	221	Unity Drive	A	SP		Tara Thomason
20190424	7/10/2019	1948	Information Report	1201	Paquin Street	902	PT		Tara Thomason
20190425	7/10/2019	2040	Disturbance Persons	21	Bryant Walkway		DT		Tara Thomason
20190426	7/10/2019	2131	Disturbance Peace Music/TV	700	Garth Street North		OT	2019164560	Tara Thomason
20190427	7/11/2019	430	Assist Resident/Medical	204	Hicks Drive		SP		Mark Brotemarkle
20190428	7/11/2019	451	Controlled Substance Investigation	1201	Paquin Street	1502	PT		Mark Brotemarkle
20190428.1	7/15/2019	1016	Trespass Person Warning Issued	1201	Paquin Street	102	PT		Mark Brotemarkle
20190428.2	7/23/2019	1115	Controlled Substance Investigation	1201	Paquin Street	102	PT		Mark Brotemarkle
20190428.3	7/23/2019	1043	Controlled Substance Investigation	1201	Paquin Street	102	PT		Mark Brotemarkle
20190429	7/12/2019	1220	Property Damage	212	Lincoln Drive		SP		Don Hawkins
20190430	7/11/2019	1300	Information Report	700	Garth Street North		OT		Don Hawkins
20190431	7/12/2019	1515	Disturbance Persons	700	Garth Street North	217	OT		Don Hawkins
20190432	7/12/2019	1901	Trespass Person Investigation	200	Lincoln Drive	B	SP		Tara Thomason
20190433	7/12/2019	2031	Trespass Person Investigation	1201	Paquin Street	410	PT		Tara Thomason
20190434	7/12/2019	2135	Death Investigation/Homicide	1201	Paquin Street	1105	PT	2019-007160	Tara Thomason
20190434.1	7/15/2019	1400	Information Report	1201	Paquin Street	410	PT		Kevin Keith
20190434.2	7/15/2019	1448	Trespass Person Warning Issued	1201	Paquin Street	414	PT		Tara Thomason
20190435	7/13/2019	1415	Trespass Person Warning Issued	205	Providecne Walkway		DT	2019193701	Kevin Keith
20190436	7/13/2019	1727	Disturbance Peace Music/TV	306	Trinity Place		DT		Kevin Keith
20190437	7/14/2019	1304	Check Welfare	1304	Garth Street North	604	OT		Kevin Keith
20190438	7/14/2019	1347	Information Report	1201	Paquin Street	1402	PT		Kevin Keith
20190439	7/15/2019	1200	Animal Complaints/Bites	700	Garth Street North		OT		Kevin Keith
20190440	7/17/2019	1809	Assault Third Degree	1201	Paquin Street	214	PT	2019170886	Tara Thomason
20190441	7/18/2019	1620	Check Welfare	700	Garth Street North	617	OT		Don Hawkins
20190442	7/19/2019	1618	Check Welfare	700	Garth Street North	613	OT		Don Hawkins
20190443	7/19/2019	1004	Property Crimes/Larceny	2112	Business Loop 70 East	111	PP		Tara Thomason
20190444	7/19/2019	2024	Maintenance Problem	700	Garth Street North	807	OT		Tara Thomason
20190445	7/21/2019	230	Property Crimes/Larceny	203	Lincoln Drive	B	SP	2019-007440	Kevin Keith
20190446	7/21/2019	725	Trespass Person Warning Issued	1201	Paquin Street	102	PT	2019174085	Kevin Keith
20190447	7/21/2019	1009	Information Report	1300	Elleta Blvd		BC	2019174173	Kevin Keith
20190448	7/21/2019	1343	Check Welfare	1201	Paquin Street	103	PT		Kevin Keith
20190449	7/21/2019	1100	Information Report	700	Garth Street North		OT		Kevin Keith
20190450	7/22/2019	909	Controlled Substance Investigation	202	Providecne Walkway		DT		Mark Brotemarkle
20190451	7/22/2019	1553	Lock Out	700	Garth Street North	404	OT		Don Hawkins
20190452	7/22/2019	1730	Child Abuse Neglect 800-392-3738	200	Lincoln Drive	B	SP	20192040311	Kevin Keith
20190453	7/22/2019	1830	Alarm	201	Providecne Road North		COM		Kevin Keith
20190454	7/22/2019	1820	Trespass Person Warning Issued	1201	Paquin Street	102	PT		Kevin Keith
20190455	7/22/2019	1850	Trespass Person Warning Issued	1119	Elleta Blvd	B	BC		Kevin Keith
20190456	7/23/2019	853	Trespass Person Warning Issued	1201	Paquin Street	814	PT	2019175728	Mark Brotemarkle
20190457	7/23/2019	1345	Trespass Person Warning Issued	1201	Paquin Street	102	PT		Mark Brotemarkle
20190458	7/24/2019	843	Trespass Person Warning Issued	1201	Paquin Street	1203	PT		Mark Brotemarkle
20190459	7/24/2019	1521	Trespass Person Warning Issued	222	Lincoln Drive	A	SP	2019177026	Mark Brotemarkle
20190460	7/25/2019	1130	Trespass Person Investigation	700	Garth Street North		OT		Mark Brotemarkle
20190461	7/25/2019	1332	Trespass Person Investigation	203	Lincoln Drive	B	SP	2019-007593	Don Hawkins
20190462	7/25/2019	1012	Trespass Person/Arrest	205	Providence Walkway		DT	2019-007634	Mark Brotemarkle
20190463	7/23/2019	1200	Harassment	306	Trinity Place	A	DT		Don Hawkins
20190464	7/27/2019	1307	Check Welfare	1201	Paquin Street	1509	PT		Kevin Keith
20190465	7/27/2019	1435	Information Report	700	Garth Street North	404	OT		Kevin Keith
20190466	7/28/2019	1630	Lock Out	700	Garth Street North	503	OT		Kevin Keith

**CHA Safety Department Reports  
CHA Properties - July 2019**

Case Number	Date	Time	Nature	Numerics	Street	APT	Site	Agency Case#	Safety Officer
20190467	7/29/2019	1000	Trespass Person Warning Issued	700	Garth Street North		OT		Kevin Keith
20190468	7/26/2019	1430	Ticket Vehicle / TOW	1119	Elleta Blvd		BC		Kevin Keith
20190469	7/29/2019	1445	Check Welfare	700	Garth Street North	714	OT		Don Hawkins
20190470	7/30/2019	1412	Disturbance Persons	1014	Elleta Blvd		BC		Don Hawkins
20190471	7/31/2019	930	Trespass Person Warning Issued	200	Lincoln Drive	B	SP	2019183030	Mark Brotemarkle
20190472	7/31/2019	1158	Trespass Person Warning Issued	1201	Paquin Street	102	PT	2019183218	Mark Brotemarkle
20190473	7/31/2019	1003	Trespass Person Warning Issued	700	Garth Street North		OT		Mark Brotemarkle
20190474	7/31/2019	1350	Controlled Substance Investigation	1201	Paquin Street	1514	PT		Mark Brotemarkle
20190475	7/31/2019	1535	Trespass Person Warning Issued	1201	Paquin Street	414	PT		Don Hawkins
20190476	7/31/2019	1729	Property Crimes/Larceny	209	Hicks Drive		SP	2019183549	Tara Thomason
20190477	7/31/2019	1747	Lock Out	307	Moore Walkway		DT		Tara Thomason



**Law Enforcement Dispatch  
CHA Properties - July 2019**

Call Date	Call Time	Event ID	Number	Nature	Street	Business	Agency
07/05/2019	3:30:03	2019159417			1116 ELLETA BLVD	CHA	
07/05/2019	6:58:35	2019159451			1116 ELLETA BLVD	CHA	
07/05/2019	8:48:39	2019159507			1116 ELLETA BLVD	CHA	
07/05/2019	11:24:55	2019159611			309 N PROVIDENCE RD	CHA	
07/07/2019	12:01:10	2019161430			1007 ELLETA BLVD	CHA	
07/08/2019	12:02:27	2019162206			700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	
07/09/2019	18:56:18	2019163446			310 FISHER WALKWAY	CHA	
07/11/2019	10:13:14	2019164925			700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	
07/16/2019	17:32:11	2019169851			700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	
07/21/2019	3:58:22	2019174040			203 LINCOLN DR	CHA	
07/22/2019	21:06:28	2019175403			203 LINCOLN DR	CHA	
07/24/2019	9:57:32	2019176685			203 LINCOLN DR	CHA	
07/24/2019	15:31:47	2019177018			1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	
07/09/2019	9:17:16	2019162954		SERVE PAPERS	303 MOORE WALKWAY	CHA	BCSD
07/09/2019	12:21:02	2019163112		SERVE PAPERS	303 MOORE WALKWAY	CHA	BCSD
07/10/2019	11:00:30	2019164005		SERVE PAPERS	312 LASALLE PL	CHA	BCSD
07/10/2019	11:36:45	2019164036		SERVE EXPARTE	1201-1211 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	BCSD
07/12/2019	9:19:03	2019165903		SERVE PAPERS	303 MOORE WALKWAY	CHA	BCSD
07/15/2019	9:54:52	2019168406		SERVE PAPERS	1002 ELLETA BLVD	CHA	BCSD
07/15/2019	19:55:17	2019168934		SERVE EXPARTE	1027 ELLETA BLVD	CHA	BCSD
07/15/2019	21:16:21	2019168982		FOLLOW UP	1027 ELLETA BLVD	CHA	BCSD
07/15/2019	21:47:32	2019169015		FOLLOW UP	1027 ELLETA BLVD	CHA	BCSD
07/22/2019	8:36:52	2019174771		SERVE PAPERS	1212 ELLETA BLVD	CHA	BCSD
07/22/2019	15:15:15	2019175108		SERVE PAPERS	1212 ELLETA BLVD	CHA	BCSD
07/30/2019	10:06:59	2019182218		SERVE PAPERS	1208 ELLETA BLVD	CHA	BCSD
07/01/2019	19:37:43	2019155907		DISTURBANCE	311 TRINITY PL	CHA	CHA
07/07/2019	10:12:54	2019161365		125C1 KEEP THE PEACE	1007 ELLETA BLVD	CHA	CHA
07/13/2019	14:15:14	2019167011		129C6 ORDER VIOL	205 PROVIDENCE WALKWAY	CHA	CHA
07/24/2019	12:34:56	2019176845		ASST CITIZEN (POLICE)	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CHA
07/01/2019	0:46:05	2019155136		129C1 SUSP PRSN	1023 ELLETA BLVD	CHA	CPD
07/02/2019	17:41:56	2019156843	2019006741	133D1 TRESPASS	206-A UNITY DR	CHA	CPD
07/03/2019	13:33:23	2019157637		113D2 VRBL DIST	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CPD
07/04/2019	2:05:42	2019158355		129C5 SUSP INCIDENT	322 LASALLE PL	CHA	CPD
07/04/2019	12:38:57	2019158591		DISTURBANCE	318 PENDLETON WALKWAY	CHA	CPD
07/04/2019	13:56:49	2019158638		113B2 PEACE DIST	402 PENDLETON WALKWAY	CHA	CPD
07/04/2019	14:12:08	2019158652		FOLLOW UP	301 MOORE WALKWAY	CHA	CPD
07/04/2019	22:11:39	2019159123		911 CHK	311 TRINITY PL	CHA	CPD
07/05/2019	2:12:46	2019159388	2019006855	DISTURBANCE	1116 ELLETA BLVD	CHA	CPD
07/05/2019	7:59:02	2019159479	2019006856	LARCENY	1116 ELLETA BLVD	CHA	CPD
07/05/2019	8:40:41	2019159503		125C1 KEEP THE PEACE	1116 ELLETA BLVD	CHA	CPD
07/05/2019	10:18:31	2019159555		123B1 MSNG PRSN	215 PROVIDENCE WALKWAY	CHA	CPD
07/05/2019	11:16:13	2019159602		911 CHK	311 N PROVIDENCE RD	CHA	CPD
07/05/2019	11:54:24	2019159638		118C1 FRAUD	318 LASALLE PL	CHA	CPD
07/05/2019	12:15:51	2019159657		11601 DRUG REFERRAL	1116 ELLETA BLVD	CHA	CPD
07/05/2019	14:41:31	2019159774		FOLLOW UP	301 MOORE WALKWAY	CHA	CPD
07/05/2019	20:30:32	2019160019		129C3 SUSP VEH	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/05/2019	21:33:33	2019160081		FOLLOW UP	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/05/2019	22:28:39	2019160147		911 CHK	27 BRYANT WALKWAY	CHA	CPD
07/05/2019	22:38:32	2019160160	2019006899	RUNAWAY	27 BRYANT WALKWAY	CHA	CPD
07/05/2019	23:30:15	2019160204		118B2 PAST FRAUD	302 ALLEN WALKWAY	CHA	CPD
07/05/2019	23:49:41	2019160223		TRESPASS SUBJ	1201-102 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CPD
07/06/2019	1:07:48	2019160294		911 CHK	1004 ELLETA BLVD	CHA	CPD
07/06/2019	8:25:06	2019160434		133D1 TRESPASS	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CPD
07/06/2019	12:53:53	2019160567		CIVIL MATTER	1116 ELLETA BLVD	CHA	CPD
07/06/2019	16:29:10	2019160729		TTL	1203 ELLETA BLVD	CHA	CPD
07/07/2019	13:23:58	2019161474		FOLLOW UP	301 MOORE WALKWAY	CHA	CPD
07/08/2019	15:02:21	2019162385		114C1 PHYS DOMSTC JST OCC	1201-902 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CPD
07/09/2019	0:46:21	2019162784		113C1 PEACE DIST	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/09/2019	7:51:05	2019162890		PEACE DISTURBANCE	203 LINCOLN DR	CHA	CPD

**Law Enforcement Dispatch  
CHA Properties - July 2019**

Call Date	Call Time	Event ID	Number	Nature	Street	Business	Agency
07/09/2019	11:32:33	2019163069		FOLLOW UP	700-704 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/09/2019	17:25:21	2019163376	2019007029	130B2 PAST VEH THEFT	310 FISHER WALKWAY	CHA	CPD
07/10/2019	0:12:10	2019163657		135D1G WPNS INCIDENT	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/10/2019	0:33:32	2019163675		FOLLOW UP	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/10/2019	18:23:23	2019164436		ASST CITIZEN (POLICE)	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CPD
07/10/2019	20:50:35	2019164531		DISTURBANCE	21 BRYANT WALKWAY	CHA	CPD
07/10/2019	21:40:16	2019164560		113C1 PEACE DIST	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/11/2019	4:28:23	2019164772		ASST FIRE DEPARTMENT	204 HICKS DR	CHA	CPD
07/11/2019	4:56:43	2019164776		ASST AMBULANCE	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CPD
07/11/2019	9:25:59	2019164892		INFO	409 TRINITY PL	CHA	CPD
07/11/2019	9:49:18	2019164909	2019007755	RECOVER PROP	105 PARK AVE	CHA	CPD
07/11/2019	10:12:00	2019164924		129C6 ORDER VIOL	700-211 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/11/2019	11:47:25	2019165009		125D1 URGENT CHK WELFARE	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/11/2019	12:48:34	2019165053		VEH REPO	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/11/2019	22:05:03	2019165592		VEH REPO	206 UNITY DR	CHA	CPD
07/12/2019	8:15:56	2019165845		DAMAGE/VANDALISM	212 LINCOLN DR	CHA	CPD
07/12/2019	9:53:33	2019165927		FOLLOW UP	212 LINCOLN DR	CHA	CPD
07/12/2019	10:25:23	2019165962		INFO	700-810 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/12/2019	12:51:44	2019166073		DISTURBANCE	1027 ELLETA BLVD	CHA	CPD
07/12/2019	14:26:51	2019166153		KEEP THE PEACE	1027 ELLETA BLVD	CHA	CPD
07/12/2019	14:54:07	2019166180		FOLLOW UP	700-815 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/12/2019	21:32:07	2019166497	2019007160	DEATH INVEST	1201-1105 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CPD
07/13/2019	0:51:31	2019166637		FOLLOW UP	1201-1105 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CPD
07/13/2019	2:20:04	2019166690		129C1 SUSP PRSN	1001 ELLETA BLVD	CHA	CPD
07/13/2019	14:17:07	2019167012		911 CHK	311 TRINITY PL	CHA	CPD
07/15/2019	21:28:12	2019168993		12202 MISC INFO	1201 ELLETA BLVD	CHA	CPD
07/16/2019	9:14:42	2019169355		ASST CITIZEN (POLICE)	203 PARK AVE	CHA	CPD
07/16/2019	18:15:25	2019169892	2019007285	123D1 MSNG PRSN AT RISK	508 PARK AVE	CHA	CPD
07/17/2019	18:02:40	2019170886		OTHER OFFENSE	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CPD
07/17/2019	18:54:25	2019170917		FOLLOW UP	508 PARK AVE	CHA	CPD
07/17/2019	21:50:56	2019171063		FOLLOW UP	508 PARK AVE	CHA	CPD
07/19/2019	1:11:43	2019172145		911 CHK	409 TRINITY PL	CHA	CPD
07/20/2019	3:08:17	2019173174		911 CHK	1004 ELLETA BLVD	CHA	CPD
07/20/2019	22:44:19	2019173866		INTRUSION	700-409 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/21/2019	8:44:28	2019174118		FOLLOW UP	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CPD
07/21/2019	10:44:14	2019174173		FOLLOW UP	1300 ELLETA BLVD	CHA	CPD
07/21/2019	13:43:42	2019174284		121C1 BEHAV PROB NONVIOL	1201-103 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CPD
07/21/2019	20:11:25	2019174526		FOLLOW UP	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/22/2019	9:24:45	2019174816		INTRUSION	310 PENDLETON WALKWAY	CHA	CPD
07/22/2019	11:09:53	2019174893		12202 MISC INFO	700-820 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/22/2019	18:25:17	2019175272		133D1 TRESPASS	1023 ELLETA BLVD	CHA	CPD
07/22/2019	21:03:05	2019175397		116D1 DRUG USE/POSSESSION	203-B LINCOLN DR	CHA	CPD
07/23/2019	5:29:30	2019175632		ASST FIRE DEPARTMENT	1204 ELLETA BLVD	CHA	CPD
07/23/2019	15:16:17	2019176004		PRKNG VIOL	300 TRINITY PL	CHA	CPD
07/23/2019	18:10:45	2019176126		911 CHK	700-504 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/24/2019	6:23:05	2019176527		FOLLOW UP	1027 ELLETA BLVD	CHA	CPD
07/24/2019	8:18:24	2019176589	2019007541	130B3 PAST THEFT	203 LINCOLN DR	CHA	CPD
07/24/2019	15:38:49	2019177026		TRESPASS SUBJ	222 LINCOLN DR	CHA	CPD
07/24/2019	18:47:23	2019177215	2019007560	106D4 ASSLT (SEX)	21 BRYANT WALKWAY	CHA	CPD
07/25/2019	9:42:16	2019177778		911 CHK	23 BRYANT WALKWAY	CHA	CPD
07/25/2019	9:53:54	2019177794		FOLLOW UP	222 LINCOLN DR	CHA	CPD
07/25/2019	13:12:06	2019177946		102D3 NEGLECT	1302 ELLETA BLVD	CHA	CPD
07/25/2019	13:40:28	2019177968		FOLLOW UP	21 BRYANT WALKWAY	CHA	CPD
07/25/2019	13:46:26	2019177971	2019007593	TRESPASS SUBJ	203 LINCOLN DR	CHA	CPD
07/25/2019	20:11:00	2019178301		911 CHK	311 TRINITY PL	CHA	CPD
07/26/2019	7:58:13	2019178652	2019007638	130B3 PAST THEFT	1011 ELLETA BLVD	CHA	CPD
07/26/2019	10:17:20	2019178770	2019007634	133D1 TRESPASS	205 PROVIDENCE WALKWAY	CHA	CPD
07/26/2019	12:58:16	2019178916		130B2 PAST VEH THEFT	205 PROVIDENCE WALKWAY	CHA	CPD
07/26/2019	13:52:09	2019178975		133B1 PAST TRESPASS	322 LASALLE PL	CHA	CPD
07/26/2019	16:01:23	2019179095		107D1 URGENT ASST AGENCY	216 LINCOLN DR	CHA	CPD
07/26/2019	19:24:34	2019179236		113B2 PEACE DIST	203-B LINCOLN DR	CHA	CPD
07/26/2019	21:05:29	2019179300		T TRFC STOP	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/27/2019	10:16:30	2019179700		ASST CITIZEN (POLICE)	1300 ELLETA BLVD	CHA	CPD

