



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

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

To: CHA Board of Commissioners
From: Phil Steinhaus, CEO
Date: January 17, 2020
RE: January 21, 2020 CHA Board Meeting Agenda & Materials

Enclosed is the agenda packet for the CHA Board meeting next Tuesday, October 15, 2019. Included in the packet are staff memos and information related to each resolution. Please note the following:

CHA BOARD AGENDA ITEMS

Resolutions

- **There are no Board Resolutions this month.**

BOARD REPORTS

- **Administration Building Office Space Report:** A report on the need for additional office space is included.
- **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 Service, and Safety.
- **CHA Financial Reports:** Financial report for November 2019.
- **Update on the transition to PayCor and One America**
- **Current Events:** A report on current events is enclosed.
- **CEO Evaluation Process:** The Board will go into closed session to conduct the annual evaluation of the CEO.

CHALIS Board Agenda Items

- **Resolution 113:** To approve the executive of Title II grant agreements if awarded funding.
- **Resolution 114:** To authorize the submission of an application to the Heart of Missouri United Way to support the implementation of an Affordable Housing Ambassador Program.

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

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



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Open Meeting Notice

CHA Board of Commissioners Meeting

Date: Tuesday, January 21, 2020

Time: 5:30 p.m.

Place: Columbia Housing Authority, 201 Switzler Street

Following the open meeting, the CHA Board of Commissioners will go into Closed Session Pursuant to SECTION 610.021 (3) RSMo. - Pertaining to the hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

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

RESOLUTIONS

There are no resolutions this month.

REPORTS

- VII. Administration Building Office Space Report
- VIII. Affordable Housing Initiative Report
- IX. Monthly Management Reports for Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, and Safety.
- X. Financial Reports for November 2019
- XI. Update on the transition to PayCor and One America
- XII. Current Events

PUBLIC AND COMMISSIONER COMMENT

- XIII. Public Comment (Limited to 5 minutes per speaker)
- XIV. Commissioner Comment
- XV. Adjournment

CLOSED SESSION PURSUANT TO SECTION 610.021 (3) RSMo. - Pertaining to the hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

- I. Call to Order
- II. Roll Call
- III. Annual Performance Evaluation of the Chief Executive Officer
- IV. Adjournment

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

Media Contact: Phil Steinhaus, CEO
Phone: (573) 443-2556
E-mail: www.columbiaha.info@gmail.com

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



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING November 19, 2019 MEETING MINUTES

I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session on November 19, 2019, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Bob Hutton, Chair, called the meeting to order at 5:30 p.m.

II. Roll Call:

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

Excused: Robin Wenneker, Vice Chair Commissioner

CHA Staff: Phil Steinhaus, CEO
Charline Johns, Executive Assistant
Andrea Tapia, Chief Operations Officer
Greg Willingham, Director of Maintenance and Modernization
Laura Lewis, Director of Affordable Housing Operations
Mary Harvey, Director of Finance
Sara Stone, Family Self-Sufficiency Coordinator

Guest: Patrisha Gillespie & Family, Family Self-Sufficiency Participant
Tom Kayser, Health Benefits Broker with Sundvold Financial
Ashley Wright, Journalism Student

III. Adoption of Agenda:

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

IV. Approval of October 15, 2019 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of October 15, 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. Recognition of Achievement:

Mr. Hutton inquired about recognitions for the meeting and Mr. Steinhaus turned the floor over to Ms. Stone. Ms. Stone introduced Ms. Patrisha Gillespie and stated that Ms. Gillespie joined the CHA Family Self-Sufficiency (FSS) Program in October 2014. At that time, she was a single mother who had just obtained her GED. During her time in the program, Ms. Gillespie was able to complete her associate degree and become employed at a company that offers her insurance and other benefits. Ms. Gillespie has taken advantage of many courses that her employer offers and has been promoted after being employed for one year! Ms. Gillespie also paid off old high interest loans and has become current on all of her expenses. Ms. Gillespie also completed the City of Columbia Home Ownership Seminar and is on her way to becoming a home owner.

Ms. Stone asked everyone in attendance to join her in congratulating Ms. Gillespie and her family on her graduation from the Family Self-Sufficiency Program. Ms. Tapia asked Ms. Gillespie what part of the FSS Program did she enjoy the most. Ms. Gillespie stated that she was thankful for the support she was given throughout the program. Ms. Stone and Mr. Steinhaus presented Ms. Gillespie with certificates and cards on behalf of the Board.

VI. Public Comment.

There were no public comments.

RESOLUTIONS

VII. Resolution 2834: To Approve the CHA Employee Benefits Package for FYE January 1, 2020 through December 31, 2020.

Mr. Steinhaus introduced Mr. Kayser with Sundvold Financial, who solicited and received favorable quotes from Anthem Blue Cross Blue Shield for a one-year contract for CHA employee health care benefits. Mr. Kayser reviewed highlights from the CHA Employee Benefits Package. Mr. Steinhaus stated that he believed this to be a very good plan and employees have stated that maintaining a strong benefits package has really helped them out. Mr. French asked Mr. Kayser where did he see the health care industry headed. Mr. Kayser stated that there needs to be some aggressive negotiations with pharmaceutical companies and individuals should be able to purchase medications at the same rate that they are being purchased overseas. Mr. Hutton asked what was the reason that pharmaceutical companies can charge those in the U.S. more than those in Canada. Mr. Kayser stated that the pharmaceutical companies have a very large lobby in the U.S.

Mr. Hutton stated that the Board appreciated the good work that Mr. Kayser does. Mr. Hutton asked Mr. Steinhaus if he felt that some of the price increases would impede some of the employees from joining the program. Mr. Steinhaus stated that he did not believe so because several of our employees have had medical issues and they appreciate the great coverage that the CHA provides.

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

Mr. Hutton called for a motion to approve Resolution 2834 as presented. A motion was made by Mr. Lewis. Second by Mr. French. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, French, Hutton

No: None

VIII. Resolution 2835: A Resolution to Approve the Submission of the FYE2020 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia housing Authority: the Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development, LP; Bryant Walkway Group, LP; and Bryant Walkway II Housing Development Group, LP.

Mr. Steinhaus reviewed the FYE2020 LIHTC Budgets and highlights from the additional LIHTC Budget items from Mr. Willingham, Director of Modernization/Systems Specialist. Mr. Steinhaus noted miscellaneous repairs were needed at Paquin Tower, Oak Tower, Bear Creek and Bryant Walkway II.

Ms. Harvey explained to the Board how the budgets were calculated for LIHTC properties.

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

Mr. Hutton called for a motion to approve Resolution 2835 as presented. A motion was made by Mr. Lewis. Second by Mr. French. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, French, Hutton

No: None

IX. Resolution 2836: A Resolution to Adopt an Updated Procurement Policy Reflecting Increases to Purchasing Thresholds and an Updated Delegation of Procurement Authority to Specific CHA Employee Positions.

Mr. Steinhaus reported that in 2018 the Federal Office Management and Budget issued a memorandum for Chief Financial Officers and heads of small executive agencies raised the Micro-Purchase threshold from \$3,500 to \$10,000 and the Simple Acquisitions threshold from \$150,000 to \$250,000 for all grant recipients. Mr. Steinhaus stated that in March of 2019 HUD affirmed that these thresholds also apply to Public Housing Agencies.

Mr. Steinhaus indicated that he recommended that they raise CHA's Micro-Purchase from \$1,500 to \$10,000 and raise the Small Purchases from \$25,000 to \$100,000. Mr. Steinhaus stated that he did not believe that CHA needed to go up to the \$250,000 limit. Mr. Steinhaus reported that CHA's procurement was last updated in January 1996. Since, there have been significant inflationary increases in the cost of labor and the procurement of goods and materials, and e-commerce has provided a very reliable mechanism for cost comparisons in ensuring competitive pricing. Mr. Steinhaus added that with Micro-Purchases only one quote is required provided that the quote is considered reasonable and with Small-Purchases up three quotes are required.