**Law Enforcement Dispatch  
CHA Properties - July 2019**

Call Date	Call Time	Event ID	Number	Nature	Street	Business	Agency
07/27/2019	14:34:08	2019179875		FOLLOW UP	1000 ELLETA BLVD	CHA	CPD
07/27/2019	17:49:47	2019180002		FOLLOW UP	21 BRYANT WALKWAY	CHA	CPD
07/27/2019	23:11:41	2019180237		123B2 RUNAWAY	315 TRINITY PL	CHA	CPD
07/28/2019	19:23:35	2019180861		113B2 PEACE DIST	203-B LINCOLN DR	CHA	CPD
07/28/2019	19:57:47	2019180892		911 CHK	201 SWITZLER ST	COLUMBIA HOUSING AUTHORITY CHA	CPD
07/28/2019	21:06:32	2019180945		911 CHK	407 TRINITY PL	CHA	CPD
07/29/2019	7:10:18	2019181162	2019007731	FOLLOW UP	1300 ELLETA BLVD	CHA	CPD
07/29/2019	14:17:19	2019181508		911 CHK	311 TRINITY PL	CHA	CPD
07/29/2019	14:26:02	2019181519		INFO	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CPD
07/29/2019	17:42:38	2019181686		119D2 HARASSMENT	1002 ELLETA BLVD	CHA	CPD
07/30/2019	10:50:14	2019182253		133D1 TRESPASS	303 MOORE WALKWAY	CHA	CPD
07/30/2019	13:00:15	2019182376		911 CHK	311 TRINITY PL	CHA	CPD
07/30/2019	14:18:30	2019182430		DISTURBANCE	1014 ELLETA BLVD	CHA	CPD
07/30/2019	16:13:40	2019182521		PRKNG VIOL	308 TRINITY PL	CHA	CPD
07/30/2019	22:54:19	2019182792		911 CHK	311 TRINITY PL	CHA	CPD
07/31/2019	9:55:11	2019183100		CHK OPEN BUSINESS	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CPD
07/31/2019	16:33:21	2019183513		CIVIL MATTER	506 PARK AVE	CHA	CPD
07/31/2019	17:26:35	2019183549	2019007844	130D1 THEFT	209 HICKS DR	CHA	CPD
07/03/2019	17:05:42	2019157838		FOLLOW UP	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	MSHP

**Medical and Fire Dispatch  
CHA Properties - July 2019**

Call Date	Call Time	Event ID	Case Number	Nature	Street	Business	Agency
07/06/2019	20:16:23	2019160908	1907060023	26A SICK PRSN	2112-104 E BUSINESS LOOP 70	PATRIOT PLACE APARTMENTS CHA	BHC
07/14/2019	9:07:45	2019167608	1907140009	26C SICK PRSN	1201-1001 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	BHC
07/20/2019	15:53:29	2019173588	1907200024	6D BREATHING PROB	1201-308 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	BHC
07/20/2019	17:12:18	2019173623	1907200026	18C HEADACHE	1201-603 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	BHC
07/21/2019	13:47:33	2019174286	1907210011	EMS RESPONSE	1201-103 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	BHC
07/24/2019	12:35:15	2019176847	1907240018	ASST CITIZEN (POLICE)	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	BHC
07/24/2019	12:48:23	2019176860		MEDICAL EMERGENCY	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	BHC
07/24/2019	12:54:39	2019176865	1907240020	MEDICAL EMERGENCY	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	BHC
07/24/2019	12:56:37	2019176868	1907240021	MEDICAL EMERGENCY	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	BHC
07/31/2019	0:26:57	2019182858	1907310002	26A SICK PRSN	1201-902 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	BHC
07/01/2019	18:26:41	2019155843	1906597	6D BREATHING PROB	619 PARK AVE	CHA	CFD
07/02/2019	0:59:52	2019156172	1906608	KNOX BOX ASST	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CFD
07/03/2019	13:36:48	2019157645	1906676	MEDICAL EMERGENCY	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CFD
07/03/2019	13:39:45	2019157647	1906677	MEDICAL EMERGENCY	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CFD
07/04/2019	12:20:28	2019158583	1906698	19D HEART PROB	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CFD
07/05/2019	11:39:31	2019159622	1906733	21B HEMORRHAGE	201 HICKS DR	CHA	CFD
07/06/2019	4:41:22	2019160381	1906743	6D BREATHING PROB	619 PARK AVE	CHA	CFD
07/06/2019	18:17:08	2019160823	1906765	13C DIABETIC PROB	312 PENDLETON WALKWAY	CHA	CFD
07/08/2019	11:12:25	2019162154		VEH FIRE	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CFD
07/09/2019	23:03:35	2019163620	1906874	18C HEADACHE	1201-1513 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CFD
07/10/2019	12:10:37	2019164064	1906892	11D1 CHOKING	1009 ELLETA BLVD	CHA	CFD
07/11/2019	4:16:37	2019164769	1906915	17A FALL	204 HICKS DR	CHA	CFD
07/11/2019	11:50:24	2019165015	1906927	MEDICAL EMERGENCY	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CFD
07/12/2019	21:37:05	2019166503	1906994	MEDICAL EMERGENCY	1201-1105 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CFD
07/13/2019	21:55:53	2019167312	1907032	1C ABDOMINAL PAIN	310 LASALLE PL	CHA	CFD
07/14/2019	9:09:38	2019167609	1907046	26C SICK PRSN	1201-1001 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CFD
07/18/2019	0:24:57	2019171189	1907189	6C BREATHING PROB	209 MCBAIN AVE	CHA	CFD
07/18/2019	16:32:03	2019171814	1907222	26C SICK PRSN	607 PARK AVE	CHA	CFD
07/19/2019	7:24:36	2019172243	1907240	12D SEIZURE	214-B UNITY DR	CHA	CFD
07/19/2019	8:44:19	2019172305		VEH FIRE	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	CFD
07/20/2019	15:54:28	2019173589	1907291	6D BREATHING PROB	1201-308 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CFD
07/20/2019	17:13:36	2019173624	1907292	18C HEADACHE	1201-603 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CFD
07/23/2019	5:29:18	2019175631	1907395	26C SICK PRSN	1204 ELLETA BLVD	CHA	CFD
07/24/2019	12:35:09	2019176846	1907438	ASST CITIZEN (POLICE)	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CFD
07/24/2019	12:55:53	2019176866	1907439	MEDICAL EMERGENCY	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CFD
07/24/2019	12:57:03	2019176869	1907440	MEDICAL EMERGENCY	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CFD
07/25/2019	18:56:38	2019178254	1907503	13D99 DIABETIC PROB	1115 ELLETA BLVD	CHA	CFD
07/26/2019	3:02:11	2019178569	1907511	18C HEADACHE	1201-501 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CFD
07/27/2019	11:04:43	2019179728	1907551	1C ABDOMINAL PAIN	310 LASALLE PL	CHA	CFD
07/28/2019	18:59:03	2019180836	1907594	52C CO ALRM	202 PROVIDENCE WALKWAY	CHA	CFD
07/28/2019	19:07:46	2019180847	1907595	1A ABDOMINAL PAIN	1201-1114 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	CFD
07/01/2019	18:25:41	2019155841	1907010018	6D BREATHING PROB	619 PARK AVE	CHA	UHC
07/02/2019	0:44:54	2019156152	1907020003	ROUTINE TRANSPORT	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	UHC
07/02/2019	23:02:13	2019157057	1907020041	26A SICK PRSN	621 PARK AVE	CHA	UHC
07/03/2019	13:36:38	2019157643	1907030014	MEDICAL EMERGENCY	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	UHC
07/04/2019	12:19:19	2019158582	1907040015	19D HEART PROB	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	UHC
07/04/2019	22:16:17	2019159131	1907040031	EMS RESPONSE	311 TRINITY PL	CHA	UHC
07/05/2019	11:36:34	2019159620	1907050015	21B HEMORRHAGE	201 HICKS DR	CHA	UHC
07/06/2019	4:39:56	2019160379	1907060002	6D BREATHING PROB	619 PARK AVE	CHA	UHC
07/06/2019	18:15:38	2019160821	1907060028	13C DIABETIC PROB	312 PENDLETON WALKWAY	CHA	UHC
07/09/2019	23:01:01	2019163616	1907090036	18C HEADACHE	1201-1513 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	UHC
07/10/2019	12:08:54	2019164063	1907100016	11D1 CHOKING	1009 ELLETA BLVD	CHA	UHC
07/11/2019	4:15:01	2019164768	1907110004	17A FALL	204 HICKS DR	CHA	UHC
07/11/2019	4:51:38	2019164775	1907110002	EMS RESPONSE	1201 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	UHC
07/11/2019	11:50:19	2019165013	1907110016	MEDICAL EMERGENCY	700 N GARTH AVE	OAK TOWERS APARTMENTS CHA	UHC
07/12/2019	12:55:44	2019166078	1907120022	EMS RESPONSE	1027 ELLETA BLVD	CHA	UHC
07/12/2019	21:36:24	2019166501	1907120033	MEDICAL EMERGENCY	1201-1105 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	UHC
07/13/2019	21:53:52	2019167311	1907130026	1C ABDOMINAL PAIN	310 LASALLE PL	CHA	UHC
07/18/2019	0:23:54	2019171187	1907180001	6C BREATHING PROB	209 MCBAIN AVE	CHA	UHC
07/18/2019	16:29:46	2019171811	1907180025	26C SICK PRSN	607 PARK AVE	CHA	UHC
07/19/2019	7:21:38	2019172241	1907190003	12D SEIZURE	214-B UNITY DR	CHA	UHC
07/21/2019	10:05:30	2019174152	1907210016	25A1 PSYC PROB	700-202 N GARTH AVE	OAK TOWERS APARTMENTS CHA	UHC
07/23/2019	5:27:08	2019175630	1907230009	26C SICK PRSN	1204 ELLETA BLVD	CHA	UHC
07/25/2019	2:15:57	2019177570	1907250003	33C EMER PT TRANSFER	1204 ELLETA BLVD	CHA	UHC
07/25/2019	18:55:18	2019178253	1907250045	13D99 DIABETIC PROB	1115 ELLETA BLVD	CHA	UHC
07/26/2019	2:59:36	2019178567	1907260002	18C HEADACHE	1201-501 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	UHC
07/27/2019	11:03:02	2019179727	1907270016	1C ABDOMINAL PAIN	310 LASALLE PL	CHA	UHC
07/28/2019	19:06:45	2019180844	1907280025	1A ABDOMINAL PAIN	1201-1114 PAQUIN ST	PAQUIN TOWERS APARTMENTS CHA	UHC



## Housing Authority of the City of Columbia, Missouri

### Monthly Financial Reports Staff Memo

---

To: Board of Commissioners  
From: Mary Harvey, Director of Finance  
Date: August 20, 2019  
RE: July 2019 Financial Reports

---

#### **Section 8-Housing Choice Voucher Program**

Admin Fee revenue earned is 1% (\$8,409) under budget.

Total Operating Expenses are \$942 over budget.

Administration has a year to date net gain of \$46,875.

HUD PHA Operating Grants – HAP (Housing Assistance Payments) are 8% (\$423,996) under budget and \$409,225 less than last year to date. HUD disburses HAP funds based on cash needs, not on how much funding has been awarded.

Total Housing Assistance Payments are 4% (\$235,133) under budget and \$126,337 less than last year to date.

#### **AMP 1-Downtown**

Total Tenant Revenue is 16% (\$30,939) higher than budget.

HUD's PHA Operating grant disbursements are 14% (\$34,179) higher than budget.

Total Revenue is 15% (\$68,233) higher than budget.

Administrative expenses are 1% (\$1,148) under budget.

Total Utilities are 3% (\$1,498) under budget.

Total Maintenance expenses are 3% (\$5,518) under budget.

Total Operating Expenses are 2% (\$8,571) over budget.

AMP 1 has a year to date net gain of \$54,093 before depreciation and debt principal payments.

### **Stuart Parker Housing Development Group, LP**

Total Tenant Revenue is \$6,976 higher than budget.

Total Revenue is 3% (\$30,777) higher than budget.

Administrative expenses are 5% (\$8,814) under budget.

Total Utilities are 6% (\$8,362) under budget. Water and Sewer are over budget due to a water leak.

Total Maintenance expenses are 2% (\$4,429) under budget.

Total Operating Expenses are 6% (\$48,993) under budget.

Estimated year to date cash flow after debt service is \$270,000. This will be used to pay for Protective Services, Asset Management Fees and any remaining funds will be used to pay down the project's financing.

### **Bear Creek Housing Development Group, LP**

Total Tenant Revenue is 1% (\$2,331) higher than budget.

Total Revenue is 4% (\$12,393) higher than budget.

Administrative expenses are 4% (\$2,763) under budget.

Total Utilities are 3% (\$861) under budget.

Total Maintenance expenses are 6% (\$4,882) over budget.

Total Operating Expenses are 1% (\$2,224) over budget.

Estimated year to date cash flow after debt service is \$224,000. This will be used to pay for Protective Services, Asset Management Fees and Deferred Developer Fees.

### **Oak Towers Housing Development Group, LP**

Total Tenant Revenue is 1% (\$7,148) under budget.

Vacancy losses are \$10,036 over budget. \$9,330 due to units vacant over 60 days, causing the units to lose the vacancy payment from Section 8.

Total Revenue is 1% (\$6,926) higher than budget.

Administrative expenses are 6% (\$7,121) under budget.

Total Utilities are 8% (\$5,723) over budget.

Total Maintenance expenses are 10% (\$11,481) over budget.

Total Operating Expenses are 9% (\$34,401) over budget.

Estimated year to date cash flow after debt service is \$223,000. This will be used to pay for Protective Services, Asset Management Fees, Deferred Developer Fees and any remaining funds will be used to pay down the project's financing.

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

Total Revenue is 1% (\$1,166) higher than budget.

Total Administrative expenses are 1% (\$270) over budget.

Total Utilities are 10% (\$1,482) under budget.

Total Maintenance expenses are 22% (\$4,420) over budget due to additional signage that was required per the MHDC inspection.

Total Operating Expenses are 2% (\$1,416) under budget.

Estimated year to date cash flow after debt service is \$8,600. This will be used to pay Asset Management Fees and any remaining funds will be used to pay down the project's financing debts.

### **Bryant Walkway Housing Development Group, LP**

Total Tenant Revenue is 7% (\$12,322) under budget. Units in rehab stopped received HAP assistance as of 6/30/19.

Other Revenue is \$22,132 higher than budget due to energy rebates.

Total Administrative expenses are 4% (\$2,161) under budget.

Total Utilities are \$12,759 over budget due to vacant units in construction.

Total Maintenance expenses are 17% (\$8,939) under budget due to vacant units in construction.

Insurance Premiums are \$15,624 under budget due to the delayed construction. Property Insurance is covered under construction until construction is completed.

Total Operating Expenses are 28% (\$52,328) under budget.

The project does not currently have positive cash flow.

### **Bryant Walkway II Housing Development Group, LP**

Total Tenant Revenue is 6% (\$7,165) under budget. Units in rehab stopped received HAP assistance as of 6/30/19.

Other Revenue is \$11,845 higher than budget due to energy rebates.

Total Administrative expenses are 12% (\$3,442) over budget.

Total Utilities are \$6,900 over budget due to vacant units.

Total Maintenance expenses are \$6,100 under budget due to vacant units.

Total Operating Expenses are 9% (\$8,842) under budget.

Estimated year to date cash flow after debt service is \$18,000. This will be used to pay for Protective Services and Asset Management Fees.

### **Central Office Cost Center (COCC)**

Total Revenue is 3% (\$9,848) higher than budget.

Total Operating Expenses are 15% (\$43,809) under budget.

The COCC has a year to date net gain of \$54,537.

### **CHA Business Activities (CHA BA)**

Investment Income is \$177,465 under budget. The budget includes interest earned on seller financing, which will be received from the LIHTC properties' cash flows. This interest won't be posted until December once cash flow's have been determined.

Mortgage Interest Income is the interest earned from LIHTC financing from the loans financed from the Housing Authority's bond issues. The same amount of interest earned is expensed as interest payable.

Management Fees are 2% (\$2,720) higher than budget.

Total Operating Expenses are 53% (\$188,375) over budget. Salaries and benefits include bonuses made to LIHTC staff based on 2018's cash flow disbursements.

The CHA BA has a year to date net loss of \$47,753.





Columbia Housing Authority  
201 Switzler Street  
Columbia, MO 65203

# HOUSING AUTHORITY

of the City of Columbia, Missouri

Office: (573) 443-2556

TTY: (573) 875-5161

Fax Line: (573) 443-0051

# MONTHLY FINANCIAL STATEMENTS

*(unaudited)*

## July 2019

Fiscal Year End

December 2019

Month 7 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**

	7 Months ended July 31, 2019			Year to Date	Budget	Variance	Percent of Variance
	Current Month	Budget	Variance				
HUD PHA Operating Grants - HAP	747,110	803,196	(56,086)	5,198,375	5,622,371	(423,996)	-8%
HUD Admin Fees Earned	78,877	80,861	(1,984)	557,621	566,030	(8,409)	-1%
<b>Total Fee Revenue</b>	<b>825,987</b>	<b>884,057</b>	<b>(58,070)</b>	<b>5,755,996</b>	<b>6,188,401</b>	<b>(432,405)</b>	<b>-7%</b>
Investment Income - Unrestricted	771	333	437	6,114	2,333	3,781	162%
Fraud Recovery - HAP	63	250	(188)	773	1,750	(978)	0%
Fraud Recovery - Admin	63	-	63	773	-	773	0%
FSS Forfeitures	7,884	-	7,884	9,580	-	9,580	
<b>Total Revenue</b>	<b>834,766</b>	<b>884,641</b>	<b>(49,875)</b>	<b>5,773,235</b>	<b>6,192,485</b>	<b>(419,250)</b>	<b>-7%</b>
Administrative Salaries	22,567	21,546	1,021	147,727	150,824	(3,098)	-2%
Auditing Fees	646	1,875	(1,229)	7,139	13,125	(5,986)	-46%
Management Fee	18,972	20,390	(1,418)	132,528	142,730	(10,202)	-7%
Book-keeping Fee	11,858	12,744	(886)	82,830	89,206	(6,376)	-7%
Advertising and Marketing	-	133	(133)	1,211	933	278	30%
Employee Benefit contributions - Administrative	7,092	2,977	4,115	46,732	20,837	25,895	124%
Office Expenses	1,468	1,695	(227)	14,652	11,865	2,787	23%
Training & Travel	16	427	(411)	1,951	2,987	(1,036)	-35%
Other Administrative Expenses	10,228	11,839	(1,611)	70,950	82,875	(11,925)	-14%
<b>Total Operating - Administrative</b>	<b>72,847</b>	<b>73,626</b>	<b>(779)</b>	<b>505,720</b>	<b>515,382</b>	<b>(9,663)</b>	<b>-2%</b>
FSS Participation Services	14	-	14	412	-	412	
Total Utilities	652	-	652	1,959	-	1,959	#DIV/0!
Bldg. Maintenance	447	-	447	3,544	-	3,544	#DIV/0!
Insurance Premiums	885	456	429	5,999	3,192	2,807	88%
<b>Total Operating Expenses</b>	<b>74,845</b>	<b>74,082</b>	<b>762</b>	<b>517,633</b>	<b>518,574</b>	<b>(942)</b>	<b>0%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>759,922</b>	<b>\$ 810,559</b>	<b>\$ (50,637)</b>	<b>\$ 5,255,602</b>	<b>\$ 5,673,910</b>	<b>\$ (418,308)</b>	<b>-7%</b>
HCV	480,162	517,986	(37,824)	3,308,760	3,625,902	(317,142)	-9%
Homeownership	3,685	3,810	(125)	25,977	26,668	(691)	-3%
Portable Housing Assistance Payments	13,326	11,730	1,596	90,613	82,108	8,505	10%
S8 FSS Payments	9,849	10,000	(151)	87,756	70,000	17,756	25%
VASH Housing Assistance Payments	46,869	41,031	5,838	310,847	287,217	23,630	8%
RAD PBV Housing Assistance Payments	178,878	178,105	773	1,279,545	1,246,736	32,809	3%
<b>Total Housing Assistance Payments</b>	<b>732,769</b>	<b>762,662</b>	<b>(29,893)</b>	<b>5,103,498</b>	<b>5,338,631</b>	<b>(235,133)</b>	<b>-4%</b>
<b>Total Expenses</b>	<b>807,613</b>	<b>836,744</b>	<b>(29,131)</b>	<b>\$ 5,621,130</b>	<b>\$ 5,857,206</b>	<b>\$ (236,075)</b>	<b>-4%</b>
<b>Net Gain (Loss)</b>	<b>27,153</b>	<b>47,897</b>	<b>(20,744)</b>	<b>\$ 152,105</b>	<b>\$ 335,279</b>	<b>\$ (183,174)</b>	

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**  
**7 Months ended July 31, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 34,985	\$ 30,914	\$ 4,071	\$ 242,893	\$ 216,397	\$ 26,496	12%
Vacancy Loss	(4,742)	(3,170)	(1,572)	(21,165)	(22,191)	1,027	-5%
Tenant Revenue - Other	2,110	694	1,416	8,272	4,855	3,417	70%
<b>Total Tenant Revenue</b>	<b>32,352</b>	<b>28,437</b>	<b>3,915</b>	<b>230,000</b>	<b>199,061</b>	<b>30,939</b>	16%
HUD PHA Operating Grants	39,396	34,640	4,756	276,657	242,478	34,179	14%
70740 Front Line Service Fee	387	334	53	5,901	2,337	3,564	
<b>Total Grant Revenue</b>	<b>39,783</b>	<b>34,973</b>	<b>4,810</b>	<b>282,558</b>	<b>244,814</b>	<b>37,743</b>	15%
Investment Income - Unrestricted	1,767	737	1,030	10,484	5,157	5,327	103%
Fraud Recovery	100	-	100	1,012	-	1,012	0%
Other Revenue	2,501	3,047	(546)	14,540	21,329	(6,789)	-32%
<b>Total Revenue</b>	<b>76,503</b>	<b>67,194</b>	<b>9,309</b>	<b>538,594</b>	<b>470,361</b>	<b>68,233</b>	15%
Administrative Salaries	3,356	3,203	153	22,172	22,422	(250)	-1%
Auditing Fees	-	583	(583)	505	4,083	(3,578)	-88%
Management Fee	5,331	5,234	97	37,508	36,636	872	2%
Book-keeping Fee	825	810	15	5,805	5,670	135	2%
Advertising and Marketing	-	25	(25)	23	175	(152)	-87%
Employee Benefit contributions - Administrative	1,453	1,064	388	10,012	7,451	2,561	34%
Office Expenses	540	566	(27)	3,827	3,963	(136)	-3%
Legal Expense	86	30	56	743	208	535	258%
Training & Travel	11	192	(181)	289	1,342	(1,053)	-78%
Other	497	759	(263)	5,232	5,315	(84)	-2%
<b>Total Operating - Administrative</b>	<b>12,097</b>	<b>12,466</b>	<b>(369)</b>	<b>86,116</b>	<b>87,264</b>	<b>(1,148)</b>	-1%
Asset Management Fee	1,200	1,200	-	8,400	8,400	-	0%
<b>Total Tenant Services</b>	<b>2,191</b>	<b>768</b>	<b>1,424</b>	<b>10,380</b>	<b>5,373</b>	<b>5,007</b>	93%
Water	3,493	2,011	1,482	15,248	14,080	1,168	8%
Electricity	4,573	1,392	3,180	7,158	9,747	(2,589)	-27%
Gas	498	733	(235)	3,395	5,131	(1,736)	-34%
Sewer	3,418	2,088	1,330	16,275	14,617	1,659	11%
<b>Total Utilities</b>	<b>\$ 11,982</b>	<b>\$ 6,225</b>	<b>\$ 5,757</b>	<b>\$ 42,076</b>	<b>\$ 43,574</b>	<b>\$ (1,498)</b>	-3%

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**  
**7 Months ended July 31, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 16,255	\$ 12,866	\$ 3,389	\$ 99,248	\$ 90,061	\$ 9,187	10%
Maintenance - Materials & Other	9,364	3,650	5,714	32,266	25,553	6,713	26%
Maintenance and Operations Contracts	11,414	9,388	2,026	54,275	65,718	(11,443)	-17%
Employee Benefit Contributions - Maintenance	4,616	4,180	436	30,319	29,258	1,061	4%
<b>Total Maintenance</b>	<b>41,649</b>	<b>30,084</b>	<b>11,565</b>	<b>216,108</b>	<b>210,589</b>	<b>5,518</b>	<b>3%</b>
Protective Services - Labor	2,194	2,040	154	13,358	14,280	(922)	-6%
Protective Services - Other	-	50	(50)	-	350	(350)	-100%
Employee Benefit Contributions - Protective Services	434	568	(134)	3,397	3,979	(582)	-15%
<b>Total Protective Services</b>	<b>2,629</b>	<b>2,658</b>	<b>(30)</b>	<b>16,755</b>	<b>18,609</b>	<b>(1,854)</b>	<b>-10%</b>
<b>Total Insurance Premiums</b>	<b>3,937</b>	<b>3,986</b>	<b>(49)</b>	<b>27,555</b>	<b>27,901</b>	<b>(346)</b>	<b>-1%</b>
Other General Expenses	1,447	3,750	(2,303)	21,620	26,250	(4,630)	-18%
Payments in Lieu of Taxes	1,798	1,383	414	17,688	9,683	8,004	83%
Bad debt - Tenant Rents	(981)	100	(1,081)	389	700	(311)	-44%
<b>Total Other General Expenses</b>	<b>2,263</b>	<b>5,233</b>	<b>(2,970)</b>	<b>39,696</b>	<b>36,633</b>	<b>3,063</b>	<b>8%</b>
Interest on Notes Payable	710	747	(37)	5,057	5,228	(171)	-3%
<b>Total Operating Expenses</b>	<b>78,659</b>	<b>63,367</b>	<b>15,291</b>	<b>452,142</b>	<b>443,572</b>	<b>8,571</b>	<b>2%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (2,156)</b>	<b>\$ 3,827</b>	<b>\$ (5,983)</b>	<b>\$ 86,452</b>	<b>\$ 26,790</b>	<b>\$ 59,662</b>	<b>223%</b>
Extraordinary Maintenance	-	1,911	(1,911)	3,412	13,374	(9,961)	-74%
Depreciation Expense	12,194	13,248	(1,054)	85,360	92,736	(7,376)	-8%
Debt Principal Payment	1,832	1,853	(21)	28,946	12,970	15,976	123%
<b>Total Expenses</b>	<b>\$ 92,685</b>	<b>\$ 80,379</b>	<b>\$ 12,306</b>	<b>\$ 569,861</b>	<b>\$ 562,652</b>	<b>\$ 7,210</b>	<b>1%</b>
<b>Net Gain (Loss)</b>	<b>\$ (16,182)</b>	<b>\$ (13,184)</b>	<b>\$ (2,997)</b>	<b>\$ (31,267)</b>	<b>\$ (92,290)</b>	<b>\$ 61,023</b>	<b>-66%</b>

**Stuart Parker Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**7 Months ended July 31, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 67,245	\$ 78,507	\$ (11,262)	\$ 492,246	\$ 549,550	\$ (57,304)	-10%
Rental Subsidies	81,142	69,880	11,262	546,463	489,159	57,304	12%
Vacancy Loss	(2,190)	(3,710)	1,519	(23,048)	(25,968)	2,920	-11%
Net Rental Revenue	146,197	144,677	1,519	1,015,661	1,012,741	2,920	0%
Tenant Revenue - Other	4,246	833	3,413	9,889	5,833	4,056	70%
<b>Total Tenant Revenue</b>	<b>150,443</b>	<b>145,511</b>	<b>4,933</b>	<b>1,025,550</b>	<b>1,018,575</b>	<b>6,976</b>	<b>1%</b>
Investment Income - Unrestricted	3,815	500	3,315	28,575	3,500	25,075	716%
Other Revenue	8,747	9,492	(745)	65,172	66,445	(1,273)	-2%
<b>Total Revenue</b>	<b>163,005</b>	<b>155,503</b>	<b>7,502</b>	<b>1,119,297</b>	<b>1,088,520</b>	<b>30,777</b>	<b>3%</b>
Administrative Salaries	8,228	7,750	478	54,775	54,249	525	1%
Auditing Fees	1,117	1,083	33	7,817	7,583	233	3%
Property Management Fee	9,611	9,188	423	64,774	64,316	458	1%
Asset Management Fees	1,037	1,036	0	7,254	7,255	(1)	0%
Advertising and Marketing	-	67	(67)	16	469	(453)	-97%
Employee Benefit contributions - Administrative	1,640	2,824	(1,184)	12,027	19,770	(7,743)	-39%
Office Expenses	1,425	840	585	8,048	5,879	2,169	37%
Legal Expense	-	83	(83)	342	583	(241)	-41%
Training & Travel	17	529	(512)	959	3,704	(2,746)	-74%
Other	1,145	1,447	(303)	9,115	10,131	(1,016)	-10%
<b>Total Operating - Administrative</b>	<b>24,218</b>	<b>24,849</b>	<b>(630)</b>	<b>165,127</b>	<b>173,941</b>	<b>(8,814)</b>	<b>-5%</b>
Tenant Services - Salaries	2,317	2,281	36	15,326	15,965	(639)	-4%
Employee Benefit Contributions - Tenant Services	694	887	(193)	4,741	6,209	(1,468)	-24%
Tenant Services - Other	4,130	4,298	(167)	28,660	30,084	(1,424)	-5%
<b>Total Tenant Services</b>	<b>7,141</b>	<b>7,466</b>	<b>(324)</b>	<b>48,727</b>	<b>52,259</b>	<b>(3,531)</b>	<b>-7%</b>
Water	4,858	3,308	1,550	25,348	23,155	2,193	9%
Electricity	16,894	12,855	4,039	84,812	89,982	(5,170)	-6%
Gas	1,327	1,312	15	6,765	9,184	(2,419)	-26%
Sewer	3,106	3,119	(13)	18,866	21,833	(2,967)	-14%
<b>Total Utilities</b>	<b>\$ 26,185</b>	<b>\$ 20,593</b>	<b>\$ 5,591</b>	<b>\$ 135,791</b>	<b>\$ 144,154</b>	<b>\$ (8,362)</b>	<b>-6%</b>

**Stuart Parker Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**7 Months ended July 31, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 12,808	\$ 11,835	\$ 973	\$ 84,188	\$ 82,843	\$ 1,344	2%
Maintenance - Materials & Other	5,806	4,343	1,463	28,771	30,403	(1,632)	-5%
Maintenance and Operations Contracts	10,091	11,079	(988)	82,578	77,552	5,025	6%
Employee Benefit Contributions - Maintenance	4,317	4,268	50	29,564	29,873	(309)	-1%
<b>Total Maintenance</b>	<b>33,023</b>	<b>31,524</b>	<b>1,499</b>	<b>225,100</b>	<b>220,671</b>	<b>4,429</b>	<b>2%</b>
Property Insurance	4,023	4,224	(201)	32,370	29,569	2,800	9%
Liability Insurance	-	425	(425)	-	2,975	(2,975)	-100%
Workmen's Compensation	444	416	28	2,932	2,909	23	1%
All Other Insurance	118	118	0	826	825	0	0%
<b>Total Insurance Premiums</b>	<b>4,585</b>	<b>5,183</b>	<b>(598)</b>	<b>36,127</b>	<b>36,278</b>	<b>(152)</b>	<b>0%</b>
Other General Expenses	420	455	(35)	2,345	3,185	(840)	-26%
Taxes	5,436	7,103	(1,667)	38,051	49,718	(11,667)	-23%
Bad debt - Tenant Rents	532	1,750	(1,218)	11,163	12,250	(1,087)	-9%
<b>Total Other General Expenses</b>	<b>6,387</b>	<b>9,308</b>	<b>(2,920)</b>	<b>51,559</b>	<b>65,153</b>	<b>(13,593)</b>	<b>-21%</b>
Interest of Mortgage (or Bonds) Payable	16,250	17,103	(853)	100,643	119,721	(19,078)	-16%
Amortization of Loan Costs	2,275	2,259	17	15,918	15,810	109	1%
<b>Total Interest Expense and Amortization Cost</b>	<b>18,525</b>	<b>19,362</b>	<b>(837)</b>	<b>116,561</b>	<b>135,531</b>	<b>(18,970)</b>	<b>-14%</b>
<b>Total Operating Expenses</b>	<b>120,064</b>	<b>118,284</b>	<b>1,781</b>	<b>778,992</b>	<b>827,985</b>	<b>(48,993)</b>	<b>-6%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 42,941</b>	<b>\$ 37,219</b>	<b>\$ 5,722</b>	<b>\$ 340,305</b>	<b>\$ 260,535</b>	<b>\$ 79,771</b>	<b>31%</b>
Extraordinary Maintenance	2,840	-	2,840	5,410	-	5,410	
Depreciation Expense	65,496	58,117	7,379	458,472	406,818	51,654	13%
Debt Principal Payment	-	5,417	(5,417)	-	37,917	(37,917)	-100%
Funding Replacement Reserves from Operations	8,326	7,313	1,013	49,704	14,626	35,078	240%
<b>Total Expenses</b>	<b>\$ 196,727</b>	<b>\$ 189,130</b>	<b>\$ 7,597</b>	<b>\$ 1,292,578</b>	<b>\$ 1,287,346</b>	<b>\$ 5,232</b>	<b>0%</b>
<b>Net Gain (Loss)</b>	<b>\$ (33,721)</b>	<b>\$ (33,627)</b>	<b>\$ (94)</b>	<b>\$ (173,281)</b>	<b>\$ (198,827)</b>	<b>\$ 25,545</b>	<b>-13%</b>

**Bear Creek Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**7 Months ended July 31, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 15,120	\$ 16,742	\$ (1,622)	\$ 118,517	\$ 117,196	\$ 1,321	1%
Rental Subsidies	29,124	27,036	2,088	185,601	189,251	(3,651)	-2%
Vacancy Loss	(947)	(700)	(247)	(5,613)	(4,903)	(710)	14%
<b>Net Rental Revenue</b>	<b>43,297</b>	<b>43,078</b>	<b>219</b>	<b>298,505</b>	<b>301,544</b>	<b>(3,039)</b>	<b>-1%</b>
Tenant Revenue - Other	959	25	934	5,545	175	5,370	3068%
<b>Total Tenant Revenue</b>	<b>44,256</b>	<b>43,103</b>	<b>1,154</b>	<b>304,050</b>	<b>301,719</b>	<b>2,331</b>	<b>1%</b>
Investment Income - Unrestricted	1,358	300	1,058	10,024	2,100	7,924	377%
Other Revenue	2,942	2,483	459	19,522	17,383	2,139	12%
<b>Total Revenue</b>	<b>48,556</b>	<b>45,886</b>	<b>2,670</b>	<b>333,596</b>	<b>321,203</b>	<b>12,393</b>	<b>4%</b>
Administrative Salaries	2,469	2,805	(336)	16,238	19,634	(3,396)	-17%
Auditing Fees	867	833	33	6,067	5,833	233	4%
Property Management Fee	2,918	2,219	699	19,401	15,532	3,869	25%
Asset Management Fees	938	938	(0)	6,566	6,567	(0)	0%
Advertising and Marketing	-	5	(5)	15	35	(20)	-58%
Employee Benefit contributions - Administrative	303	965	(662)	4,178	6,755	(2,577)	-38%
Office Expenses	488	235	253	3,285	1,645	1,640	100%
Legal Expense	258	71	187	1,506	496	1,010	204%
Training & Travel	6	190	(185)	36	1,333	(1,297)	-97%
Other	343	719	(376)	2,808	5,033	(2,225)	-44%
<b>Total Operating - Administrative</b>	<b>8,588</b>	<b>8,980</b>	<b>(392)</b>	<b>60,100</b>	<b>62,863</b>	<b>(2,763)</b>	<b>-4%</b>
Tenant Services - Salaries	173	69	104	1,120	485	635	131%
Employee Benefit Contributions - Tenant Services	47	191	(144)	303	1,334	(1,030)	-77%
Tenant Services - Other	-	158	(158)	1,221	1,108	113	10%
<b>Total Tenant Services</b>	<b>220</b>	<b>418</b>	<b>(198)</b>	<b>2,644</b>	<b>2,927</b>	<b>(283)</b>	<b>-10%</b>
Water	2,078	1,617	462	10,769	11,317	(548)	-5%
Electricity	897	772	125	5,393	5,403	(10)	0%
Gas	188	283	(94)	2,198	1,979	219	11%
Sewer	1,515	1,361	155	9,003	9,526	(522)	-5%
<b>Total Utilities</b>	<b>\$ 4,679</b>	<b>\$ 4,032</b>	<b>\$ 647</b>	<b>\$ 27,363</b>	<b>\$ 28,224</b>	<b>\$ (861)</b>	<b>-3%</b>