Mr. Steinhaus stated that Sealed Bids, will be used for all contracts that exceed the small purchase threshold which is \$100,000 and the PHA publicly solicits bids and awards a firm fixed-price

contract to the responsible bidder whose bid, confirming with all material terms and conditions of the RFP is the lowest price. Mr. Steinhaus explained that with competitive proposals, unlike sealed bidding, the CHA would consider other factors and possibly conduct interviews with the contractors.

Mr. Steinhaus provided the Board with a copy of the updated “Delegation of Procurement Authority” which stated that in the absence of the CEO the Chief Operations Officer(COO) shall serve as the proxy with absolute authority to approve, with dated signature, all procurement contracts; the Director of Asset Management and the Director of Modernization and Maintenance are authorized to approve, with dated signature, all construction and non-construction procurement not to exceed \$5,000; the COO and the Director of Finance and Human Resources are authorized to approve, with dated signature, all non-construction procurement not to exceed \$5,000. Mr. Steinhaus noted that all procurement authorizations are restricted by budget line authority and any proposed expenditures that would result in exceeding a budget line authority must be approved by the Director of Finance and Human Resources prior to the expenditure.

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

Mr. Hutton called for a motion to approve Resolution 2836 as presented. A motion was made by Mr. Hutton. Second by Mr. Lewis. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, French, Hutton

No: None

X. Resolution 2837: A Resolution Approving the Job Description and Salary Range for the Position of Housing Choice Voucher Program Manager and Approving Related Updates to Appendix 1 – Organizational Chart and Appendix 3 – Range and Salary Plan to the CHA Personnel Policy.

Mr. Steinhaus explained that this resolution was for the position that the CHA is adding to assist Ms. Tapia and this individual will work directly with the Housing Choice Voucher/Section 8 operations and will provide daily support related to performance and regulatory compliance. Mr. Steinhaus stated that this individual will also work with intake, the waiting list, initial file review, leasing and other tasks such as taking the responsibility as the Landlord Liaison; providing guidance and assistance to new and existing landlords.

Mr. Steinhaus noted that in the budget they approved an Executive Assistant position that would assist both Ms. Tapia and Ms. Lewis. Mr. Steinhaus stated that the new positions would be stationed in the training room and would be broken up into four offices. Mr. Lewis stated that it sounds as if the jobs were necessary and that the positions were budgeted for this. Mr. Steinhaus stated correct. Mr. French inquired what would CHA use for their meetings for the organization. Mr. Steinhaus stated that is also the reason for needing expansion, with CHA is also proposing to build a new building space.

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

Mr. Hutton called for a motion to approve Resolution 2837 as presented. A motion was made by Mr. Lewis. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, French, Hutton

No: None

XI. Resolution 2838: A Resolution to Approve Revisions to the FYE2020 PHA Plan Regarding Audit Findings and to Adopt Revisions to the CHA Admissions and Continued Occupancy Policy (ACOP) Related to Over-Income Families.

Mr. Steinhaus reported that after submitting the FYE2020 PHA Plan to the St. Louis HUD Field Office, they rejected the plan based on CHA's most recent audit findings were not indicated in the plan and the ACOP did not comply with PIH-Notice 2019-11 regarding over-income families in Public Housing. Mr. Steinhaus reviewed the revised FYE2020 PHA Plan and the highlights for the updates of the ACOP to be changed with additional language.

Mr. Steinhaus reviewed the highlights from the over-income limits policy and stated that the PHA will rely on those numbers that will be updated within 60 days of HUD publishing new income limits each year and will be effective for all annual and interim reexaminations once the policies have been adopted. Mr. Steinhaus stated that CHA does not currently have any residents that are over-income but some that are really close.

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

Mr. Hutton called for a motion to approve Resolution 2838 as presented. A motion was made by Mr. Lewis. Second by Mr. French. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, French, Hutton

No: None

XII. Resolution 2839: A Resolution to Adopt Clarifying Language to the Columbia Housing Authority's Admissions and Continued Occupancy Policy and the Section 8 Housing Choice Voucher Program Administrative Plan on the Use of illegal Drugs, including Medical Marijuana, in Federally Assisted Housing Programs in Order to Ensure Compliance with Federal Law.

Mr. Steinhaus explained that the ACOP and Administrative Plan did cover the fact that illegal drugs are not allowed in federal assisted properties but wanted to add the clarifying language into the policies that are in line with the federal regulations. Mr. Steinhaus stated that HUD through "the Quality Housing and Work Responsibility Act (QHWRA) of 1988 requires that PHA's administering the Department's rental assistance programs, establish standards and lease provisions that prohibit admission into the Public Housing and Housing Choice Voucher (HCV) Programs based on the illegal use of controlled substances, including state legalized medical marijuana. State laws that legalize medical marijuana directly conflict with the admission requirements set forth in QHWRA and are thus subject to federal preemption." Mr. Steinhaus noted that the statement

was from the HUD Memorandum on Medical Marijuana Use in Public Housing and Housing Choice Voucher Programs, issued February 10, 2011.

Mr. Steinhaus stated that this hadn't been an issue for CHA until the Medical Marijuana Law passed here in Missouri. Mr. Steinhaus noted that CHA does have residents that have disabilities and are currently in recovery and receiving substance abuse treatment. Mr. Steinhaus explained that having a neighboring resident using marijuana or any other drugs can threaten their sobriety and cause them to lose their housing. Mr. Steinhaus reported that HUD has determined that "Federal and State nondiscrimination laws do not require PHAs and owners of federally assisted housing to accommodate requests by current or prospective residents with disabilities to use medical marijuana. In fact, PHAs and owners may not permit the use of medical marijuana as a reasonable accommodation."

Mr. Steinhaus reported that after doing some of his own research, the Missouri Medical Marijuana bill does not give physicians the authority to prescribe medical marijuana, but only "to permit state-licensed physicians to recommend marijuana for medical purposes to patients with serious illnesses and medical conditions." Mr. Steinhaus noted that Web MD identifies two prescription medications that work in a similar manner to medical marijuana, Marinol and Cesament, that can be used to treat nausea and vomiting caused by cancer drug treatment/chemotherapy.

Mr. Steinhaus stated that federal laws requires CHA deny housing applications of persons using medical marijuana. He noted that federal policy states that if CHA determines that any household member is currently engaged in use of illegal drugs, then the CHA must terminate their housing assistance and follow the housing policy with regards to individuals using illegal drugs. Mr. Steinhaus explained the appeals process for termination to the Board, stating that there is a two-step process and other things could be taken into consideration such as helping the individual find a safe alternative. Mr. French asked Mr. Steinhaus if the alternative was expensive. Mr. Steinhaus stated that he was unsure. Mr. Steinhaus added that most of the individuals that would most likely need the drug, would receive Medicaid and Medicaid would cover their medications.

Mr. Hutton asked would this include the CBD (Cannabidiol) Oils. Mr. Steinhaus stated that he does not believe that CDB does not include the psychedelic properties that are in medical marijuana. Mr. Hutton inquired how the grievance program would work if the said individual did get to stay. Mr. Steinhaus explained that the termination could be possibly suspended with conditions but would have to be a plan that demonstrates that the drug use would not continue and that they would have a supportive services plan in place. Mr. Hutton suggested that a memo be sent to residents explaining the federal law regarding medical marijuana.

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

Mr. Hutton called for a motion to approve Resolution 2839 as presented. A motion was made by Mr. Lewis. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, French, Hutton

No: None

XIII. Resolution 2840: A Resolution to Adopt New Payment Standards for the Section 8 Housing Choice Voucher Program Based on the New FYE2020 Fair Market Rents for the Columbia Metropolitan Statistical Area.

Mr. Steinhaus stated that every year in late fall, HUD issues updated Fair Market Rent (FMR's) for housing markets across the country. Mr. Steinhaus reported that the FMR's are based on a survey of rents in that market area and are designed so all participants on the Section 8 Housing Choice Voucher program are able to rent a good selection of decent housing throughout the market area. Mr. Hutton called for further discussion and there was none.

Mr. Steinhaus explained that HUD allows local Public Housing Authorities (PHA's) to adjust their payment standards for various voucher sizes (housing sizes) up to 10% above or 10% below the FMR's without HUD approval. Mr. Steinhaus explained that this allows CHA to adjust their payment standard to better fit the local market and adjust for variations in the availability of various housing sizes. Mr. Steinhaus reported that in Columbia, there is a shortage of efficiency and one-bedroom apartments and recommends raising the payment standard for these size of units to 110%.

Mr. Steinhaus reviewed the attached proposed payment standards for Columbia and Boone County. Mr. Steinhaus stated that this will allow participants to not be concentrated to one area to make sure that there is a decent spread throughout the area. Mr. Steinhaus indicated that if the cost of utilities increased by more than 10% overall, updated utility allowances must be issued. He noted that the FYE2020 payment standards include the updated utility allowances for the coming year.

Mr. Hutton called for a motion to approve Resolution 2840 as presented. A motion was made by Mr. Lewis. Second by Mr. French. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Oliveri, French, Hutton

No: None

XIV. Administration Building Office

Mr. Steinhaus reported that CHA would be adding two new positions: Housing Choice Voucher Program Manager and Housing Program Executive Assistant. Mr. Steinhaus noted that there is no available office space to add these new positions, with the Project-Based Voucher Specialist working out of a windowless file room and CHA's Accountant working out of a windowless space previously occupied by computer servers. Mr. Steinhaus proposed two phases to creating new office space at the CHA Administration Building. Mr. Steinhaus reported that the proposed solution would be that the training room would be converted into four new offices and they would accommodate the two new positions as well as provide for two additional offices for future expansion. Mr. Steinhaus stated that the second phase would be to construct a new 40' x 60' building on CHA property at 407 N. Providence Road. Mr. Steinhaus indicated that this property is now a pocket park next to the Administration Building Parking lot and that this building would contain a meeting/training room that would be able to accommodate CHA Board meetings as well as a variety of other CHA meetings that occur throughout the week.

Mr. Steinhaus stated that the training room is heavily used for staff meetings and gatherings, Board meetings, formal hearings, webinars, mass intake briefings, opening the HCV waiting list and collaborative meetings with community partners. Mr. Steinhaus stated that the proposed cost of design services from PW Architects would be \$43,000 with additional costs for civil engineering of \$3,900 and a rough estimated for the two projects includes \$40,000 to renovate the training room and \$300,000 to construct the new building. Mr. Steinhaus reviewed some of the features of the new building stating that the building could also possibly be used to rent out which would provide extra income.

Mr. Steinhaus reported that the HCV program currently has \$240,000 in administrative reserves in which that money could be used for renovating the training room and the CHA Business Activities (CHA BA) account currently has \$160,000 in Replacement Reserves in which CHA plans to purchase a new vehicle for Stuart Parker this year that will cost around \$30,000. Mr. Steinhaus indicated that CHA Business Activities currently has \$232, 448 in development reserves to lend to Bryant Walkway and anything over that will have to be borrowed from CHA Affordable Housing Development. Mr. Steinhaus stated that if funds are not awarded from Federal Home Loan Bank of Des Moines (FHLB) for Providence Walkway then \$355,000, if CHA is awarded low-income housing tax credit funding by MHDC, will be used to cover the FHLB funds that were budgeted but not received.

Mr. French inquired on whether Mr. Steinhaus had looked into the cost of adding on to the Administration Building. Mr. Willingham stated that with the set back issues and with cutting into the building will cause a lot of issues with the metal roofing and brick work. Mr. Willingham stated he feels it would be a lot easier and cheaper to renovate the training room and construct an additional building. Mr. Lewis asked if the plan going forward was to work on both projects at the same time. Mr. Steinhaus explained that the training room would be the first to begin with the renovations because it would take less time to complete and in the meantime the Board meetings could either be held in the Board room or Oak Towers. Mr. Steinhaus added that he does not want to divide the training room into four office spaces without having an alternative for training and planning spaces because it is a critical part of the CHA operations.

Mr. Steinhaus and the Board members discussed what the next steps would be for moving on with the renovations and how to exactly go about it. Mr. Hutton stated that he thought it would be important to get someone that specializes in conducting a space needs and work flow study before proceeding. Mr. French stated that the dynamics of the organization will change after Mr. Steinhaus retires and would hope that the organization will make sure that the staff is still focused and comfortable after that. Mr. Hutton stated that he would like to sit in on the process of moving forward. Mr. Steinhaus noted that this was in the form of a report so that is could be discussed and decided on how to go about the process. Mr. Steinhaus asked what the recommendation was of how to go forward. Mr. Hutton stated that they would need to put together a short Request for Qualifications (RFQ) for an architectural firm to conduct a space needs and work flow study in order to come up with a plan and a design for a new building.

XV. Affordable Housing Initiative Report

Mr. Steinhaus explained that CHA is waiting to hear from the Missouri Housing Development Commission on whether they will be funding the Providence Walkway Project and the Federal Home Loan Bank of Des Moines as to whether they have funded the CHA's request for funding.

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

Mr. Steinhaus stated that Veronica Martin has taken over the management position that was filled by Judi Burke and is working downtown at the warehouse, Erica Davis who started off at the front desk has been promoted to the position of Housing Manager at Bear Creek. Mr. Steinhaus added that Tawanda Edwards, who was managing both Bear Creek and Stuart Parker, is now Project-Based Specialist and new hire Lyndee Everage is now managing Stuart Parker. Mr. Steinhaus stated that everyone is doing well on their tenant accounts receivable with everyone in the 98% range. Mr. Steinhaus added that occupancy rates are bouncing around some because units have not been filled and some tenants have been moving out after a year and receiving a Section 8 Voucher.

Mr. Steinhaus explained that a mass intake has started this week and they are trying to get the numbers up. Mr. Steinhaus stated that the 811 Mainstream Vouchers did not turn out as planned but they do have one individual that has leased up. Mr. Steinhaus stated that the Family Self-Sufficiency Program is still running strong and there have been several graduates from the program. Mr. Steinhaus stated that Bryant Walkway is 100% occupied with qualified tenants. He noted that all the initial tenant files must be kept in fire proof filing cabinets because the originals must be kept for the IRS. Mr. Steinhaus noted stated that room is being made at Oak Towers to place more filing cabinets. Mr. Steinhaus stated that they are under leased in the Continuum of Care Program.

Mr. Steinhaus stated that resident services has a new Family Support Specialist that came from Burrell Behavioral Health and added that Ms. Markt has put together a very good team. Mr. Steinhaus stated that most of the calls they receive in safety are medical related but there have been 21 trespassing incidents. Mr. Steinhaus stated that things are starting to quiet down as the weather cools down and individuals are staying inside more.

XVII. Financial Report

Mr. Steinhaus stated that Bear Creek has the tightest budget and the total maintenance expenses are over budget. Mr. Hutton asked was this because things are falling apart. Ms. Harvey stated that there are some sewer problems and have received clearance from Red Stone to pull from operating expenses. Mr. Steinhaus stated that they are putting a hold on re-roofing the six-plex out at Bear Creek.

XVIII. ComoGives – Peer-to-Peer Campaign

Mr. Steinhaus explained that a Peer-to-Peer campaign allows a donor to run a sub-campaign within the larger CoMoGives campaign for an organization of their choice. Mr. Steinhaus stated that another option to encourage others to give is to push out regular emails to friends and family encouraging them to support the Moving Ahead Program directly. Mr. Steinhaus stated that he will be creating a positive email promoting the Moving Ahead Program's CoMoGives campaign and could email it to the Board members if they would be interested in doing something like that.

XIX. CEO Evaluation Process

Mr. Steinhaus reported that each year in January, the CHA Board of Commissioners conducts its annual evaluation of the CEO. Mr. Steinhaus stated that the past practice has been for all Commissioners to complete the performance evaluation form and to send their responses to a designated Commissioner to compile the results into one document. Mr. Hutton asked if there was anything else. Ms. Oliveri asked when the deadline would be. Mr. Hutton stated that the evaluation would need to be turned into him by January 10, 2020.

XX. Public Comment

There was no public comment.

XXI. Commissioner Comment

There was no Commissioner comment.