**Bear Creek Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**7 Months ended July 31, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 5,432	\$ 5,226	\$ 206	\$ 40,218	\$ 36,585	\$ 3,633	10%
Maintenance - Materials & Other	997	1,306	(309)	9,085	9,141	(56)	-1%
Maintenance and Operations Contracts	3,074	3,806	(733)	27,757	26,644	1,114	4%
Employee Benefit Contributions - Maintenance	1,837	1,852	(15)	13,159	12,967	192	1%
<b>Total Maintenance</b>	<b>11,340</b>	<b>12,191</b>	<b>(851)</b>	<b>90,219</b>	<b>85,336</b>	<b>4,882</b>	<b>6%</b>
<b>Total Insurance Premiums</b>	<b>3,333</b>	<b>3,614</b>	<b>(280)</b>	<b>23,354</b>	<b>23,731</b>	<b>(377)</b>	<b>-2%</b>
Other General Expenses	67	-	67	650	-	650	#DIV/0!
Property Taxes	2,600	2,600	-	18,200	18,200	-	0%
Bad debt - Tenant Rents	-	542	(542)	219	3,792	(3,572)	-94%
<b>Total Other General Expenses</b>	<b>2,667</b>	<b>3,142</b>	<b>(475)</b>	<b>19,069</b>	<b>21,992</b>	<b>(2,922)</b>	<b>-13%</b>
96710 Interest of Mortgage (or Bonds) Payable	3,736	3,800	(64)	26,579	26,603	(24)	0%
96730 Amortization of Loan Costs	1,664	1,011	653	11,646	7,074	4,572	65%
<b>Total Interest Expense and Amortization Cost</b>	<b>5,400</b>	<b>4,811</b>	<b>589</b>	<b>38,225</b>	<b>33,676</b>	<b>4,548</b>	<b>14%</b>
<b>Total Operating Expenses</b>	<b>36,227</b>	<b>37,188</b>	<b>(961)</b>	<b>260,974</b>	<b>258,750</b>	<b>2,224</b>	<b>1%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 12,329</b>	<b>\$ 8,698</b>	<b>\$ 3,631</b>	<b>\$ 72,622</b>	<b>\$ 62,453</b>	<b>\$ 10,169</b>	<b>16%</b>
Extraordinary Maintenance	2,786	-	2,786	2,786	-	2,786	
Depreciation Expense	18,636	18,425	211	130,449	128,974	1,474	1%
Debt Principal Payment	-	2,886	(2,886)	17,350	20,201	(2,851)	-14%
Funding Replacement Reserves from Operations	3,101	2,867	234	18,503	5,734	12,770	223%
<b>Total Expenses</b>	<b>\$ 60,750</b>	<b>\$ 61,365</b>	<b>\$ (616)</b>	<b>\$ 430,063</b>	<b>\$ 413,659</b>	<b>\$ 16,404</b>	<b>4%</b>
<b>Net Gain (Loss)</b>	<b>\$ (12,194)</b>	<b>\$ (15,479)</b>	<b>\$ 3,286</b>	<b>\$ (96,467)</b>	<b>\$ (92,456)</b>	<b>\$ (4,011)</b>	<b>4%</b>

**Oak Towers Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**7 Months ended July 31, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 40,102	\$ 47,276	\$ (7,175)	\$ 273,323	\$ 330,934	\$ (57,611)	-17%
Rental Subsidies	42,911	35,737	7,175	307,768	250,157	57,611	23%
Vacancy Loss	(2,629)	(1,328)	(1,301)	(19,333)	(9,297)	(10,036)	108%
Net Rental Revenue	<b>80,384</b>	<b>81,685</b>	<b>(1,301)</b>	<b>561,758</b>	<b>571,794</b>	<b>(10,036)</b>	<b>-2%</b>
Tenant Revenue - Other	1,235	100	1,135	3,588	700	2,888	413%
<b>Total Tenant Revenue</b>	<b>81,618</b>	<b>81,785</b>	<b>(166)</b>	<b>565,346</b>	<b>572,494</b>	<b>(7,148)</b>	<b>-1%</b>
Investment Income - Unrestricted	1,573	400	1,173	11,409	2,800	8,609	307%
Other Revenue	212	3,295	(3,083)	28,531	23,066	5,465	24%
<b>Total Revenue</b>	<b>83,403</b>	<b>85,480</b>	<b>(2,077)</b>	<b>605,286</b>	<b>598,360</b>	<b>6,926</b>	<b>1%</b>
Administrative Salaries	6,353	6,256	97	40,033	43,795	(3,762)	-9%
Auditing Fees	1,200	1,167	33	8,400	8,167	233	3%
Property Management Fee	5,264	5,064	200	35,582	35,447	135	0%
Asset Management Fees	955	955	(0)	6,683	6,683	(0)	0%
Advertising and Marketing	-	58	(58)	564	408	156	38%
Employee Benefit contributions - Administrative	2,315	2,712	(396)	15,730	18,982	(3,252)	-17%
Office Expenses	(88)	517	(604)	5,154	3,616	1,538	43%
Legal Expense	-	42	(42)	444	292	152	52%
Training & Travel	13	371	(358)	606	2,596	(1,990)	-77%
Other	692	905	(213)	6,003	6,334	(331)	-5%
<b>Total Operating - Administrative</b>	<b>16,704</b>	<b>18,046</b>	<b>(1,342)</b>	<b>119,200</b>	<b>126,321</b>	<b>(7,121)</b>	<b>-6%</b>
Tenant Services - Salaries	1,419	1,332	87	9,372	9,322	49	1%
Employee Benefit Contributions - Tenant Services	430	429	1	2,935	3,002	(67)	-2%
Tenant Services - Other	6,034	2,791	3,243	23,362	19,536	3,826	20%
<b>Total Tenant Services</b>	<b>7,882</b>	<b>4,552</b>	<b>3,331</b>	<b>35,669</b>	<b>31,861</b>	<b>3,808</b>	<b>12%</b>
Water	1,609	935	674	10,190	6,545	3,645	56%
Electricity	11,182	8,362	2,820	60,083	58,536	1,547	3%
Gas	556	560	(3)	4,663	3,917	746	19%
Sewer	1,044	1,020	24	6,926	7,140	(214)	-3%
<b>Total Utilities</b>	<b>\$ 14,392</b>	<b>\$ 10,877</b>	<b>\$ 3,515</b>	<b>\$ 81,861</b>	<b>\$ 76,138</b>	<b>\$ 5,723</b>	<b>8%</b>

**Oak Towers Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**7 Months ended July 31, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 7,876	\$ 7,155	\$ 722	\$ 53,324	\$ 50,084	\$ 3,240	6%
Maintenance - Materials & Other	2,343	1,242	1,101	13,034	8,692	4,342	50%
Maintenance and Operations Contracts	6,126	5,331	795	41,301	37,315	3,987	11%
Employee Benefit Contributions - Maintenance	2,175	2,166	9	15,074	15,161	(88)	-1%
<b>Total Maintenance</b>	<b>18,520</b>	<b>15,893</b>	<b>2,627</b>	<b>122,733</b>	<b>111,252</b>	<b>11,481</b>	10%
Property Insurance	990	2,152	(1,162)	6,929	15,065	(8,135)	-54%
Liability Insurance	-	167	(167)	-	1,167	(1,167)	-100%
Workmen's Compensation	297	280	17	1,952	1,961	(9)	0%
All Other Insurance	49	169	(121)	341	1,185	(845)	-71%
<b>Total Insurance Premiums</b>	<b>1,336</b>	<b>2,768</b>	<b>(1,432)</b>	<b>9,222</b>	<b>19,378</b>	<b>(10,156)</b>	-52%
Other General Expenses	(2,717)	-	(2,717)	2,827	-	2,827	
Taxes	2,579	2,579	-	18,055	18,055	-	0%
Bad debt - Tenant Rents	108	567	(459)	835	3,967	(3,131)	-79%
<b>Total Other General Expenses</b>	<b>(29)</b>	<b>3,146</b>	<b>(3,175)</b>	<b>21,717</b>	<b>22,021</b>	<b>(304)</b>	-1%
96710 Interest of Mortgage (or Bonds) Payable	6,281		6,281	35,123	-	35,123	
96730 Amortization of Loan Costs	1,447	1,418	29	5,770	9,923	(4,153)	
<b>Total Interest Expense and Amortization Cost</b>	<b>7,728</b>	<b>1,418</b>	<b>6,311</b>	<b>40,893</b>	<b>9,923</b>	<b>30,971</b>	
<b>Total Operating Expenses</b>	<b>66,533</b>	<b>56,699</b>	<b>9,834</b>	<b>431,295</b>	<b>396,893</b>	<b>34,401</b>	9%
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 16,871</b>	<b>\$ 28,781</b>	<b>\$ (11,910)</b>	<b>\$ 173,992</b>	<b>\$ 201,467</b>	<b>\$ (27,475)</b>	-14%
Depreciation Expense	39,236	13,400	25,837	274,654	93,798	180,856	193%
Debt Principal Payment	-	-	-	-	-	-	
Funding Replacement Reserves from Operations	20,681	-	20,681	42,426	-	42,426	#DIV/0!
<b>Total Expenses</b>	<b>\$ 126,450</b>	<b>\$ 70,099</b>	<b>\$ 56,351</b>	<b>\$ 748,375</b>	<b>\$ 490,691</b>	<b>\$ 257,683</b>	53%
<b>Net Gain (Loss)</b>	<b>\$ (43,046)</b>	<b>\$ 15,381</b>	<b>\$ (58,428)</b>	<b>\$ (143,089)</b>	<b>\$ 107,669</b>	<b>\$ (250,757)</b>	-233%

**Mid-Missouri Veterans Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**7 Months ended July 31, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 6,529	\$ 7,495	\$ (966)	\$ 44,872	\$ 52,462	\$ (7,589)	-14%
Rental Subsidies	8,996	7,906	1,091	61,694	55,339	6,355	11%
Vacancy Loss	(577)	(616)	39	(3,623)	(4,312)	689	-16%
<b>Net Rental Revenue</b>	<b>14,948</b>	<b>14,784</b>	<b>164</b>	<b>102,943</b>	<b>103,488</b>	<b>(545)</b>	<b>-1%</b>
Tenant Revenue - Other	-	67	(67)	288	467	(178)	-38%
<b>Total Tenant Revenue</b>	<b>14,948</b>	<b>14,851</b>	<b>98</b>	<b>103,232</b>	<b>103,955</b>	<b>(723)</b>	<b>-1%</b>
Investment Income - Unrestricted	400	200	200	3,137	1,400	1,737	124%
Other Revenue	189	173	16	1,360	1,208	152	13%
<b>Total Revenue</b>	<b>15,538</b>	<b>15,223</b>	<b>315</b>	<b>107,729</b>	<b>106,563</b>	<b>1,166</b>	<b>1%</b>
Administrative Salaries	666	646	21	4,411	4,520	(109)	-2%
Auditing Fees	700	667	33	4,900	4,667	233	5%
Property Management Fee	787	730	57	5,230	5,108	121	2%
Asset Management Fees	683	948	(265)	6,371	6,637	(265)	-4%
Employee Benefit contributions - Administrative	166	133	32	1,060	933	127	14%
Office Expenses	357	206	151	1,758	1,444	314	22%
Legal Expense	-	46	(46)	115	321	(207)	-64%
Training & Travel	1	38	(37)	12	268	(257)	-96%
Other	63	76	(13)	880	534	346	65%
<b>Total Operating - Administrative</b>	<b>3,424</b>	<b>3,495</b>	<b>(72)</b>	<b>24,737</b>	<b>24,466</b>	<b>270</b>	<b>1%</b>
Water	288	202	86	1,460	1,415	45	3%
Electricity	1,583	1,323	259	7,286	9,263	(1,977)	-21%
Gas	150	352	(202)	2,975	2,465	510	21%
Sewer	195	167	28	1,110	1,170	(59)	-5%
<b>Total Utilities</b>	<b>\$ 2,216</b>	<b>\$ 2,045</b>	<b>\$ 171</b>	<b>\$ 12,830</b>	<b>\$ 14,313</b>	<b>\$ (1,482)</b>	<b>-10%</b>
Maintenance - Labor	\$ 1,363	\$ 1,307	\$ 57	\$ 10,161	\$ 9,147	\$ 1,014	11%
Maintenance - Materials & Other	77	173	(96)	624	1,211	(587)	-48%
Maintenance and Operations Contracts	752	964	(212)	10,689	6,746	3,942	58%
Employee Benefit Contributions - Maintenance	462	463	(1)	3,292	3,242	50	2%
<b>Total Maintenance</b>	<b>2,654</b>	<b>2,907</b>	<b>(253)</b>	<b>24,766</b>	<b>20,346</b>	<b>4,420</b>	<b>22%</b>

**Mid-Missouri Veterans Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**7 Months ended July 31, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Protective Services - Labor	463	431	33	2,821	3,016	(195)	-6%
Protective Services - Other	-	8	(8)	-	58	(58)	-100%
Employee Benefit Contributions - Protective Services	92	120	(28)	717	841	(124)	-15%
<b>Total Protective Services</b>	<b>555</b>	<b>559</b>	<b>(4)</b>	<b>3,538</b>	<b>3,915</b>	<b>(377)</b>	<b>-10%</b>
Property Insurance	763	649	114	5,350	4,542	808	18%
Workmen's Compensation	47	45	2	330	317	13	4%
All Other Insurance	24	25	(0)	171	172	(1)	0%
<b>Total Insurance Premiums</b>	<b>835</b>	<b>936</b>	<b>(102)</b>	<b>5,851</b>	<b>5,031</b>	<b>821</b>	<b>16%</b>
Other General Expenses	9	19	(10)	83	131	(49)	-37%
Taxes	690	690	-	4,829	4,829	-	0%
Bad debt - Tenant Rents	-	428	(428)	-	2,993	(2,993)	-100%
<b>Total Other General Expenses</b>	<b>699</b>	<b>1,136</b>	<b>(437)</b>	<b>4,911</b>	<b>7,953</b>	<b>(3,041)</b>	<b>-38%</b>
96710 Interest of Mortgage (or Bonds) Payable	816	828	(12)	5,622	5,794	(172)	-3%
96730 Amortization of Loan Costs	681	946	(265)	4,764	6,620	(1,855)	-28%
<b>Total Interest Expense and Amortization Cost</b>	<b>1,496</b>	<b>1,773</b>	<b>(277)</b>	<b>10,386</b>	<b>12,413</b>	<b>(2,027)</b>	<b>-16%</b>
<b>Total Operating Expenses</b>	<b>11,878</b>	<b>12,852</b>	<b>(973)</b>	<b>87,021</b>	<b>88,437</b>	<b>(1,416)</b>	<b>-2%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 3,659</b>	<b>\$ 2,372</b>	<b>\$ 1,288</b>	<b>\$ 20,708</b>	<b>\$ 18,126</b>	<b>\$ 2,582</b>	<b>14%</b>
Depreciation Expense	10,277	10,277	0	71,939	71,939	0	0%
Debt Principal Payment	824	820	4	5,021	2,460	2,561	104%
Funding Replacement Reserves from Operations	772	633	139	4,552	1,266	3,286	260%
<b>Total Expenses</b>	<b>\$ 23,752</b>	<b>\$ 14,591</b>	<b>\$ 9,161</b>	<b>\$ 168,533</b>	<b>\$ 94,171</b>	<b>\$ 74,362</b>	<b>79%</b>
<b>Net Gain (Loss)</b>	<b>\$ (8,214)</b>	<b>\$ 632</b>	<b>\$ (8,846)</b>	<b>\$ (60,804)</b>	<b>\$ 12,392</b>	<b>\$ (73,196)</b>	<b>-591%</b>

**Bryant Walkway Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**7 Months ended July 31, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 17,259	\$ 6,109	\$ 11,150	\$ 59,095	\$ 42,762	\$ 16,334	38%
Rental Subsidies	11,080	22,290	(11,210)	139,278	156,031	(16,753)	-11%
Vacancy Loss	(12,263)	(3,317)	(8,946)	(35,124)	(23,221)	(11,903)	51%
<b>Net Rental Revenue</b>	<b>16,076</b>	<b>25,082</b>	<b>(9,006)</b>	<b>163,249</b>	<b>175,571</b>	<b>(12,322)</b>	<b>-7%</b>
Tenant Revenue - Other	11	-	11	372	-	372	
<b>Total Tenant Revenue</b>	<b>16,087</b>	<b>25,082</b>	<b>(8,995)</b>	<b>163,621</b>	<b>175,571</b>	<b>(11,951)</b>	<b>-7%</b>
Investment Income - Unrestricted	352	100	252	1,980	700	1,280	183%
Other Revenue	63	200	(137)	23,532	1,400	22,132	
<b>Total Revenue</b>	<b>16,503</b>	<b>25,382</b>	<b>(8,879)</b>	<b>189,132</b>	<b>177,671</b>	<b>11,461</b>	<b>6%</b>
Administrative Salaries	2,488	2,564	(76)	16,627	17,950	(1,323)	-7%
Auditing Fees	1,600	667	933	7,067	4,667	2,400	
Property Management Fee	1,574	1,907	(333)	11,243	13,351	(2,108)	-16%
Asset Management Fees	644	644	-	4,506	4,506	-	0%
Advertising and Marketing	-	19	(19)	13	131	(118)	-90%
Employee Benefit contributions - Administrative	807	898	(91)	5,485	6,284	(799)	-13%
Office Expenses	606	214	392	2,195	1,497	697	47%
Legal Expense	-	42	(42)	115	292	(177)	-61%
Training & Travel	4	95	(91)	230	662	(432)	-65%
Other	208	327	(118)	1,984	2,287	(302)	-13%
<b>Total Operating - Administrative</b>	<b>7,931</b>	<b>7,375</b>	<b>555</b>	<b>49,466</b>	<b>51,627</b>	<b>(2,161)</b>	<b>-4%</b>
Tenant Services - Salaries	-	190	(190)	-	1,328	(1,328)	-100%
Employee Benefit Contributions - Tenant Services	-	159	(159)	-	1,111	(1,111)	-100%
Tenant Services - Other	-	192	(192)	-	1,345	(1,345)	-100%
<b>Total Tenant Services</b>	<b>-</b>	<b>541</b>	<b>(541)</b>	<b>-</b>	<b>3,784</b>	<b>(3,784)</b>	<b>-100%</b>
Water	838	754	84	3,787	5,280	(1,493)	-28%
Electricity	1,207	113	1,095	12,074	788	11,287	1433%
Gas	2,726	103	2,622	5,074	723	4,351	602%
Sewer	601	705	(104)	3,548	4,933	(1,385)	-28%
<b>Total Utilities</b>	<b>\$ 5,372</b>	<b>\$ 1,675</b>	<b>\$ 3,697</b>	<b>\$ 24,483</b>	<b>\$ 11,724</b>	<b>\$ 12,759</b>	<b>109%</b>

**Bryant Walkway Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**7 Months ended July 31, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,889	\$ 2,478	\$ 410	\$ 19,765	\$ 17,348	\$ 2,417	14%
Maintenance - Materials & Other	413	977	(563)	1,531	6,837	(5,307)	-78%
Maintenance and Operations Contracts	2,424	3,040	(616)	15,143	21,277	(6,133)	-29%
Employee Benefit Contributions - Maintenance	952	947	6	6,710	6,626	84	1%
<b>Total Maintenance</b>	<b>6,678</b>	<b>7,441</b>	<b>(763)</b>	<b>43,149</b>	<b>52,088</b>	<b>(8,939)</b>	<b>-17%</b>
Property Insurance	-	2,226	(2,226)	33	15,580	(15,547)	-100%
Workmen's Compensation	102	99	3	695	696	(1)	0%
All Other Insurance	63	74	(11)	440	516	(76)	-15%
<b>Total Insurance Premiums</b>	<b>165</b>	<b>2,558</b>	<b>(2,393)</b>	<b>1,169</b>	<b>16,792</b>	<b>(15,624)</b>	<b>-93%</b>
Other General Expenses	1	4,167	(4,166)	136	29,167	(29,030)	
Property Taxes	1,346	1,954	(609)	13,072	13,680	(609)	-4%
<b>Total Other General Expenses</b>	<b>1,346</b>	<b>6,163</b>	<b>(4,816)</b>	<b>13,301</b>	<b>43,139</b>	<b>(29,838)</b>	<b>-69%</b>
<b>Total Operating Expenses</b>	<b>21,819</b>	<b>26,757</b>	<b>(4,938)</b>	<b>133,860</b>	<b>186,188</b>	<b>(52,328)</b>	<b>-28%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (5,316)</b>	<b>\$ (1,376)</b>	<b>\$ (3,941)</b>	<b>\$ 55,272</b>	<b>\$ (8,517)</b>	<b>\$ 63,789</b>	<b>-749%</b>
Depreciation Expense	9,150	2,188	6,963	64,053	15,313	48,740	
<b>Total Expenses</b>	<b>\$ 30,970</b>	<b>\$ 28,945</b>	<b>\$ 2,025</b>	<b>\$ 197,913</b>	<b>\$ 201,500</b>	<b>\$ (3,588)</b>	<b>-2%</b>
<b>Net Gain (Loss)</b>	<b>\$ (14,467)</b>	<b>\$ (3,563)</b>	<b>\$ (10,904)</b>	<b>\$ (8,781)</b>	<b>\$ (23,829)</b>	<b>\$ 15,048</b>	<b>-63%</b>

**Bryant Walkway II Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**7 Months ended July 31, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 5,705	\$ 2,855	\$ 2,850	\$ 41,856	\$ 19,987	\$ 21,869	109%
Rental Subsidies	11,675	14,535	(2,860)	79,804	101,747	(21,944)	-22%
Vacancy Loss	(171)	(502)	331	(10,841)	(3,513)	(7,329)	209%
<b>Net Rental Revenue</b>	<b>17,209</b>	<b>16,889</b>	<b>320</b>	<b>110,819</b>	<b>118,222</b>	<b>(7,403)</b>	<b>-6%</b>
Tenant Revenue - Other	25	-	25	238	-	238	
<b>Total Tenant Revenue</b>	<b>17,234</b>	<b>16,889</b>	<b>345</b>	<b>111,056</b>	<b>118,222</b>	<b>(7,165)</b>	<b>-6%</b>
Investment Income - Unrestricted	726	200	526	4,956	1,400	3,556	254%
Other Revenue	-	-	-	11,845	-	11,845	
<b>Total Revenue</b>	<b>17,960</b>	<b>17,089</b>	<b>871</b>	<b>127,857</b>	<b>119,622</b>	<b>8,235</b>	<b>7%</b>
Administrative Salaries	1,157	952	206	7,707	6,661	1,046	16%
Auditing Fees	1,600	667	933	7,067	4,667	2,400	0%
Property Management Fee	1,039	1,012	27	7,379	7,086	293	4%
Asset Management Fees	894	894	-	6,256	6,256	-	0%
Advertising and Marketing	-	6	(6)	4	44	(39)	-90%
Employee Benefit contributions - Administrative	390	346	44	2,502	2,424	78	3%
Office Expenses	268	103	165	1,032	721	311	43%
Legal Expense	-	21	(21)	115	146	(31)	-21%
Training & Travel	2	35	(33)	76	242	(166)	-69%
Other	80	161	(81)	680	1,130	(450)	-40%
<b>Total Operating - Administrative</b>	<b>5,430</b>	<b>4,197</b>	<b>1,233</b>	<b>32,818</b>	<b>29,376</b>	<b>3,442</b>	<b>12%</b>
Tenant Services - Salaries	-	120	(120)	-	841	(841)	-100%
Employee Benefit Contributions - Tenant Services	-	101	(101)	-	706	(706)	-100%
Tenant Services - Other	-	128	(128)	-	897	(897)	-100%
<b>Total Tenant Services</b>	<b>-</b>	<b>349</b>	<b>(349)</b>	<b>-</b>	<b>2,444</b>	<b>(2,444)</b>	<b>-100%</b>
Water	764	291	473	4,174	2,037	2,137	105%
Electricity	76	75	1	2,630	525	2,105	401%
Gas	(35)	69	(104)	457	481	(24)	-5%
Sewer	666	241	425	4,366	1,684	2,682	159%
<b>Total Utilities</b>	<b>\$ 1,470</b>	<b>\$ 675</b>	<b>\$ 795</b>	<b>\$ 11,627</b>	<b>\$ 4,727</b>	<b>\$ 6,900</b>	<b>146%</b>



**Bryant Walkway II Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**7 Months ended July 31, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 1,000	\$ 826	\$ 174	\$ 6,734	\$ 5,783	\$ 951	16%
Maintenance - Materials & Other	171	651	(480)	1,447	4,558	(3,110)	-68%
Maintenance and Operations Contracts	1,330	2,112	(782)	10,722	14,785	(4,063)	-27%
Employee Benefit Contributions - Maintenance	337	307	30	2,274	2,151	122	6%
<b>Total Maintenance</b>	<b>2,839</b>	<b>3,897</b>	<b>(1,058)</b>	<b>21,177</b>	<b>27,277</b>	<b>(6,100)</b>	<b>-22%</b>
Property Insurance	667	1,484	(817)	4,680	10,387	(5,707)	-55%
Workmen's Compensation	41	36	5	276	253	23	9%
All Other Insurance	22	49	(27)	155	344	(190)	-55%
<b>Total Insurance Premiums</b>	<b>730</b>	<b>1,675</b>	<b>(945)</b>	<b>5,111</b>	<b>10,984</b>	<b>(5,873)</b>	<b>-53%</b>
Other General Expenses	0	-	0	24	-	24	
Property Taxes	935	1,332	(398)	8,928	9,325	(398)	-4%
Bad debt - Tenant Rents	-	17	(17)	-	117	(117)	-100%
<b>Total Other General Expenses</b>	<b>935</b>	<b>1,349</b>	<b>(414)</b>	<b>8,951</b>	<b>9,442</b>	<b>(491)</b>	<b>-5%</b>
96710 Interest of Mortgage (or Bonds) Payable	-	1,710	(1,710)	7,060	11,967	(4,907)	
Interest on Notes Payable	-	-	-	-	-	-	#DIV/0!
96730 Amortization of Loan Costs	227	137	90	1,589	959	630	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>227</b>	<b>1,847</b>	<b>(1,620)</b>	<b>8,649</b>	<b>12,926</b>	<b>(4,277)</b>	
<b>Total Operating Expenses</b>	<b>11,630</b>	<b>13,988</b>	<b>(2,358)</b>	<b>88,333</b>	<b>97,175</b>	<b>(8,842)</b>	<b>-9%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 6,330</b>	<b>\$ 3,101</b>	<b>\$ 3,229</b>	<b>\$ 39,525</b>	<b>\$ 22,447</b>	<b>\$ 17,078</b>	<b>76%</b>
Depreciation Expense	13,474	2,188	11,287	93,643	15,313	78,330	
Debt Principal Payment	-	-	-	-	-	-	
Funding Replacement Reserves from Operations	-	-	-	-	-	-	
<b>Total Expenses</b>	<b>\$ 28,007</b>	<b>\$ 16,175</b>	<b>\$ 11,831</b>	<b>\$ 184,878</b>	<b>\$ 112,488</b>	<b>\$ 72,390</b>	<b>64%</b>
<b>Net Gain (Loss)</b>	<b>\$ (10,047)</b>	<b>\$ 913</b>	<b>\$ (10,960)</b>	<b>\$ (57,021)</b>	<b>\$ 7,134</b>	<b>\$ (64,155)</b>	<b>-899%</b>

**Columbia Housing Authority - Central Office Cost Center**  
**Unaudited Revenue Expense Budget Comparison**  
**7 Months ended July 31, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Management Fee	24,303	26,754	(2,452)	193,995	187,280	6,715	4%
Asset Management Fee	1,200	1,200	-	8,400	8,400	-	0%
Book Keeping Fee	12,683	13,554	(871)	88,635	94,876	(6,241)	-7%
Front Line Service Fee	-	-	-	-	-	-	#DIV/0!
<b>Total Fee Revenue</b>	<b>38,185</b>	<b>41,508</b>	<b>(3,323)</b>	<b>291,030</b>	<b>290,557</b>	<b>473</b>	<b>0%</b>
Investment Income - Unrestricted	481	400	81	3,105	2,800	305	11%
Other Revenue	-	1,250	(1,250)	17,820	8,750	9,070	104%
<b>Total Revenue</b>	<b>38,666</b>	<b>43,158</b>	<b>(4,492)</b>	<b>311,954</b>	<b>302,107</b>	<b>9,848</b>	<b>3%</b>
Administrative Salaries	26,424	28,312	(1,887)	173,209	198,182	(24,973)	-13%
Auditing Fees	70	500	(430)	769	3,500	(2,731)	-78%
Advertising and Marketing	-	8	(8)	-	58	(58)	-100%
Employee Benefit contributions - Administrative	6,805	7,701	(896)	45,228	53,908	(8,681)	-16%
Office Expenses	1,126	863	264	5,814	6,040	(227)	-4%
Training & Travel	18	500	(482)	163	3,500	(3,337)	-95%
Other	2,930	3,101	(171)	19,353	21,705	(2,353)	-11%
<b>Total Operating - Administrative</b>	<b>37,852</b>	<b>41,027</b>	<b>(3,174)</b>	<b>247,945</b>	<b>287,186</b>	<b>(39,241)</b>	<b>-14%</b>
<b>Total Utilities</b>	<b>\$ 652</b>	<b>\$ 350</b>	<b>\$ 302</b>	<b>\$ 1,968</b>	<b>\$ 2,450</b>	<b>\$ (482)</b>	<b>-20%</b>
<b>Total Maintenance</b>	<b>447</b>	<b>879</b>	<b>(432)</b>	<b>3,770</b>	<b>6,154</b>	<b>(2,384)</b>	<b>-39%</b>
<b>Total Insurance Premiums</b>	<b>682</b>	<b>902</b>	<b>(220)</b>	<b>4,549</b>	<b>6,316</b>	<b>(1,767)</b>	<b>-28%</b>
<b>Total Other General Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>65</b>	<b>-</b>	<b>65</b>	<b>#DIV/0!</b>
<b>Total Operating Expenses</b>	<b>39,633</b>	<b>43,158</b>	<b>(3,525)</b>	<b>258,298</b>	<b>302,107</b>	<b>(43,809)</b>	<b>-15%</b>
<b>Net Gain (Loss)</b>	<b>\$ (87)</b>	<b>\$ -</b>	<b>\$ (87)</b>	<b>\$ 54,537</b>	<b>\$ -</b>	<b>\$ 54,537</b>	<b>#DIV/0!</b>

**Columbia Housing Authority**  
**CHA Business Activities Revenue and Expense Budget Comparison**  
7 Months ended July 31, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Investment Income (includes interest earned on seller financing)	903	25,914	(25,012)	3,935	181,400	(177,465)	-98%
Mortgage Interest Income	43,470	-	43,470	114,537	-	114,537	#DIV/0!
LIHTC Management Fees	30,865	29,572	1,293	211,592	207,002	4,589	2%
<b>Total Revenue</b>	<b>75,237</b>	<b>55,486</b>	<b>19,751</b>	<b>330,064</b>	<b>388,403</b>	<b>(58,338)</b>	<b>-15%</b>
Administrative Salaries	20,477	18,131	2,345	139,770	126,920	12,850	10%
Auditing Fees	674	1,000	(326)	7,443	7,000	443	6%
Advertising and Marketing	-	8	(8)	-	58	(58)	-100%
Employee Benefit contributions - Administrative	5,119	6,148	(1,029)	36,245	43,035	(6,791)	-16%
Office Expenses	312	408	(96)	4,592	2,858	1,733	61%
Legal Expense	530	42	488	3,536	292	3,245	1112%
Training & Travel	17	250	(233)	974	1,750	(776)	-44%
Other	2,380	1,607	773	15,186	11,247	3,939	35%
<b>Total Operating - Administrative</b>	<b>29,509</b>	<b>27,594</b>	<b>1,915</b>	<b>207,746</b>	<b>193,161</b>	<b>14,586</b>	<b>8%</b>
Total Utilities	\$ 652	\$ 350	\$ 302	\$ 1,968	\$ 2,450	\$ (482)	-20%
Total Maintenance	747	879	(132)	4,867	6,154	(1,287)	-21%
Total Insurance Premiums	1,180	775	405	8,194	5,424	2,770	51%
Total Other General Expenses	5,594	5,656	(62)	39,505	39,592	(87)	0%
Interest of Mortgage (or Bonds) Payable	43,470	-	43,470	114,537	-	114,537	
<b>Total Operating Expenses</b>	<b>81,152</b>	<b>35,255</b>	<b>45,898</b>	<b>376,818</b>	<b>246,782</b>	<b>130,037</b>	<b>53%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (5,915)</b>	<b>\$ 20,232</b>	<b>\$ (26,147)</b>	<b>\$ (46,754)</b>	<b>\$ 141,621</b>	<b>\$ (188,375)</b>	<b>-133%</b>
Depreciation Expense	142	31	111	999	218	781	359%
<b>Total Expenses</b>	<b>\$ 81,294</b>	<b>\$ 35,286</b>	<b>\$ 46,008</b>	<b>\$ 377,817</b>	<b>\$ 246,999</b>	<b>\$ 130,818</b>	<b>53%</b>
<b>Net Gain (Loss)</b>	<b>\$ (6,057)</b>	<b>\$ 20,201</b>	<b>\$ (26,258)</b>	<b>\$ (47,753)</b>	<b>\$ 141,404</b>	<b>\$ (189,156)</b>	<b>-134%</b>