XXII. 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 7:55 P. M.

Bob Hutton, Chair

Date

Phil Steinhaus, Chief Executive Officer

Date

Certification of Public Notice

I, Phil Steinhaus, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on November 15, 2019, I posted public notice of the November 19, 2019 Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

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

Phil Steinhaus, Chief Executive Officer

Date



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: January 21, 2020

RE: Administration Building Office Space Report

We issued an RFP for Office Expansion Services which included: 1.) Staffing and office space analysis; and 2.) Building architecture and engineering. The RFP was issued on December 13, 2019 with a submission deadline of January 10, 2020. Three proposals from local architectural firms were received. Bob Hutton, Phil Steinhaus, Rick Hess, and Greg Willingham will review the proposals on the afternoon of January 21, 2020. The evaluation team will decide which firms to interview, possibly all three firms, and then make a selection.

As our property at 207 Providence Road will need to be rezoned, we initiated a replatting and rezoning process that includes the CHA Administration Building and the lot at 207 Providence Road, the site of the new building. City Planning Staff supported our replatting and rezoning request and it was approved unanimously by the Planning and Zoning Commission. The request will be sent to the City Council for final approval.



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners
From: Phil Steinhaus, CEO
Date: January 21, 2020
RE: Affordable Housing Initiative Report

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

To date the Columbia Housing Authority has renovated 597 units of public housing and constructed 25 new 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	September 2019
Total Completed Affordable Housing Projects to Date:		622	

Recent Activity (December 2019 – January 2020)

Providence Walkway Apartments

We submitted our second application to the Missouri Housing Development Commission (MHDC) for 9% Low-Income Housing Tax Credits (LIHTC) on September 15, 2019 to redevelop the Providence Walkway Apartments. For the second year in a row, the MHDC issued a Qualified Allocation Plan that only included federal Low-Income Housing Tax Credit (LIHTC) funding. No state low-income housing tax credits were issued. This resulted in fewer units of affordable housing constructed across the state and made the application process much more competitive.

Our first LIHTC application, submitted on March 13, 2018, was to renovate 50 public housing units in the Providence Walkway area. 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 reduced the size of the project to 35 units which involves replacing 34 existing public housing units with new construction and adding one additional new unit. (Site design and building elevations are the end of this report.)

Revised Providence Walkway Project and New Designs

We developed new designs for the new construction of 35 units for the property and applied to MHDC for \$753,500 in 9% federal low-income housing tax credits and \$313,000 in HOME funds on Wednesday, September 15, 2019. Unfortunately, our revised project was not funded for the coming year.

A concept review meeting was held with the City of Columbia staff on September 17, 2019. Since the new construction will require us to replat the property, there are several requirements that must be addressed including several variances that are needed before the project can be approved. The replatting of the property is expected to come before the City Council sometime in February or early March.

We were awarded \$200,000 in HOME funds and \$80,000 in CDBG funds from the City of Columbia. Since we did not receive a recommendation for LIHTC funding, we will have to decline accepting these funds from the City of Columbia, as there are time limits on the expenditure of these funds.

An application to the Federal Home Loan Bank of Des Moines in the amount of \$355,000 was submitted on May 30, 2019. Unfortunately, we were not awarded these funds either.

We received our Commitment to Enter a Housing Assistance Payment Contract (CHAP) from the HUD Rental Assistance Demonstration Program (RAD) on July 19, 2019. Since we did not receive funding for the project, we will need to reapply for a new CHAP.

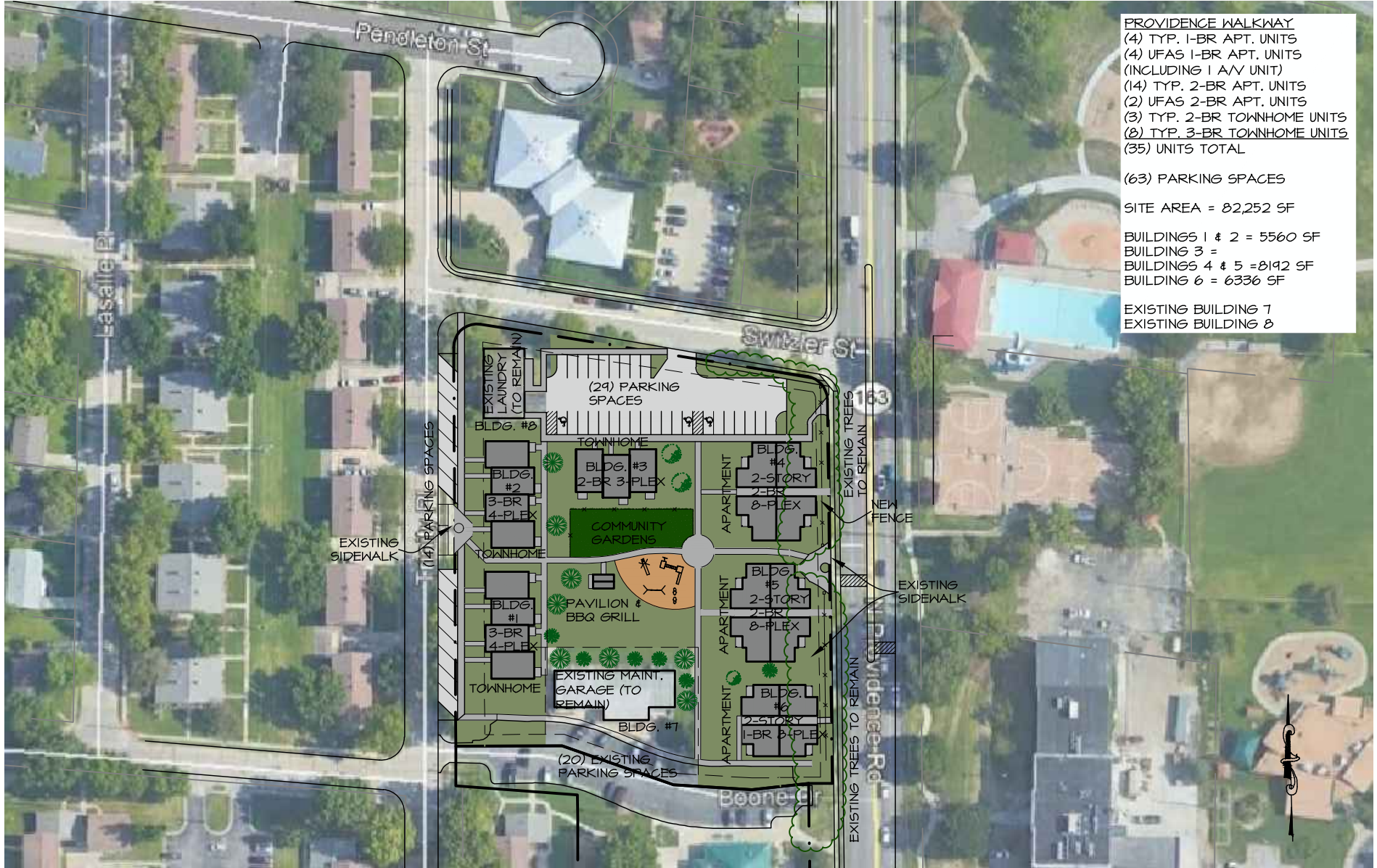
Trinity Place Apartments

As a result of reducing the size of our Providence Walkway project, we removed 16 units on the west side of Trinity Place from the project. These 16 units will need to be replaced in the future and we will most likely add some additional units to the project at another location. These additional units would be low-income housing tax credit units but not have any additional subsidy attached to these units.

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.



PROVIDENCE WALKWAY
 (4) TYP. 1-BR APT. UNITS
 (4) UFAS 1-BR APT. UNITS
 (INCLUDING 1 A/V UNIT)
 (14) TYP. 2-BR APT. UNITS
 (2) UFAS 2-BR APT. UNITS
 (3) TYP. 2-BR TOWNHOME UNITS
 (8) TYP. 3-BR TOWNHOME UNITS
 (35) UNITS TOTAL

(63) PARKING SPACES

SITE AREA = 82,252 SF

BUILDINGS 1 & 2 = 5560 SF
 BUILDING 3 =
 BUILDINGS 4 & 5 = 8192 SF
 BUILDING 6 = 6336 SF

EXISTING BUILDING 7
 EXISTING BUILDING 8

PROPOSED SITE PLAN

SCALE: 1" = 120'-0"

AUGUST 2019



2-BR 8-PLEX BUILDING ELEVATION (1-BR 8-PLEX SIMILAR)

AUGUST 2019



4-PLEX TOWNHOUSE FRONT ELEVATION

AUGUST 2019

PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR DECEMBER 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	Avg. Days down	Charged to tenant on settlement		
AMP 1	120 Units	0%	1%	52	35	67%	1	\$1,899.19	3	30+	13.67	\$370.99		
Bear Creek Apts	78 Units	5%	23%	43	25	58%	1	In process	2	N/A	N/A	N/A		
Oak Tower	147 Units	2%	4%	54	48	89%	1	N/A	0	N/A	N/A	N/A		
PAQUIN	200 Units	1%	17%	64	41	64%	1	\$124.10	12	30+	7.25	\$650.19		
Stuart Parker	84 Units	8%	15%	36	18	50%	2	\$468.00	0	30+	18	\$174.54		
Patriot Place	25 Units	0%	21%	15	6	40%	3	N/A	N/A	N/A	N/A	N/A		
BWW	54 Units	0%	17%	12	12	100%	1	\$0.00	0	0	0	0.00		
BWWII	36 Units	0%	10%	10	10	100%	1	\$0.00	0	0	0	0.00		
MANAGEMENT OPERATIONS	HUD VACANCY LOSS	12/1-12/31/19 OCCUPANCY %	DECEMBER 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+	December	December			New /mnt			
AMP 1	\$5,989.63	83%	98%	4	1	16	1	3	16%	18	6	0	\$1,985.00	9
Bear Creek Apts	\$1,483.93	94%	99%	2	2	1	3	2	35%	25	1	1	\$3,242.80	14
Oak Tower	\$0.00	100%	99%	1	0	0	0	1	30%	45	0	0	\$5,766.20	27
SPP PAQUIN	\$3,399.98	94%	99%	5	4	3	3	5	15%	29	1	0	\$3,809.23	14
Stuart Parker	\$923.06	96%	98%	2	0	1	3	2	33%	27	6	0	\$6,249.97	22
Patriot Place	\$0.00	100%	99%	0	0	0	0	0	16%	4	1	0	N/A	N/A
BWW	\$0.00	100%	98%	0	0	0	0	0	11%	6	0	0	\$8,303.14	39
BWWII	\$142.70	88%	99%	0	0	0	2	0	8%	3	0	0	\$1,758.44	16

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 E = 10+ days



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners

From: Andrea Tapia, Chief Operations Officer

Date: January 21, 2020

RE: Housing Programs Monthly Summary

Housing Choice Voucher

The Housing Choice Voucher program continues to pull applicants from the 2018 Housing Choice Voucher waitlist. Currently the waitlist has 790 applicants.

811 Mainstream Voucher

Out of the fourteen 811 Mainstream vouchers we received from HUD, five applicants have found housing. We are confident there are several applicants on our 2018 HCV waitlist that maybe eligible for an 811 Mainstream Voucher; and if so, we may have an opportunity to utilize all fourteen vouchers.

Special Programs

This announcement is bittersweet. Ms. Shannon Platero has announced her retirement from the CHA. Shannon has worked as the Special Programs Coordinator for over 9 years, providing exceptional services to the Veterans Affairs Supportive Housing and Continuum of Care participants and staff. Shannon is described by all who know her as compassionate, caring and a true advocate for the homeless. We wish Shannon the very best in this new chapter of her life. She will truly be missed.

Family Self-Sufficiency

FSS Program	Nov 2019	December 2019
FSS Participants	124	119
Graduates	1	1
New Applicants	2	1
Number of Participants Escrowing	60	56
Number of Participants Employed	88	88
Total Escrow Balance	\$217,026.68	

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

December 31, 2019

HOUSING CHOICE VOUCHER (HCV)																			ATTRITION RATE			
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (Includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased This Month	Current Vouchers - Looking	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased
															Utilization		YTD Utilization					
Jan-19	\$ 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	\$ 545,102	(48,591)	1,047	1,226	4,201	1,140	(93)	(480)	4	6	85%	92%	86%	93%	7	0.7%	6	0.6%
May-19	\$ 4,798,136	\$ 599,767	\$ 189	\$ 521	\$ 541,775	(57,992)	1,040	1,226	5,241	1,151	(111)	(592)	3	9	85%	90%	85%	92%	14	1.3%	8	0.7%
Jun-19	\$ 4,256,361	\$ 608,052	\$ 183	\$ 533	\$ 552,009	(56,043)	1,036	1,226	6,277	1,141	(105)	(697)	2	8	85%	91%	85%	92%	9	0.9%	8	0.7%
Jul-19	\$ 3,704,352	\$ 617,392	\$ 181	\$ 535	\$ 551,723	(65,669)	1,031	1,226	7,308	1,154	(123)	(820)	4	12	84%	89%	85%	92%	13	1.3%	9	0.8%
Aug-19	\$ 3,152,629	\$ 630,526	\$ 181	\$ 545	\$ 551,318	(79,208)	1,011	1,226	8,319	1,156	(145)	(965)	1	6	82%	87%	85%	91%	14	1.4%	9	0.9%
Sep-19	\$ 2,601,311	\$ 650,328	\$ 186	\$ 535	\$ 541,766	(108,562)	1,012	1,226	9,331	1,100	(88)	(1,053)	4	14	83%	83%	85%	90%	9	0.9%	9	0.9%
Oct-19	\$ 2,059,545	\$ 686,515	\$ 189	\$ 530	\$ 535,309	(151,206)	1,010	1,226	10,341	1,100	(90)	(1,143)	8	11	82%	78%	84%	89%	8	0.8%	9	0.9%
Nov-19	\$ 1,524,236	\$ 762,118	\$ 192	\$ 528	\$ 538,162	(223,956)	1,019	1,226	11,360	1,100	(81)	(1,224)	10	31	83%	71%	84%	87%	5	0.5%	9	0.8%
Dec-19	\$ 986,074	\$ 986,074	\$ 197	\$ 528	\$ 536,485	(449,589)	1,016	1,226	12,376	1,100	(84)	(1,308)	13	33	83%	54%	84%	85%	8	0.8%	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

December 31, 2019

RAD PROJECT BASED VOUCHER (RAD-PBV)																			ATTRITION RATE			
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (Includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased This Month	Current Vouchers - Looking	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased
															Utilization		YTD Utilization					
Jan-19	\$ 2,369,537	\$ 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	\$ 180,933	(18,954)	528	597	1,548	597	(69)	(243)	21		88.4%	90.5%	86.4%	92.5%	10	1.9%	10	1.9%
Apr-19	\$ 1,817,929	\$ 201,992	\$ 241.84	\$ 334	\$ 178,523	(23,469)	535	597	2,083	597	(62)	(305)	16		89.6%	88.4%	87.2%	91.5%	9	1.7%	10	1.9%
May-19	\$ 1,639,406	\$ 204,926	\$ 238.94	\$ 341	\$ 187,441	(17,484)	550	597	2,633	597	(47)	(352)	11		92.1%	91.5%	88.2%	91.5%	10	1.8%	10	1.9%
Jun-19	\$ 1,451,964	\$ 207,423	\$ 239.08	\$ 334	\$ 183,487	(23,937)	550	597	3,183	597	(47)	(399)	12		92.1%	88.5%	88.9%	91.0%	9	1.6%	10	1.8%
Jul-19	\$ 1,268,478	\$ 211,413	\$ 238.04	\$ 323	\$ 178,832	(32,581)	554	597	3,737	597	(43)	(442)	13		92.8%	84.6%	89.4%	90.1%	14	2.5%	10	1.9%
Aug-19	\$ 1,089,645	\$ 217,929	\$ 237.00	\$ 334	\$ 185,224	(32,705)	555	597	4,292	597	(42)	(484)	15		93.0%	85.0%	89.9%	89.4%	9	1.6%	10	1.9%
Sep-19	\$ 904,422	\$ 226,105	\$ 239.50	\$ 321	\$ 179,623	(46,483)	559	597	4,851	597	(38)	(522)	15		93.6%	79.4%	90.3%	88.3%	7	1.3%	10	1.8%
Oct-19	\$ 724,799	\$ 241,600	\$ 239.22	\$ 319	\$ 179,185	(62,415)	562	597	5,413	597	(35)	(557)	15		94.1%	74.2%	90.7%	86.9%	11	2.0%	10	1.8%
Nov-19	\$ 545,614	\$ 272,807	\$ 243.16	\$ 318	\$ 180,095	(92,712)	566	597	5,979	597	(31)	(588)	15		94.8%	66.0%	91.0%	85.0%	7	1.2%	10	1.8%
Dec-19	\$ 365,519	\$ 365,519	\$ 245.89	\$ 295	\$ 169,456	(196,063)	575	597	6,554	597	(22)	(610)	8		96.3%	46.4%	91.5%	81.8%	9	1.6%	10	1.8%