Columbia Housing Authority  
201 Switzler Street  
Columbia, MO 65203

# **HOUSING AUTHORITY**

of the City of Columbia, Missouri

Office: (573) 443-2556

TTY: (573) 875-5161

Fax Line: (573) 443-0051

# **MONTHLY FINANCIAL STATEMENTS**

*(unaudited)*

## **June 2019**

Fiscal Year End

December 2019

Month 6 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**

	6 Months ended June 30, 2019			Year to Date	Budget	Variance	Percent of Variance
	Current Month	Budget	Variance				
HUD PHA Operating Grants - HAP	689,311	803,196	(113,885)	4,451,265	4,819,176	(367,911)	-8%
HUD Admin Fees Earned	79,018	80,861	(1,843)	478,744	485,169	(6,425)	-1%
<b>Total Fee Revenue</b>	<b>768,329</b>	<b>884,057</b>	<b>(115,728)</b>	<b>4,930,009</b>	<b>5,304,344</b>	<b>(374,335)</b>	<b>-7%</b>
Investment Income - Unrestricted	914	333	581	5,344	2,000	3,344	167%
Fraud Recovery - HAP	113	250	(138)	710	1,500	(790)	0%
Fraud Recovery - Admin	113	-	113	710	-	710	0%
FSS Forfeitures	181	-	181	1,696	-	1,696	
<b>Total Revenue</b>	<b>769,649</b>	<b>884,641</b>	<b>(114,992)</b>	<b>4,938,469</b>	<b>5,307,844</b>	<b>(369,375)</b>	<b>-7%</b>
Administrative Salaries	19,871	21,546	(1,675)	125,159	129,278	(4,119)	-3%
Auditing Fees	950	1,875	(925)	6,493	11,250	(4,757)	-42%
Management Fee	18,960	20,390	(1,430)	113,556	122,340	(8,784)	-7%
Book-keeping Fee	11,850	12,744	(894)	70,973	76,463	(5,490)	-7%
Advertising and Marketing	500	133	367	1,211	800	411	51%
Employee Benefit contributions - Administrative	5,924	2,977	2,947	39,640	17,861	21,780	122%
Office Expenses	1,553	1,695	(142)	13,184	10,170	3,014	30%
Training & Travel	16	427	(411)	1,935	2,560	(625)	-24%
Other Administrative Expenses	8,189	11,839	(3,650)	60,722	71,036	(10,313)	-15%
<b>Total Operating - Administrative</b>	<b>67,813</b>	<b>73,626</b>	<b>(5,813)</b>	<b>432,873</b>	<b>441,756</b>	<b>(8,884)</b>	<b>-2%</b>
<b>FSS Participation Services</b>	<b>26</b>	<b>-</b>	<b>26</b>	<b>398</b>	<b>-</b>	<b>398</b>	
<b>Total Utilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,307</b>	<b>-</b>	<b>1,307</b>	<b>#DIV/0!</b>
<b>Bldg. Maintenance</b>	<b>301</b>	<b>-</b>	<b>301</b>	<b>3,097</b>	<b>-</b>	<b>3,097</b>	<b>#DIV/0!</b>
<b>Insurance Premiums</b>	<b>834</b>	<b>456</b>	<b>378</b>	<b>5,114</b>	<b>2,736</b>	<b>2,378</b>	<b>87%</b>
<b>Total Operating Expenses</b>	<b>68,973</b>	<b>74,082</b>	<b>(5,109)</b>	<b>442,788</b>	<b>444,492</b>	<b>(1,704)</b>	<b>0%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>700,675</b>	<b>\$ 810,559</b>	<b>\$ (109,883)</b>	<b>\$ 4,495,681</b>	<b>\$ 4,863,352</b>	<b>\$ (367,671)</b>	<b>-8%</b>
HCV	472,864	517,986	(45,122)	2,828,598	3,107,916	(279,318)	-9%
Homeownership	3,685	3,810	(125)	22,292	22,858	(566)	-2%
Portable Housing Assistance Payments	12,259	11,730	529	77,287	70,379	6,909	10%
S8 FSS Payments	11,236	10,000	1,236	77,907	60,000	17,907	30%
VASH Housing Assistance Payments	47,056	41,031	6,025	263,978	246,186	17,792	7%
RAD PBV Housing Assistance Payments	183,487	178,105	5,382	1,100,667	1,068,631	32,036	3%
<b>Total Housing Assistance Payments</b>	<b>730,587</b>	<b>762,662</b>	<b>(32,074)</b>	<b>4,370,729</b>	<b>4,575,970</b>	<b>(205,241)</b>	<b>-4%</b>
<b>Total Expenses</b>	<b>799,561</b>	<b>836,744</b>	<b>(37,183)</b>	<b>\$ 4,813,517</b>	<b>\$ 5,020,462</b>	<b>\$ (206,945)</b>	<b>-4%</b>
<b>Net Gain (Loss)</b>	<b>(29,912)</b>	<b>47,897</b>	<b>(77,809)</b>	<b>\$ 124,952</b>	<b>\$ 287,382</b>	<b>\$ (162,430)</b>	

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**  
**6 Months ended June 30, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 40,689	\$ 30,914	\$ 9,775	\$ 207,908	\$ 185,483	\$ 22,425	12%
Vacancy Loss	(3,190)	(3,170)	(20)	(16,422)	(19,021)	2,599	-14%
Tenant Revenue - Other	1,073	694	379	6,162	4,161	2,001	48%
<b>Total Tenant Revenue</b>	<b>38,572</b>	<b>28,437</b>	<b>10,135</b>	<b>197,648</b>	<b>170,624</b>	<b>27,025</b>	16%
HUD PHA Operating Grants	57,052	34,640	22,412	237,261	207,838	29,423	14%
Capital Fund Grants	-	3,333	(3,333)	215,630.10	20,000	195,630	
70740 Front Line Service Fee	1,182	334	848	5,513	2,003	3,510	
<b>Total Grant Revenue</b>	<b>58,234</b>	<b>38,307</b>	<b>19,927</b>	<b>458,404</b>	<b>229,841</b>	<b>228,563</b>	99%
Investment Income - Unrestricted	1,875	737	1,138	8,717	4,421	4,297	97%
Fraud Recovery	100	-	100	912	-	912	0%
Other Revenue	2,474	3,047	(573)	12,039	18,282	(6,243)	-34%
<b>Total Revenue</b>	<b>101,254</b>	<b>70,528</b>	<b>30,727</b>	<b>677,721</b>	<b>423,167</b>	<b>254,554</b>	60%
Administrative Salaries	2,919	3,203	(284)	18,815	19,218	(403)	-2%
Auditing Fees	26	583	(557)	505	3,500	(2,995)	-86%
Management Fee	5,282	5,234	48	32,177	31,402	775	2%
Book-keeping Fee	818	810	8	4,980	4,860	120	2%
Advertising and Marketing	-	25	(25)	23	150	(127)	-84%
Employee Benefit contributions - Administrative	1,400	1,064	335	8,560	6,387	2,173	34%
Office Expenses	415	566	(152)	3,288	3,397	(109)	-3%
Legal Expense	90	30	60	658	178	479	269%
Training & Travel	11	192	(181)	278	1,150	(872)	-76%
Other	1,532	759	772	4,735	4,556	179	4%
<b>Total Operating - Administrative</b>	<b>12,492</b>	<b>12,466</b>	<b>25</b>	<b>74,019</b>	<b>74,798</b>	<b>(779)</b>	-1%
Asset Management Fee	1,200	1,200	-	7,200	7,200	-	0%
<b>Total Tenant Services</b>	<b>1,180</b>	<b>768</b>	<b>413</b>	<b>8,189</b>	<b>4,605</b>	<b>3,584</b>	78%
Water	1,519	2,011	(493)	11,754	12,069	(314)	-3%
Electricity	(1,512)	1,392	(2,904)	2,585	8,355	(5,770)	-69%
Gas	137	733	(596)	2,897	4,398	(1,501)	-34%
Sewer	1,926	2,088	(162)	12,857	12,528	329	3%
<b>Total Utilities</b>	<b>\$ 2,070</b>	<b>\$ 6,225</b>	<b>\$ (4,155)</b>	<b>\$ 30,094</b>	<b>\$ 37,350</b>	<b>\$ (7,256)</b>	-19%

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**  
**6 Months ended June 30, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 13,790	\$ 12,866	\$ 924	\$ 82,994	\$ 77,195	\$ 5,799	8%
Maintenance - Materials & Other	3,856	3,650	206	22,901	21,903	999	5%
Maintenance and Operations Contracts	9,774	9,388	386	42,861	56,330	(13,469)	-24%
Employee Benefit Contributions - Maintenance	4,278	4,180	98	25,703	25,078	625	2%
<b>Total Maintenance</b>	<b>31,697</b>	<b>30,084</b>	<b>1,613</b>	<b>174,459</b>	<b>180,505</b>	<b>(6,046)</b>	<b>-3%</b>
Protective Services - Labor	1,764	2,040	(276)	11,164	12,240	(1,076)	-9%
Protective Services - Other	-	50	(50)	-	300	(300)	-100%
Employee Benefit Contributions - Protective Services	425	568	(143)	2,962	3,411	(448)	-13%
<b>Total Protective Services</b>	<b>2,189</b>	<b>2,658</b>	<b>(470)</b>	<b>14,126</b>	<b>15,951</b>	<b>(1,824)</b>	<b>-11%</b>
<b>Total Insurance Premiums</b>	<b>3,929</b>	<b>3,986</b>	<b>(57)</b>	<b>23,618</b>	<b>23,915</b>	<b>(297)</b>	<b>-1%</b>
Other General Expenses	2,844	3,750	(906)	20,173	22,500	(2,327)	-10%
Payments in Lieu of Taxes	3,321	1,383	1,938	15,890	8,300	7,590	91%
Bad debt - Tenant Rents	621	100	521	1,370	600	770	128%
<b>Total Other General Expenses</b>	<b>6,786</b>	<b>5,233</b>	<b>1,553</b>	<b>37,433</b>	<b>31,400</b>	<b>6,033</b>	<b>19%</b>
Interest on Notes Payable	671	747	(76)	4,346	4,481	(135)	-3%
<b>Total Operating Expenses</b>	<b>62,215</b>	<b>63,367</b>	<b>(1,152)</b>	<b>373,484</b>	<b>380,204</b>	<b>(6,720)</b>	<b>-2%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 39,039</b>	<b>\$ 7,160</b>	<b>\$ 31,879</b>	<b>\$ 304,237</b>	<b>\$ 42,963</b>	<b>\$ 261,275</b>	<b>608%</b>
Extraordinary Maintenance	28	1,911	(1,882)	3,412	11,463	(8,051)	-70%
Depreciation Expense	12,194	13,248	(1,054)	73,166	79,488	(6,322)	-8%
Debt Principal Payment	1,826	1,853	(27)	27,115	11,118	15,997	144%
<b>Total Expenses</b>	<b>\$ 76,263</b>	<b>\$ 80,379</b>	<b>\$ (4,116)</b>	<b>\$ 477,176</b>	<b>\$ 482,273</b>	<b>\$ (5,096)</b>	<b>-1%</b>
<b>Net Gain (Loss)</b>	<b>\$ 24,991</b>	<b>\$ (9,851)</b>	<b>\$ 34,842</b>	<b>\$ 200,545</b>	<b>\$ (59,106)</b>	<b>\$ 259,650</b>	<b>-439%</b>



**Stuart Parker Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**6 Months ended June 30, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 71,123	\$ 78,507	\$ (7,384)	\$ 425,002	\$ 471,043	\$ (46,041)	-10%
Rental Subsidies	77,264	69,880	7,384	465,320	419,279	46,041	11%
Vacancy Loss	(2,294)	(3,710)	1,415	(20,858)	(22,258)	1,400	-6%
Net Rental Revenue	146,093	144,677	1,415	869,464	868,064	1,400	0%
Tenant Revenue - Other	274	833	(559)	5,643	5,000	643	13%
<b>Total Tenant Revenue</b>	<b>146,367</b>	<b>145,511</b>	<b>856</b>	<b>875,107</b>	<b>873,064</b>	<b>2,043</b>	0%
Investment Income - Unrestricted	3,942	500	3,442	24,760	3,000	21,760	725%
Other Revenue	8,827	9,492	(665)	258,930	56,953	201,977	355%
<b>Total Revenue</b>	<b>159,136</b>	<b>155,503</b>	<b>3,633</b>	<b>1,158,798</b>	<b>933,017</b>	<b>225,781</b>	24%
Administrative Salaries	7,142	7,750	(608)	46,547	46,500	48	0%
Auditing Fees	1,117	1,083	33	6,700	6,500	200	3%
Property Management Fee	9,241	9,188	53	55,163	55,128	35	0%
Asset Management Fees	1,036	1,036	(0)	6,218	6,219	(1)	0%
Advertising and Marketing	-	67	(67)	16	402	(386)	-96%
Employee Benefit contributions - Administrative	1,531	2,824	(1,293)	10,387	16,946	(6,559)	-39%
Office Expenses	1,294	840	454	6,624	5,040	1,584	31%
Legal Expense	115	83	31	342	500	(158)	-32%
Training & Travel	17	529	(512)	942	3,175	(2,233)	-70%
Other	1,771	1,447	324	7,970	8,684	(714)	-8%
<b>Total Operating - Administrative</b>	<b>23,264</b>	<b>24,849</b>	<b>(1,584)</b>	<b>140,908</b>	<b>149,092</b>	<b>(8,184)</b>	-5%
Tenant Services - Salaries	2,008	2,281	(272)	13,009	13,685	(675)	-5%
Employee Benefit Contributions - Tenant Services	655	887	(232)	4,047	5,322	(1,275)	-24%
Tenant Services - Other	5,017	4,298	719	24,530	25,787	(1,257)	-5%
<b>Total Tenant Services</b>	<b>7,680</b>	<b>7,466</b>	<b>214</b>	<b>41,586</b>	<b>44,793</b>	<b>(3,207)</b>	-7%
Water	4,142	3,308	834	20,490	19,847	643	3%
Electricity	13,729	12,855	874	67,918	77,127	(9,210)	-12%
Gas	101	1,312	(1,211)	5,439	7,872	(2,433)	-31%
Sewer	2,788	3,119	(331)	15,760	18,714	(2,954)	-16%
<b>Total Utilities</b>	<b>\$ 20,759</b>	<b>\$ 20,593</b>	<b>\$ 165</b>	<b>\$ 109,607</b>	<b>\$ 123,560</b>	<b>\$ (13,954)</b>	-11%

**Stuart Parker Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**6 Months ended June 30, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 10,817	\$ 11,835	\$ (1,017)	\$ 71,379	\$ 71,009	\$ 371	1%
Maintenance - Materials & Other	6,305	4,343	1,962	22,965	26,060	(3,095)	-12%
Maintenance and Operations Contracts	18,827	11,079	7,748	72,486	66,473	6,013	9%
Employee Benefit Contributions - Maintenance	4,061	4,268	(207)	25,246	25,605	(359)	-1%
<b>Total Maintenance</b>	<b>40,010</b>	<b>31,524</b>	<b>8,486</b>	<b>192,077</b>	<b>189,147</b>	<b>2,930</b>	<b>2%</b>
Property Insurance	4,023	4,224	(201)	28,346	25,345	3,001	12%
Liability Insurance	-	425	(425)	-	2,550	(2,550)	-100%
Workmen's Compensation	379	416	(36)	2,488	2,493	(5)	0%
All Other Insurance	118	118	0	708	708	0	0%
<b>Total Insurance Premiums</b>	<b>4,521</b>	<b>5,183</b>	<b>(662)</b>	<b>31,542</b>	<b>31,096</b>	<b>446</b>	<b>1%</b>
Other General Expenses	701	455	246	1,925	2,730	(805)	-29%
Taxes	5,436	7,103	(1,667)	32,615	42,615	(10,000)	-23%
Bad debt - Tenant Rents	2,642	1,750	892	10,632	10,500	132	1%
<b>Total Other General Expenses</b>	<b>8,780</b>	<b>9,308</b>	<b>(528)</b>	<b>45,172</b>	<b>55,845</b>	<b>(10,673)</b>	<b>-19%</b>
Interest of Mortgage (or Bonds) Payable	17,103	17,103	0	84,393	102,618	(18,225)	-18%
Amortization of Loan Costs	2,273	2,259	15	13,643	13,551	92	1%
<b>Total Interest Expense and Amortization Cost</b>	<b>19,376</b>	<b>19,362</b>	<b>15</b>	<b>98,036</b>	<b>116,169</b>	<b>(18,133)</b>	<b>-16%</b>
<b>Total Operating Expenses</b>	<b>124,389</b>	<b>118,284</b>	<b>6,106</b>	<b>658,927</b>	<b>709,702</b>	<b>(50,774)</b>	<b>-7%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 34,747</b>	<b>\$ 37,219</b>	<b>\$ (2,473)</b>	<b>\$ 499,870</b>	<b>\$ 223,315</b>	<b>\$ 276,555</b>	<b>124%</b>
Extraordinary Maintenance	2,570	-	2,570	2,570	-	2,570	
Depreciation Expense	65,496	58,117	7,379	392,976	348,702	44,275	13%
Debt Principal Payment	-	5,417	(5,417)	-	32,500	(32,500)	-100%
Funding Replacement Reserves from Operations	8,326	7,313	1,013	49,704	14,626	35,078	240%
<b>Total Expenses</b>	<b>\$ 200,782</b>	<b>\$ 189,130</b>	<b>\$ 11,652</b>	<b>\$ 1,104,178</b>	<b>\$ 1,105,529</b>	<b>\$ (1,351)</b>	<b>0%</b>
<b>Net Gain (Loss)</b>	<b>\$ (41,646)</b>	<b>\$ (33,627)</b>	<b>\$ (8,018)</b>	<b>\$ 54,620</b>	<b>\$ (172,512)</b>	<b>\$ 227,132</b>	<b>-132%</b>

**Bear Creek Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**6 Months ended June 30, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 17,973	\$ 16,742	\$ 1,231	\$ 103,397	\$ 100,454	\$ 2,944	3%
Rental Subsidies	26,271	27,036	(765)	156,477	162,216	(5,739)	-4%
Vacancy Loss	(1,036)	(700)	(336)	(4,666)	(4,203)	(463)	11%
<b>Net Rental Revenue</b>	<b>43,208</b>	<b>43,078</b>	<b>130</b>	<b>255,208</b>	<b>258,467</b>	<b>(3,258)</b>	<b>-1%</b>
Tenant Revenue - Other	90	25	65	4,585	150	4,435	2957%
<b>Total Tenant Revenue</b>	<b>43,298</b>	<b>43,103</b>	<b>195</b>	<b>259,793</b>	<b>258,617</b>	<b>1,177</b>	<b>0%</b>
Investment Income - Unrestricted	1,372	300	1,072	8,666	1,800	6,866	381%
Other Revenue	2,553	2,483	69	389,148	14,900	374,248	2512%
<b>Total Revenue</b>	<b>47,223</b>	<b>45,886</b>	<b>1,336</b>	<b>657,607</b>	<b>275,317</b>	<b>382,291</b>	<b>139%</b>
Administrative Salaries	2,072	2,805	(732)	13,769	16,829	(3,060)	-18%
Auditing Fees	867	833	33	5,200	5,000	200	4%
Property Management Fee	2,753	2,219	534	16,484	13,314	3,170	24%
Asset Management Fees	938	938	(0)	5,628	5,628	(0)	0%
Advertising and Marketing	-	5	(5)	15	30	(15)	-51%
Employee Benefit contributions - Administrative	276	965	(689)	3,875	5,790	(1,915)	-33%
Office Expenses	366	235	131	2,797	1,410	1,387	98%
Legal Expense	250	71	179	1,248	425	823	194%
Training & Travel	6	190	(185)	30	1,143	(1,112)	-97%
Other	343	719	(376)	2,465	4,314	(1,849)	-43%
<b>Total Operating - Administrative</b>	<b>7,870</b>	<b>8,980</b>	<b>(1,110)</b>	<b>51,512</b>	<b>53,882</b>	<b>(2,371)</b>	<b>-4%</b>
Tenant Services - Salaries	140	69	71	947	416	531	128%
Employee Benefit Contributions - Tenant Services	42	191	(149)	256	1,143	(887)	-78%
Tenant Services - Other	-	158	(158)	1,221	950	271	29%
<b>Total Tenant Services</b>	<b>182</b>	<b>418</b>	<b>(236)</b>	<b>2,424</b>	<b>2,509</b>	<b>(85)</b>	<b>-3%</b>
Water	1,561	1,617	(56)	8,690	9,700	(1,010)	-10%
Electricity	699	772	(73)	4,496	4,631	(135)	-3%
Gas	164	283	(119)	2,009	1,696	313	18%
Sewer	1,271	1,361	(90)	7,488	8,165	(677)	-8%
<b>Total Utilities</b>	<b>\$ 3,695</b>	<b>\$ 4,032</b>	<b>\$ (337)</b>	<b>\$ 22,684</b>	<b>\$ 24,192</b>	<b>\$ (1,508)</b>	<b>-6%</b>