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.

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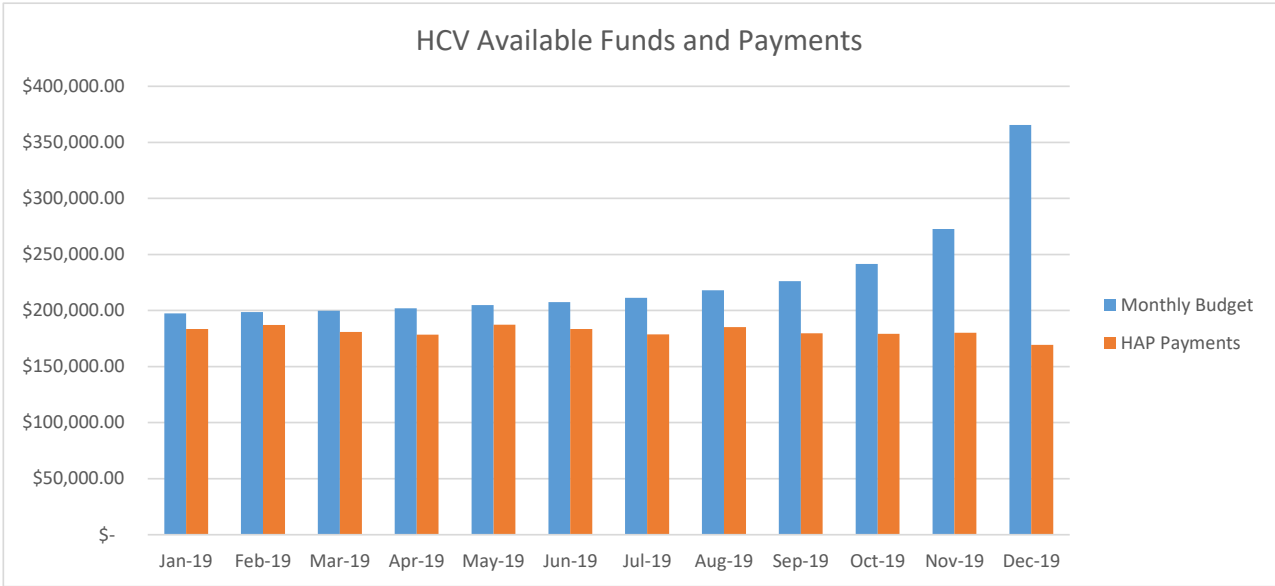
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Family Self Sufficiency Participants (FSS): Current number of participants involved in the Section 8 Family Self Sufficiency Program.

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

December 2019





Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

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

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Mark Brotemarkle, Director of Safety

Date: January 21, 2020

RE: Monthly Safety Department Report for November / December 2019

November 2019

November had a lower number of ALEIR reports than normal. Elleta Blvd had higher number of calls by law enforcement than normal, but only nine residences were involved. Bryant Walkway had 20 calls for service by Law enforcement.

During the month of December 2019

Law Enforcement calls for service totaled 97. 33 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 64 calls for law enforcement on CHA property, an average number of calls.

EMS and Fire responded to 79 calls for service. 18 of the “medical” calls were at family sites, 23 were at Oak Towers, 30 were at Paquin Tower, 0 were at Patriot Place. The number of medical calls in the month of December were average.

Columbia Housing Authority Safety completed 82 reports, 10 were Check Welfare calls and assist resident-medical.

In December 2019, between midnight and 0700 hours, there were 9 law enforcement and 7 medical dispatched calls with, CHA Safety responding to 6 calls.

Columbia Housing Authority Safety investigated 23 Trespassing incidents, an average number.

Paquin Tower continues to have a higher number of calls for service than other sites. Due to the number of calls for service at Paquin Tower, Safety has moved offices to Paquin Tower. 20 of the reports at Paquin Tower, were associated with one apartment.

Safety Officers continue to work with Affordable Housing Managers to investigate Residences and Residents in an attempt to help those residents in violation of their lease or the law to maintain their housing. Safety has found several residents in violation of law and reported those violations to Affordable Housing Managers. Affordable Housing Managers have followed up with appropriate terminations, supporting residents in compliance of their lease.

The Safety Department is working with The Columbia Police Department to share information which may lead to better investigations and convictions of those committing criminal acts on Columbia Housing Authority property.

Safety Officers will increase their investigation of vehicles parked on CHA property without proper permits.

Columbia Housing Authority, Missouri
SAFETY STATISTICS - NOVEMBER 2019 REPORT

DESCRIPTION ("Uniform Crime Report" Items Bolded)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
911 Check								0
Administrative Details								0
Alarm							2	2
Animal Complaints/Bites		1						1
Arrest Non-resident/Controlled Sub								0
Arrest Resident/Controlled Substance					1			1
Arrest Non-Resident				1				1
Arrest/Resident					1			1
Assist Site Manager (or other staff)								0
Assault								0
Assault/Adult Abuse		1						1
Assault/Felony (aggravated assault)								0
Assist Resident/Medical								0
Check Subject/FI				1				1
Check Welfare			3		3			6
Child Abuse/Neglect								0
Civil Matter								0
Controlled Substance Investigation		1						1
Controlled Substance Invest/S-W								0
Death Investigation								0
Death Investigation/Homicide								0
Disturbance, Peace		2						2
Fire								0
Fire/Arson								0
Fire/Smoke/Fire Alarm								0
Follow-up Reports								0
Graffiti								0
Harassment		1	1					2
Informational Report					2			2
Juvenile Delinquency								0
Lease Violation								0
Lockout	1				1			2
Maintenance Problems		1	1			1		3
Miscellaneous (other)								0
Noise Complaint					2			2
Property Crime/Auto Theft								0
Property Crime/Burglary					1			1
Property Crime/Larceny					2			2
Property Crimes/Other								0
Property Damage								0
Robbery Offense								0
Sexual Assault		1			1			2
Sexual Assault/Rape								0
Stationary Patrol/Surveillance								0
Suspicious Activity								0

Columbia Housing Authority, Missouri
SAFETY STATISTICS - NOVEMBER 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								0
Trespass Person/Arrest					2			2
Trespass Person/Investigate								0
Trespass Person/Warning Issued			2			1		3
Unsecured Door(s)							2	2
Vice Crime								0
Vice Crime/Gambling								0
Weapons Offense		1						1
Weapons Offense/Arrest								0
Weapons Offense/Shots Fired								0
TOTALS:	1	10	7	2	16	2	4	42

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

Training Hours (CHA Safety Staff)								0
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REPORTS GENERATED (CHA Safety)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Initial Report	1	10	8	1	18	3	5	35
Follow-Up Report								0
TOTALS:	1	10	8	1	18	3	5	46

TRESPASS REVIEW	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Files Reviewed							7	7
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