**Bear Creek Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**6 Months ended June 30, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 5,693	\$ 5,226	\$ 467	\$ 34,785	\$ 31,359	\$ 3,427	11%
Maintenance - Materials & Other	1,040	1,306	(266)	8,088	7,835	253	3%
Maintenance and Operations Contracts	7,078	3,806	3,271	24,684	22,838	1,846	8%
Employee Benefit Contributions - Maintenance	1,889	1,852	37	11,322	11,115	208	2%
<b>Total Maintenance</b>	<b>15,700</b>	<b>12,191</b>	<b>3,509</b>	<b>78,879</b>	<b>73,146</b>	<b>5,734</b>	<b>8%</b>
<b>Total Insurance Premiums</b>	<b>3,330</b>	<b>3,614</b>	<b>(284)</b>	<b>20,020</b>	<b>20,341</b>	<b>(321)</b>	<b>-2%</b>
Other General Expenses	98	-	98	583	-	583	#DIV/0!
Property Taxes	2,600	2,600	-	15,600	15,600	-	0%
Bad debt - Tenant Rents	-	542	(542)	219	3,250	(3,031)	-93%
<b>Total Other General Expenses</b>	<b>2,698</b>	<b>3,142</b>	<b>(444)</b>	<b>16,403</b>	<b>18,850</b>	<b>(2,447)</b>	<b>-13%</b>
96710 Interest of Mortgage (or Bonds) Payable	3,869	3,800	69	22,843	22,803	40	0%
96730 Amortization of Loan Costs	1,664	1,011	653	9,982	6,063	3,919	65%
<b>Total Interest Expense and Amortization Cost</b>	<b>5,533</b>	<b>4,811</b>	<b>722</b>	<b>32,825</b>	<b>28,866</b>	<b>3,959</b>	<b>14%</b>
<b>Total Operating Expenses</b>	<b>39,008</b>	<b>37,188</b>	<b>1,820</b>	<b>224,747</b>	<b>221,786</b>	<b>2,962</b>	<b>1%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 8,214</b>	<b>\$ 8,698</b>	<b>\$ (484)</b>	<b>\$ 432,860</b>	<b>\$ 53,531</b>	<b>\$ 379,329</b>	<b>709%</b>
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	18,635	18,425	210	111,813	110,550	1,263	1%
Debt Principal Payment	3,183	2,886	297	17,350	17,315	35	0%
Funding Replacement Reserves from Operations	3,101	2,867	234	18,503	5,734	12,770	223%
<b>Total Expenses</b>	<b>\$ 63,927</b>	<b>\$ 61,365</b>	<b>\$ 2,562</b>	<b>\$ 372,414</b>	<b>\$ 355,384</b>	<b>\$ 17,030</b>	<b>5%</b>
<b>Net Gain (Loss)</b>	<b>\$ (16,704)</b>	<b>\$ (15,479)</b>	<b>\$ (1,225)</b>	<b>\$ 285,194</b>	<b>\$ (80,067)</b>	<b>\$ 365,261</b>	<b>-456%</b>

**Oak Towers Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**6 Months ended June 30, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 38,074	\$ 47,276	\$ (9,202)	\$ 233,222	\$ 283,658	\$ (50,436)	-18%
Rental Subsidies	44,939	35,737	9,202	264,856	214,420	50,436	24%
Vacancy Loss	(1,202)	(1,328)	126	(16,704)	(7,969)	(8,735)	110%
Net Rental Revenue	<b>81,811</b>	<b>81,685</b>	<b>126</b>	<b>481,374</b>	<b>490,109</b>	<b>(8,735)</b>	<b>-2%</b>
Tenant Revenue - Other	44	100	(57)	2,354	600	1,754	292%
<b>Total Tenant Revenue</b>	<b>81,855</b>	<b>81,785</b>	<b>70</b>	<b>483,727</b>	<b>490,709</b>	<b>(6,982)</b>	<b>-1%</b>
Investment Income - Unrestricted	1,565	400	1,165	9,837	2,400	7,437	310%
Other Revenue	4,140	3,295	845	567,824	19,771	548,053	2772%
<b>Total Revenue</b>	<b>87,559</b>	<b>85,480</b>	<b>2,079</b>	<b>1,061,388</b>	<b>512,880</b>	<b>548,508</b>	<b>107%</b>
Administrative Salaries	5,387	6,256	(869)	33,680	37,539	(3,858)	-10%
Auditing Fees	1,200	1,167	33	7,200	7,000	200	3%
Property Management Fee	5,118	5,064	54	30,318	30,384	(65)	0%
Asset Management Fees	955	955	(0)	5,728	5,729	(0)	0%
Advertising and Marketing	-	58	(58)	564	350	214	61%
Employee Benefit contributions - Administrative	2,291	2,712	(421)	13,415	16,271	(2,856)	-18%
Office Expenses	1,066	517	549	5,242	3,099	2,143	69%
Legal Expense	115	42	73	444	250	194	77%
Training & Travel	13	371	(358)	593	2,225	(1,632)	-73%
Other	736	905	(169)	5,311	5,430	(118)	-2%
<b>Total Operating - Administrative</b>	<b>16,881</b>	<b>18,046</b>	<b>(1,165)</b>	<b>102,496</b>	<b>108,275</b>	<b>(5,779)</b>	<b>-5%</b>
Tenant Services - Salaries	1,234	1,332	(98)	7,953	7,991	(38)	0%
Employee Benefit Contributions - Tenant Services	405	429	(24)	2,505	2,573	(68)	-3%
Tenant Services - Other	2,833	2,791	42	17,329	16,745	583	3%
<b>Total Tenant Services</b>	<b>4,471</b>	<b>4,552</b>	<b>(80)</b>	<b>27,786</b>	<b>27,309</b>	<b>477</b>	<b>2%</b>
Water	1,433	935	498	8,580	5,610	2,970	53%
Electricity	8,938	8,362	576	48,900	50,174	(1,273)	-3%
Gas	611	560	51	4,106	3,357	749	22%
Sewer	939	1,020	(81)	5,882	6,120	(238)	-4%
<b>Total Utilities</b>	<b>\$ 11,921</b>	<b>\$ 10,877</b>	<b>\$ 1,044</b>	<b>\$ 67,469</b>	<b>\$ 65,261</b>	<b>\$ 2,208</b>	<b>3%</b>

**Oak Towers Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**6 Months ended June 30, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 6,830	\$ 7,155	\$ (325)	\$ 45,448	\$ 42,930	\$ 2,518	6%
Maintenance - Materials & Other	1,284	1,242	43	10,691	7,450	3,241	44%
Maintenance and Operations Contracts	11,951	5,331	6,620	35,175	31,984	3,192	10%
Employee Benefit Contributions - Maintenance	2,052	2,166	(114)	12,898	12,996	(97)	-1%
<b>Total Maintenance</b>	<b>22,117</b>	<b>15,893</b>	<b>6,224</b>	<b>104,213</b>	<b>95,359</b>	<b>8,854</b>	<b>9%</b>
Property Insurance	990	2,152	(1,162)	5,939	12,912	(6,973)	-54%
Liability Insurance	-	167	(167)	-	1,000	(1,000)	-100%
Workmen's Compensation	256	280	(25)	1,655	1,681	(26)	-2%
All Other Insurance	49	169	(121)	292	1,016	(724)	-71%
<b>Total Insurance Premiums</b>	<b>1,294</b>	<b>2,768</b>	<b>(1,474)</b>	<b>7,886</b>	<b>16,610</b>	<b>(8,724)</b>	<b>-53%</b>
Other General Expenses	143	-	143	5,544	-	5,544	
Taxes	2,579	2,579	-	15,476	15,476	-	0%
Bad debt - Tenant Rents	497	567	(70)	727	3,400	(2,673)	-79%
<b>Total Other General Expenses</b>	<b>3,219</b>	<b>3,146</b>	<b>73</b>	<b>21,747</b>	<b>18,876</b>	<b>2,871</b>	<b>15%</b>
96710 Interest of Mortgage (or Bonds) Payable	6,092		6,092	28,842	-	28,842	
96730 Amortization of Loan Costs	720	1,418	(697)	4,323	8,505	(4,182)	
<b>Total Interest Expense and Amortization Cost</b>	<b>6,812</b>	<b>1,418</b>	<b>5,395</b>	<b>33,165</b>	<b>8,505</b>	<b>24,660</b>	
<b>Total Operating Expenses</b>	<b>66,715</b>	<b>56,699</b>	<b>10,016</b>	<b>364,762</b>	<b>340,194</b>	<b>24,568</b>	<b>7%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 20,845</b>	<b>\$ 28,781</b>	<b>\$ (7,936)</b>	<b>\$ 696,627</b>	<b>\$ 172,686</b>	<b>\$ 523,941</b>	<b>303%</b>
Depreciation Expense	39,236	13,400	25,837	235,418	80,399	155,020	193%
Debt Principal Payment	-	-	-	-	-	-	
Funding Replacement Reserves from Operations	20,681	-	20,681	42,426	-	42,426	#DIV/0!
<b>Total Expenses</b>	<b>\$ 126,631</b>	<b>\$ 70,099</b>	<b>\$ 56,533</b>	<b>\$ 642,606</b>	<b>\$ 420,593</b>	<b>\$ 222,013</b>	<b>53%</b>
<b>Net Gain (Loss)</b>	<b>\$ (39,072)</b>	<b>\$ 15,381</b>	<b>\$ (54,453)</b>	<b>\$ 418,783</b>	<b>\$ 92,287</b>	<b>\$ 326,495</b>	<b>354%</b>

**Mid-Missouri Veterans Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**6 Months ended June 30, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 6,254	\$ 7,495	\$ (1,240)	\$ 38,343	\$ 44,967	\$ (6,624)	-15%
Rental Subsidies	9,271	7,906	1,365	52,698	47,433	5,265	11%
Vacancy Loss	(300)	(616)	316	(3,046)	(3,696)	650	-18%
<b>Net Rental Revenue</b>	<b>15,225</b>	<b>14,784</b>	<b>441</b>	<b>87,995</b>	<b>88,704</b>	<b>(709)</b>	<b>-1%</b>
Tenant Revenue - Other	15	67	(52)	288	400	(112)	-28%
<b>Total Tenant Revenue</b>	<b>15,240</b>	<b>14,851</b>	<b>389</b>	<b>88,283</b>	<b>89,104</b>	<b>(821)</b>	<b>-1%</b>
Investment Income - Unrestricted	404	200	204	2,737	1,200	1,537	128%
Other Revenue	209	173	36	1,171	1,035	136	13%
<b>Total Revenue</b>	<b>15,853</b>	<b>15,223</b>	<b>630</b>	<b>92,191</b>	<b>91,340</b>	<b>851</b>	<b>1%</b>
Administrative Salaries	583	646	(63)	3,745	3,875	(130)	-3%
Auditing Fees	700	667	33	4,200	4,000	200	5%
Property Management Fee	789	730	59	4,443	4,379	64	1%
Asset Management Fees	948	948	(0)	5,688	5,689	(1)	0%
Employee Benefit contributions - Administrative	155	133	22	894	800	95	12%
Office Expenses	411	206	205	1,401	1,238	163	13%
Legal Expense	115	46	69	115	276	(161)	-58%
Training & Travel	1	38	(37)	11	230	(219)	-95%
Other	67	76	(10)	817	458	359	78%
<b>Total Operating - Administrative</b>	<b>3,768</b>	<b>3,495</b>	<b>273</b>	<b>21,313</b>	<b>20,971</b>	<b>342</b>	<b>2%</b>
Water	251	202	49	1,172	1,212	(41)	-3%
Electricity	1,283	1,323	(40)	5,703	7,940	(2,237)	-28%
Gas	161	352	(192)	2,825	2,113	712	34%
Sewer	175	167	8	915	1,002	(88)	-9%
<b>Total Utilities</b>	<b>\$ 1,869</b>	<b>\$ 2,045</b>	<b>\$ (175)</b>	<b>\$ 10,615</b>	<b>\$ 12,268</b>	<b>\$ (1,653)</b>	<b>-13%</b>
Maintenance - Labor	\$ 1,463	\$ 1,307	\$ 156	\$ 8,798	\$ 7,840	\$ 958	12%
Maintenance - Materials & Other	99	173	(74)	548	1,038	(490)	-47%
Maintenance and Operations Contracts	630	964	(334)	9,937	5,782	4,154	72%
Employee Benefit Contributions - Maintenance	465	463	2	2,830	2,779	51	2%
<b>Total Maintenance</b>	<b>2,658</b>	<b>2,907</b>	<b>(249)</b>	<b>22,112</b>	<b>17,439</b>	<b>4,673</b>	<b>27%</b>

**Mid-Missouri Veterans Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**6 Months ended June 30, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Protective Services - Labor	372	431	(58)	2,358	2,585	(227)	-9%
Protective Services - Other	-	8	(8)	-	50	(50)	-100%
Employee Benefit Contributions - Protective Services	90	120	(30)	626	721	(95)	-13%
<b>Total Protective Services</b>	<b>462</b>	<b>559</b>	<b>(97)</b>	<b>2,983</b>	<b>3,356</b>	<b>(373)</b>	<b>-11%</b>
Property Insurance	763	649	114	4,587	3,893	694	18%
Workmen's Compensation	46	45	1	283	272	11	4%
All Other Insurance	24	25	(0)	147	147	(0)	0%
<b>Total Insurance Premiums</b>	<b>833</b>	<b>936</b>	<b>(103)</b>	<b>5,017</b>	<b>4,312</b>	<b>705</b>	<b>16%</b>
Other General Expenses	14	19	(5)	73	113	(39)	-35%
Taxes	690	690	-	4,139	4,139	-	0%
Bad debt - Tenant Rents	-	428	(428)	-	2,565	(2,565)	-100%
<b>Total Other General Expenses</b>	<b>704</b>	<b>1,136</b>	<b>(432)</b>	<b>4,212</b>	<b>6,816</b>	<b>(2,604)</b>	<b>-38%</b>
96710 Interest of Mortgage (or Bonds) Payable	792	828	(36)	4,806	4,966	(160)	-3%
96730 Amortization of Loan Costs	681	946	(265)	4,084	5,674	(1,590)	-28%
<b>Total Interest Expense and Amortization Cost</b>	<b>1,472</b>	<b>1,773</b>	<b>(301)</b>	<b>8,890</b>	<b>10,640</b>	<b>(1,750)</b>	<b>-16%</b>
<b>Total Operating Expenses</b>	<b>11,767</b>	<b>12,852</b>	<b>(1,085)</b>	<b>75,142</b>	<b>75,803</b>	<b>(661)</b>	<b>-1%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 4,086</b>	<b>\$ 2,372</b>	<b>\$ 1,714</b>	<b>\$ 17,049</b>	<b>\$ 15,537</b>	<b>\$ 1,512</b>	<b>10%</b>
Depreciation Expense	10,277	10,277	0	61,662	61,662	0	0%
Debt Principal Payment	824	820	4	5,021	2,460	2,561	104%
Funding Replacement Reserves from Operations	772	633	139	4,552	1,266	3,286	260%
<b>Total Expenses</b>	<b>\$ 23,641</b>	<b>\$ 14,591</b>	<b>\$ 9,049</b>	<b>\$ 146,377</b>	<b>\$ 81,250</b>	<b>\$ 65,127</b>	<b>80%</b>
<b>Net Gain (Loss)</b>	<b>\$ (7,788)</b>	<b>\$ 632</b>	<b>\$ (8,420)</b>	<b>\$ (54,187)</b>	<b>\$ 10,090</b>	<b>\$ (64,276)</b>	<b>-637%</b>



**Bryant Walkway Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**6 Months ended June 30, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 10,579	\$ 6,109	\$ 4,470	\$ 41,836	\$ 36,653	\$ 5,183	14%
Rental Subsidies	17,760	22,290	(4,530)	128,198	133,740	(5,543)	-4%
Vacancy Loss	(6,090)	(3,317)	(2,773)	(22,861)	(19,904)	(2,957)	15%
Net Rental Revenue	<b>22,249</b>	<b>25,082</b>	<b>(2,832)</b>	<b>147,173</b>	<b>150,489</b>	<b>(3,317)</b>	<b>-2%</b>
Tenant Revenue - Other	-	-	-	361	-	361	
<b>Total Tenant Revenue</b>	<b>22,249</b>	<b>25,082</b>	<b>(2,832)</b>	<b>147,534</b>	<b>150,489</b>	<b>(2,956)</b>	<b>-2%</b>
Investment Income - Unrestricted	358	100	258	1,627	600	1,027	171%
Other Revenue	161,693	200	161,493	182,808	1,200	181,608	
<b>Total Revenue</b>	<b>184,300</b>	<b>25,382</b>	<b>158,918</b>	<b>331,969</b>	<b>152,289</b>	<b>179,680</b>	<b>118%</b>
Administrative Salaries	2,249	2,564	(316)	14,139	15,386	(1,247)	-8%
Auditing Fees	1,600	667	933	5,467	4,000	1,467	
Property Management Fee	1,580	1,907	(327)	9,669	11,444	(1,775)	-16%
Asset Management Fees	644	644	-	3,863	3,863	-	0%
Advertising and Marketing	-	19	(19)	13	113	(99)	-88%
Employee Benefit contributions - Administrative	775	898	(123)	4,679	5,386	(707)	-13%
Office Expenses	420	214	206	1,589	1,283	306	24%
Legal Expense	115	42	73	115	250	(135)	-54%
Training & Travel	4	95	(91)	226	567	(342)	-60%
Other	304	327	(22)	1,776	1,960	(184)	-9%
<b>Total Operating - Administrative</b>	<b>7,691</b>	<b>7,375</b>	<b>315</b>	<b>41,535</b>	<b>44,252</b>	<b>(2,717)</b>	<b>-6%</b>
Tenant Services - Salaries	-	190	(190)	-	1,138	(1,138)	-100%
Employee Benefit Contributions - Tenant Services	-	159	(159)	-	953	(953)	-100%
Tenant Services - Other	-	192	(192)	-	1,153	(1,153)	-100%
<b>Total Tenant Services</b>	<b>-</b>	<b>541</b>	<b>(541)</b>	<b>-</b>	<b>3,244</b>	<b>(3,244)</b>	<b>-100%</b>
Water	768	754	14	2,949	4,526	(1,577)	-35%
Electricity	1,316	113	1,204	10,867	675	10,192	1510%
Gas	117	103	14	2,348	620	1,728	279%
Sewer	586	705	(119)	2,947	4,229	(1,281)	-30%
<b>Total Utilities</b>	<b>\$ 2,787</b>	<b>\$ 1,675</b>	<b>\$ 1,112</b>	<b>\$ 19,111</b>	<b>\$ 10,049</b>	<b>\$ 9,062</b>	<b>90%</b>