Columbia Housing Authority, Missouri
SAFETY STATISTICS - DECEMBER 2019 REPORT

DESCRIPTION ("Uniform Crime Report" Items Bolded)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
911 Check								0
Administrative Details								0
Alarm								0
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								0
Assault/Adult Abuse		1						1
Assault/Felony (aggravated assault)								0
Assist Resident/Medical			2		1			3
Check Subject/FI					4			4
Check Welfare		1	4		2			7
Child Abuse/Neglect								0
Civil Matter								0
Controlled Substance Investigation		1	1					2
Controlled Substance Invest/S-W								0
Death Investigation								0
Death Investigation/Homicide								0
Disturbance, Peace	1							1
Fire								0
Fire/Arson								0
Fire/Smoke/Fire Alarm			1					1
Follow-up Reports								0
Graffiti								0
Harassment								0
Informational Report		2	1	1	5		4	13
Juvenile Delinquency								0
Lease Violation		2	1	1	2			6
Lockout			1		1	1		3
Maintenance Problems							1	1
Miscellaneous (other)								0
Noise Complaint			2		3	1		6
Property Crime/Auto Theft								0
Property Crime/Burglary	1							1
Property Crime/Larceny			1					1
Property Crimes/Other								0
Property Damage		1	1					2
Robbery Offense								0
Sexual Assault								0
Sexual Assault/Rape								0
Stationary Patrol/Surveillance								0
Suspicious Activity								0

Columbia Housing Authority, Missouri
SAFETY STATISTICS - DECEMBER 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	3					4
Ticket Vehicle/Tow		1						1
Trespass Person/Arrest					2			2
Trespass Person/Investigate		6			11			17
Trespass Person/Warning Issued	1				3			4
Unsecured Door(s)							2	2
Vice Crime								0
Vice Crime/Gambling								0
Weapons Offense								0
Weapons Offense/Arrest								0
Weapons Offense/Shots Fired								0
TOTALS:	3	17	18	2	34	2	7	83

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

Training Hours (CHA Safety Staff)								0
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REPORTS GENERATED (CHA Safety)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Initial Report	3	12	19	2	20	2	7	50
Follow-Up Report		3	0		14			14
TOTALS:	3	15	19	2	34	2	7	82

TRESPASS REVIEW	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Files Reviewed							3	3
Trespass Appeal							0	0
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)

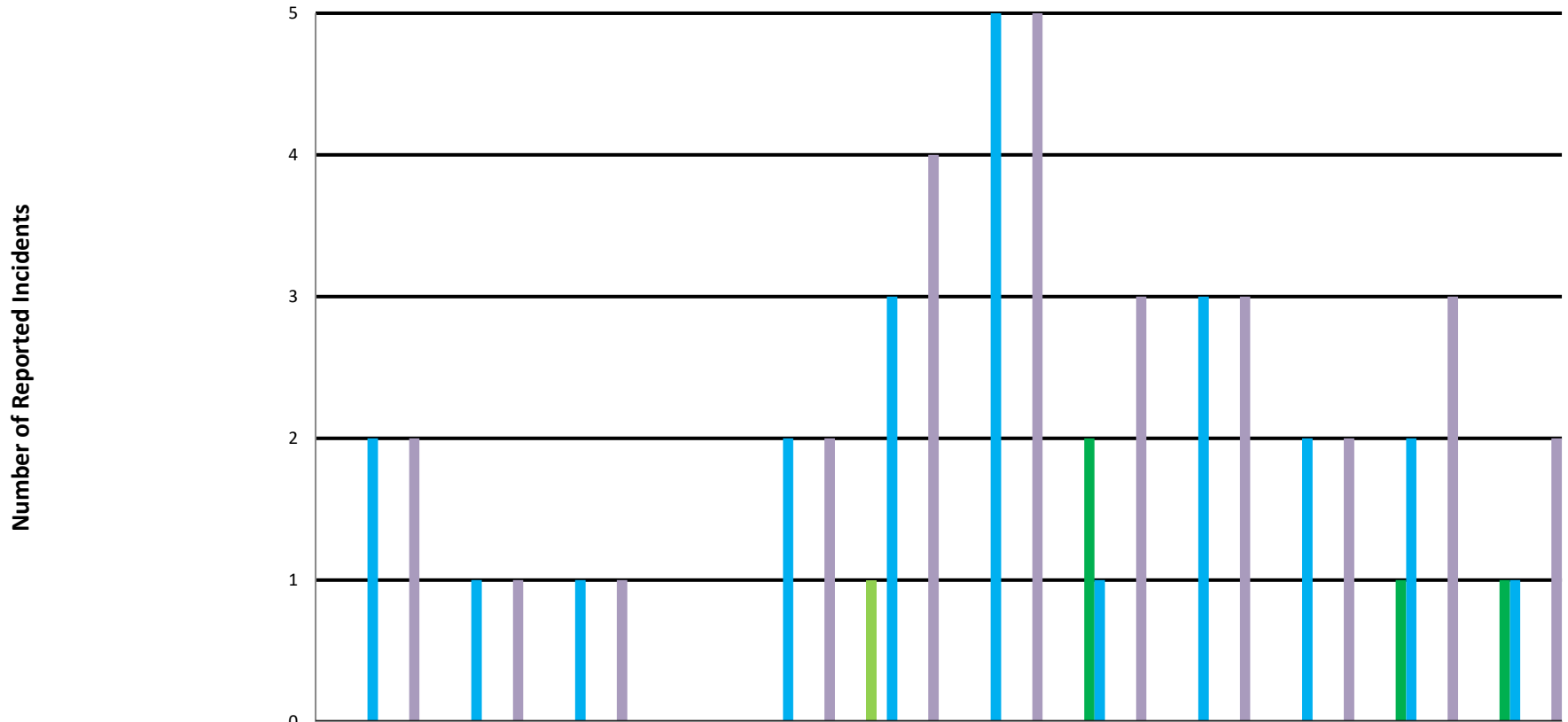
PP
PT
** SP

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

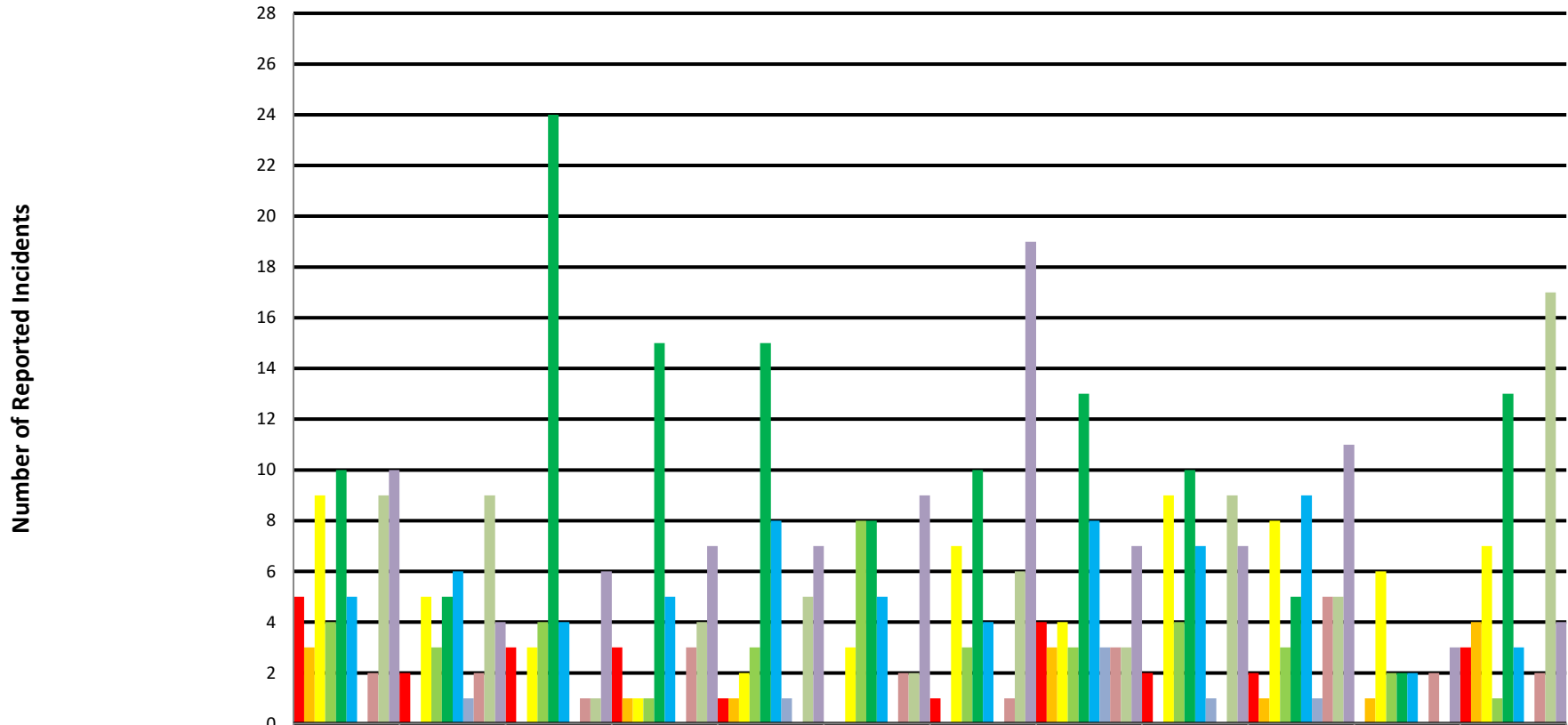
** **[SP] "Stuart Parker" Streets:** Unity, Lincoln, Worley, Oak & Hicks