**Bryant Walkway Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**6 Months ended June 30, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,840	\$ 2,478	\$ 362	\$ 16,876	\$ 14,870	\$ 2,006	13%
Maintenance - Materials & Other	124	977	(853)	1,117	5,861	(4,743)	-81%
Maintenance and Operations Contracts	3,009	3,040	(30)	12,720	18,237	(5,517)	-30%
Employee Benefit Contributions - Maintenance	1,019	947	73	5,758	5,680	79	1%
<b>Total Maintenance</b>	<b>6,993</b>	<b>7,441</b>	<b>(449)</b>	<b>36,471</b>	<b>44,647</b>	<b>(8,176)</b>	<b>-18%</b>
Property Insurance	-	2,226	(2,226)	33	13,355	(13,321)	-100%
Workmen's Compensation	105	99	6	593	597	(3)	-1%
All Other Insurance	63	74	(11)	377	443	(65)	-15%
<b>Total Insurance Premiums</b>	<b>168</b>	<b>2,558</b>	<b>(2,390)</b>	<b>1,004</b>	<b>14,394</b>	<b>(13,390)</b>	<b>-93%</b>
Other General Expenses	-	4,167	(4,167)	136	25,000	(24,864)	
Property Taxes	1,954	1,954	-	11,726	11,726	-	0%
<b>Total Other General Expenses</b>	<b>1,954</b>	<b>6,163</b>	<b>(4,208)</b>	<b>11,955</b>	<b>36,976</b>	<b>(25,022)</b>	<b>-68%</b>
<b>Total Operating Expenses</b>	<b>19,920</b>	<b>26,757</b>	<b>(6,837)</b>	<b>112,041</b>	<b>159,590</b>	<b>(47,549)</b>	<b>-30%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 164,380</b>	<b>\$ (1,376)</b>	<b>\$ 165,755</b>	<b>\$ 219,929</b>	<b>\$ (7,300)</b>	<b>\$ 227,229</b>	<b>-3113%</b>
Depreciation Expense	9,150	2,188	6,963	54,903	13,125	41,778	
<b>Total Expenses</b>	<b>\$ 29,070</b>	<b>\$ 28,945</b>	<b>\$ 126</b>	<b>\$ 166,943</b>	<b>\$ 172,715</b>	<b>\$ (5,771)</b>	<b>-3%</b>
<b>Net Gain (Loss)</b>	<b>\$ 155,229</b>	<b>\$ (3,563)</b>	<b>\$ 158,792</b>	<b>\$ 165,026</b>	<b>\$ (20,425)</b>	<b>\$ 185,451</b>	<b>-908%</b>

**Bryant Walkway II Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**6 Months ended June 30, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 6,101	\$ 2,855	\$ 3,245	\$ 36,151	\$ 17,132	\$ 19,019	111%
Rental Subsidies	11,279	14,535	(3,256)	68,129	87,212	(19,083)	-22%
Vacancy Loss	(813)	(502)	(311)	(10,670)	(3,011)	(7,659)	254%
Net Rental Revenue	<b>16,567</b>	<b>16,889</b>	<b>(322)</b>	<b>93,610</b>	<b>101,333</b>	<b>(7,723)</b>	<b>-8%</b>
Tenant Revenue - Other	21	-	21	212	-	212	
<b>Total Tenant Revenue</b>	<b>16,588</b>	<b>16,889</b>	<b>(301)</b>	<b>93,822</b>	<b>101,333</b>	<b>(7,511)</b>	<b>-7%</b>
Investment Income - Unrestricted	775	200	575	4,230	1,200	3,030	253%
Other Revenue	58,577	-	58,577	263,459	-	263,459	
<b>Total Revenue</b>	<b>75,940</b>	<b>17,089</b>	<b>58,851</b>	<b>361,511</b>	<b>102,533</b>	<b>258,978</b>	<b>253%</b>
Administrative Salaries	1,043	952	91	6,550	5,709	841	15%
Auditing Fees	1,600	667	933	5,467	4,000	1,467	0%
Property Management Fee	995	1,012	(17)	6,340	6,074	266	4%
Asset Management Fees	894	894	-	5,363	5,363	-	0%
Advertising and Marketing	-	6	(6)	4	38	(33)	-88%
Employee Benefit contributions - Administrative	375	346	29	2,112	2,077	34	2%
Office Expenses	258	103	155	764	618	146	24%
Legal Expense	115	21	94	115	125	(10)	-8%
Training & Travel	2	35	(33)	75	207	(133)	-64%
Other	92	161	(70)	600	969	(368)	-38%
<b>Total Operating - Administrative</b>	<b>5,373</b>	<b>4,197</b>	<b>1,176</b>	<b>27,388</b>	<b>25,179</b>	<b>2,209</b>	<b>9%</b>
Tenant Services - Salaries	-	120	(120)	-	720	(720)	-100%
Employee Benefit Contributions - Tenant Services	-	101	(101)	-	606	(606)	-100%
Tenant Services - Other	-	128	(128)	-	768	(768)	-100%
<b>Total Tenant Services</b>	<b>-</b>	<b>349</b>	<b>(349)</b>	<b>-</b>	<b>2,094</b>	<b>(2,094)</b>	<b>-100%</b>
Water	643	291	352	3,411	1,746	1,665	95%
Electricity	414	75	339	2,554	450	2,104	468%
Gas	37	69	(32)	492	413	79	19%
Sewer	602	241	361	3,700	1,443	2,257	156%
<b>Total Utilities</b>	<b>\$ 1,695</b>	<b>\$ 675</b>	<b>\$ 1,020</b>	<b>\$ 10,157</b>	<b>\$ 4,052</b>	<b>\$ 6,105</b>	<b>151%</b>

**Bryant Walkway II Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**6 Months ended June 30, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 983	\$ 826	\$ 157	\$ 5,734	\$ 4,957	\$ 777	16%
Maintenance - Materials & Other	376	651	(275)	1,277	3,906	(2,630)	-67%
Maintenance and Operations Contracts	1,668	2,112	(444)	9,392	12,673	(3,281)	-26%
Employee Benefit Contributions - Maintenance	347	307	39	1,936	1,844	92	5%
<b>Total Maintenance</b>	<b>3,374</b>	<b>3,897</b>	<b>(523)</b>	<b>18,338</b>	<b>23,380</b>	<b>(5,042)</b>	<b>-22%</b>
Property Insurance	667	1,484	(817)	4,014	8,903	(4,889)	-55%
Workmen's Compensation	41	36	5	235	216	18	9%
All Other Insurance	22	49	(27)	132	295	(163)	-55%
<b>Total Insurance Premiums</b>	<b>730</b>	<b>1,675</b>	<b>(945)</b>	<b>4,381</b>	<b>9,414</b>	<b>(5,034)</b>	<b>-53%</b>
Other General Expenses	-	-	-	24	-	24	
Property Taxes	1,332	1,332	-	7,993	7,993	-	0%
Bad debt - Tenant Rents	-	17	(17)	-	100	(100)	-100%
<b>Total Other General Expenses</b>	<b>1,332</b>	<b>1,349</b>	<b>(17)</b>	<b>8,017</b>	<b>8,093</b>	<b>(76)</b>	<b>-1%</b>
96710 Interest of Mortgage (or Bonds) Payable	-	1,710	(1,710)	7,060	10,257	(3,198)	
Interest on Notes Payable	-	-	-	-	-	-	#DIV/0!
96730 Amortization of Loan Costs	227	137	90	1,362	822	540	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>227</b>	<b>1,847</b>	<b>(1,620)</b>	<b>8,422</b>	<b>11,079</b>	<b>(2,658)</b>	
<b>Total Operating Expenses</b>	<b>12,731</b>	<b>13,988</b>	<b>(1,257)</b>	<b>76,703</b>	<b>83,293</b>	<b>(6,590)</b>	<b>-8%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 63,209</b>	<b>\$ 3,101</b>	<b>\$ 60,108</b>	<b>\$ 284,808</b>	<b>\$ 19,240</b>	<b>\$ 265,568</b>	<b>1380%</b>
Depreciation Expense	13,362	2,188	11,174	80,169	13,125	67,044	
Debt Principal Payment	-	-	-	-	-	-	
Funding Replacement Reserves from Operations	-	-	-	-	-	-	
<b>Total Expenses</b>	<b>\$ 26,092</b>	<b>\$ 16,175</b>	<b>\$ 9,917</b>	<b>\$ 156,871</b>	<b>\$ 96,418</b>	<b>\$ 60,453</b>	<b>63%</b>
<b>Net Gain (Loss)</b>	<b>\$ 49,847</b>	<b>\$ 913</b>	<b>\$ 48,934</b>	<b>\$ 204,639</b>	<b>\$ 6,115</b>	<b>\$ 198,524</b>	<b>3247%</b>

**Columbia Housing Authority - Central Office Cost Center**  
**Unaudited Revenue Expense Budget Comparison**  
**6 Months ended June 30, 2019**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Management Fee	24,242	26,754	(2,512)	169,692	160,526	9,166	6%
Asset Management Fee	1,200	1,200	-	7,200	7,200	-	0%
Book Keeping Fee	12,668	13,554	(886)	75,953	81,323	(5,370)	-7%
Front Line Service Fee	-	-	-	-	-	-	#DIV/0!
<b>Total Fee Revenue</b>	<b>38,110</b>	<b>41,508</b>	<b>(3,398)</b>	<b>252,845</b>	<b>249,049</b>	<b>3,796</b>	<b>2%</b>
Investment Income - Unrestricted	439	400	39	2,623	2,400	223	9%
Other Revenue	-	1,250	(1,250)	17,820	7,500	10,320	138%
<b>Total Revenue</b>	<b>38,548</b>	<b>43,158</b>	<b>(4,610)</b>	<b>273,288</b>	<b>258,949</b>	<b>14,339</b>	<b>6%</b>
Administrative Salaries	22,985	28,312	(5,327)	146,784	169,871	(23,086)	-14%
Auditing Fees	102	500	(398)	699	3,000	(2,301)	-77%
Advertising and Marketing	-	8	(8)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	6,378	7,701	(1,323)	38,423	46,207	(7,784)	-17%
Office Expenses	(150)	863	(1,013)	4,687	5,178	(490)	-9%
Training & Travel	11	500	(489)	145	3,000	(2,855)	-95%
Other	2,590	3,101	(510)	16,423	18,605	(2,181)	-12%
<b>Total Operating - Administrative</b>	<b>32,630</b>	<b>41,027</b>	<b>(8,397)</b>	<b>210,093</b>	<b>246,160</b>	<b>(36,066)</b>	<b>-15%</b>
<b>Total Utilities</b>	<b>\$ -</b>	<b>\$ 350</b>	<b>\$ (350)</b>	<b>\$ 1,316</b>	<b>\$ 2,100</b>	<b>\$ (784)</b>	<b>-37%</b>
<b>Total Maintenance</b>	<b>301</b>	<b>879</b>	<b>(578)</b>	<b>3,323</b>	<b>5,275</b>	<b>(1,952)</b>	<b>-37%</b>
<b>Total Insurance Premiums</b>	<b>616</b>	<b>902</b>	<b>(286)</b>	<b>3,868</b>	<b>5,414</b>	<b>(1,546)</b>	<b>-29%</b>
<b>Total Other General Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>65</b>	<b>-</b>	<b>65</b>	<b>#DIV/0!</b>
<b>Total Operating Expenses</b>	<b>33,547</b>	<b>43,158</b>	<b>(9,611)</b>	<b>218,665</b>	<b>258,949</b>	<b>(40,284)</b>	<b>-16%</b>
<b>Net Gain (Loss)</b>	<b>\$ 5,001</b>	<b>\$ -</b>	<b>\$ 5,001</b>	<b>\$ 54,623</b>	<b>\$ -</b>	<b>\$ 54,623</b>	<b>#DIV/0!</b>

**Columbia Housing Authority**  
**CHA Business Activities Revenue and Expense Budget Comparison**  
6 Months ended June 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Investment Income (includes interest earned on seller financing)	976	25,914	(24,939)	3,033	155,486	(152,453)	-98%
LIHTC Management Fees	30,148	29,572	577	180,727	177,431	3,297	2%
<b>Total Revenue</b>	<b>58,979</b>	<b>55,486</b>	<b>3,493</b>	<b>254,827</b>	<b>332,917</b>	<b>(78,089)</b>	<b>-23%</b>
Administrative Salaries	17,801	18,131	(331)	119,293	108,789	10,505	10%
Auditing Fees	991	1,000	(9)	6,769	6,000	769	13%
Advertising and Marketing	-	8	(8)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	4,796	6,148	(1,352)	31,125	36,888	(5,762)	-16%
Office Expenses	467	408	59	4,279	2,450	1,829	75%
Training & Travel	11	250	(239)	957	1,500	(543)	-36%
Other	2,396	1,607	790	12,806	9,641	3,166	33%
<b>Total Operating - Administrative</b>	<b>27,251</b>	<b>27,594</b>	<b>(344)</b>	<b>178,237</b>	<b>165,567</b>	<b>12,671</b>	<b>8%</b>
<b>Total Utilities</b>	<b>\$ -</b>	<b>\$ 350</b>	<b>\$ (350)</b>	<b>\$ 1,316</b>	<b>\$ 2,100</b>	<b>\$ (784)</b>	<b>-37%</b>
<b>Total Maintenance</b>	<b>677</b>	<b>879</b>	<b>(202)</b>	<b>4,120</b>	<b>5,275</b>	<b>(1,155)</b>	<b>-22%</b>
<b>Total Insurance Premiums</b>	<b>1,129</b>	<b>775</b>	<b>355</b>	<b>7,014</b>	<b>4,650</b>	<b>2,364</b>	<b>51%</b>
<b>Total Other General Expenses</b>	<b>5,894</b>	<b>5,656</b>	<b>238</b>	<b>33,911</b>	<b>33,936</b>	<b>(25)</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>62,807</b>	<b>35,255</b>	<b>27,553</b>	<b>295,666</b>	<b>211,527</b>	<b>84,139</b>	<b>40%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (3,828)</b>	<b>\$ 20,232</b>	<b>\$ (24,059)</b>	<b>\$ (40,839)</b>	<b>\$ 121,389</b>	<b>\$ (162,229)</b>	<b>-134%</b>
Depreciation Expense	142	31	111	857	186	670	359%
<b>Total Expenses</b>	<b>\$ 62,949</b>	<b>\$ 35,286</b>	<b>\$ 27,663</b>	<b>\$ 296,523</b>	<b>\$ 211,714</b>	<b>\$ 84,809</b>	<b>40%</b>
<b>Net Gain (Loss)</b>	<b>\$ (3,970)</b>	<b>\$ 20,201</b>	<b>\$ (24,170)</b>	<b>\$ (41,696)</b>	<b>\$ 121,203</b>	<b>\$ (162,899)</b>	<b>-134%</b>



# 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](http://www.ColumbiaHA.com)

## Current Events for July-August 2019

### Current Events

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

- Phil Steinhaus attended a Missouri Housing Development Commission meeting about the Missouri Housing Trust Fund.
- Phil Steinhaus attended a meeting at the City of Columbia about a new community solar program.
- Phil Steinhaus attended the allocation session of the local FEMA Emergency Food and Shelter Program.
- Phil Steinhaus and Andrea Tapia met with staff from the City of Columbia to discuss possible strategies to improve the energy efficiency of rental housing in Columbia.
- Phil Steinhaus attended a Missouri Housing Development Commission public hearing on the 2019 Qualified Allocation Plan.
- Phil Steinhaus and Greg Willingham met with Tom Jenson from Industrial Energy Renovation to discuss a potential program to reduce the cost of electric energy consumption on CHA properties.

### On-Going Community Committees and Task Forces

- Phil Steinhaus and Erin Friesz 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 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.
- Shannon Platero and Andrea Tapia are key members of the Functional Zero Task Force whose goal is to end chronic and Veteran homelessness in Columbia and Boone County.

Media articles from the past month are attached.

## State health officials require legionnaires' disease be reported within 24 hours 5 deaths in Missouri this year

By: Kelsey Kernstine

Posted: Aug 08, 2019 03:50 PM CDT

Updated: Aug 08, 2019 09:38 PM CDT



MID-MISSOURI, Mo. - The Missouri Department of Health and Senior Services recently added legionnaires' disease to its list of diseases that must be reported within 24 hours.

Before it was added, health care providers had up to three days to report the disease to state officials.

Legionnaires' disease is a lung infection caused by Legionella bacteria, according to the Centers for Disease Control and Prevention. The disease on the rise in Missouri, according to DHSS.

The state has seen more than 100 cases of the disease, and five people in Missouri have died so far in 2019, two of which were in mid-Missouri according to DHSS. Eight others have been infected with the disease in the state this year.

University of Missouri Infectious Disease Specialist, Dr. Christelle Ilboudo, said the disease is becoming increasing common, and health care leaders are not sure why.

"About one in 10 of people who get infected can die from it," Ilboudo said.

Ilboudo said the disease is especially deadly to the elderly and people with a weakened or suppressed immune system.

Symptoms can be vague, Ilboudo said, and can include cough, congestion and fever.

The bacteria are not generally passed through person-to-person contact but is instead inhaled through steam, according to the CDC.

"It's usually where you have your complex water systems, (the bacteria) likes to live in warm water," Ilboudo said. "It can live in water heating systems or tanks."

Other locations with high breeding grounds for the disease are hotels, health care facilities, nursing homes and public pools.

Recently, one person died from the disease after an outbreak at an Atlanta, Georgia, hotel.

The Columbia Housing Authority said a resident at one of its facilities came down with the illness.

However, after a four-hour long state inspection, the facility showed no traces of the disease.

The CDC said the disease can mostly be prevented with better water management.

"You want to find a place that abides by standards which is checking the water routinely to make sure there isn't legionnaires' in the water system," Ilboudo said.

Research suggests the disease is extremely challenging to pinpoint because the bacteria can travel nearly four miles.

ABC 17 has sunshine requested all locations that have been associated with legionnaires' disease in mid-Missouri.





## **Columbia Housing Authority approves security cameras for Paquin Tower**

By: Lucas Geisler

Posted: Jul 16, 2019 08:28 PM CDT

COLUMBIA, Mo. - The Columbia Housing Authority is set to install more security cameras at Paquin Tower.

The board of the public housing group approved a resolution Tuesday night to add more than a dozen cameras on 14 floors of the apartment building. CHA said it would need to work with Red Stone Equity Partners, its federal tax credit investor, to buy the cameras.

Installing two cameras on each floor could cost between \$40,000 to \$60,000 total, Housing Authority CEO Phil Steinhaus said. Staff would place the cameras where the hallways of each floor intersect.

Steinhaus said security staff have discussed adding more cameras for several years. CHA held off when it renovated the apartments in 2016 to manage the cost of the project. Steinhaus said the property now has the money to buy the cameras.

The June safety report for CHA shows that staff responded to 17 calls at Paquin Tower last month. Two involved investigations regarding drugs.