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



	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	2	0	0	1	1
■ Property Crime/Larceny	2	1	1	0	2	3	5	1	3	2	2	1
■ 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	3	3	2	3	2

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



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
■ Assist Resident/Medical	5	2	3	3	1	0	1	4	2	2	0	3
■ Check Subject/FI	3	0	0	1	1	0	0	3	0	1	1	4
■ Check Welfare	9	5	3	1	2	3	7	4	9	8	6	7
■ Disturbance, Peace	4	3	4	1	3	8	3	3	4	3	2	1
■ Informational Report	10	5	24	15	15	8	10	13	10	5	2	13
■ Lockout	5	6	4	5	8	5	4	8	7	9	2	3
■ Suspicious Activity	0	1	0	0	1	0	0	3	1	1	0	0
■ Trespass Person/Arrest	2	2	1	3	0	2	1	3	0	5	2	2
■ Trespass Person/Investigate	9	9	1	4	5	2	6	3	9	5	0	17
■ Trespass Person/Warning Issued	10	4	6	7	7	9	19	7	7	11	3	4

Law Enforcement Calls on CHA Properties

November 2019

Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
11/01/2019	12:41:30	2019268022		SERVE PAPERS	1116	ELLETA BLVD		BC	BCSD
11/02/2019	21:58:40	2019269174	2019011566	130D2 VEH THEFT	1107	ELLETA BLVD		BC	CPD
11/02/2019	23:34:36	2019269233		FOLLOW UP	1107	ELLETA BLVD		BC	CPD
11/03/2019	11:23:31	2019269540		FOLLOW UP	1107	ELLETA BLVD		BC	CPD
11/05/2019	22:50:11	2019271732		PROQA LAW	1023	ELLETA BLVD		BC	CPD
11/08/2019	20:51:50	2019274389		911 CHK	1027	ELLETA BLVD		BC	CPD
11/11/2019	21:00:10	2019276762		911 CHK	1111	ELLETA BLVD		BC	CPD
11/12/2019	19:31:26	2019277511		911 CHK	1212	ELLETA BLVD		BC	CPD
11/14/2019	22:16:39	2019279515	2019012021	121D1 BEHAV PROB VIOLENT	1107	ELLETA BLVD		BC	CPD
11/15/2019	13:26:11	2019280044		SERVE PAPERS	1002	ELLETA BLVD		BC	BCSD
11/21/2019	15:23:48	2019285444		SERVE PAPERS	1002	ELLETA BLVD		BC	BCSD
11/23/2019	0:55:56	2019286698		123B2 RUNAWAY	1001	ELLETA BLVD		BC	CPD
11/27/2019	8:44:45	2019289951	2019012545	127D1W SUICIDE ATMPT WPN	1119	ELLETA BLVD	A	BC	CPD
11/27/2019	11:52:11	2019290093		FOLLOW UP	1119	ELLETA BLVD	A	BC	CPD
11/29/2019	10:23:08	2019291445		131A1 PAST VEH COL	1214	ELLETA BLVD		BC	CPD

Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
11/04/2019	15:02:17	2019270487		105B1 PAST ANML ATTACK	318	LASALLE PL		BWW	BCJC
11/04/2019	18:39:39	2019270656	2019011630	114C1 PHYS DOMSTC JST OCC	20	BRYANT WALKWAY		BWW	CPD
11/04/2019	19:35:07	2019270685		FOLLOW UP	20	BRYANT WALKWAY		BWW	CPD
11/06/2019	13:14:24	2019272226		PRKNG VIOL	406	LASALLE PL		BWW	CPD
11/06/2019	15:12:31	2019272330		FOLLOW UP	318	LASALLE PL		BWW	CPD
11/07/2019	17:11:42	2019273298		107D1 URGENT ASST AGENCY	209	ALLEN WALKWAY		BWW	CPD
11/08/2019	16:08:51	2019274183		116D1 DRUG USE/POSSESSION	210	ALLEN WALKWAY	A	BWW	CPD
11/09/2019	20:17:47	2019275119		114D2 VRBL DOMSTC	318	PENDLETON WALKWAY		BWW	CPD
11/15/2019	11:49:41	2019279963		118C1 FRAUD	15	BRYANT WALKWAY		BWW	CPD
11/15/2019	17:59:05	2019280317	2019012063	113D2G VRBL DIST GUN	28	ALLEN ST		BWW	CPD
11/15/2019	19:07:39	2019280363	2019012068	125D1 URGENT CHK WELFARE	310	LASALLE PL		BWW	CPD
11/15/2019	21:20:10	2019280468		DISTURBANCE	20	BRYANT WALKWAY		BWW	CPD
11/16/2019	0:32:20	2019280587		113B2 PEACE DIST	18	BRYANT WALKWAY		BWW	CPD
11/16/2019	1:12:29	2019280616		FOLLOW UP	18	BRYANT WALKWAY		BWW	CPD
11/16/2019	1:31:21	2019280630	2019012081	DISTURBANCE	18	BRYANT WALKWAY		BWW	CPD
11/18/2019	9:53:10	2019282221		104D1 RES BURG ALRM	310	310 PENDLETON WALKWAY		BWW	CPD
11/18/2019	13:58:38	2019282433	2019012168	FOLLOW UP	20	BRYANT WALKWAY		BWW	CPD
11/18/2019	21:52:32	2019282779		114D2 VRBL DOMSTC	210	ALLEN WALKWAY		BWW	CPD
11/18/2019	22:48:49	2019282816		114D2 VRBL DOMSTC	210	ALLEN WALKWAY		BWW	CPD
11/20/2019	7:31:47	2019283947		FOLLOW UP	310	LASALLE PL		BWW	CPD
11/21/2019	5:50:37	2019284938		ASST FIRE DEPARTMENT	305	ALLEN WALKWAY		BWW	CHA
11/21/2019	14:01:50	2019285344		SERVE PAPERS	21	BRYANT WALKWAY		BWW	BCSD
11/24/2019	14:44:15	2019287776		119D3 THRT	308	308 PENDLETON WALKWAY		BWW	CPD

Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
11/02/2019	16:39:54	2019268970		911 CHK	311	TRINITY PL		CHA	CPD
11/03/2019	7:32:33	2019269417		9E CARDIAC ARREST	207	N FIFTH ST		CHA	CPD
11/03/2019	14:17:05	2019269670		911 CHK	311	TRINITY PL		CHA	CPD
11/04/2019	1:01:43	2019270035		PEACE DISTURBANCE	306	FISHER WALKWAY		CHA	CPD

Law Enforcement Calls on CHA Properties

November 2019

Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
11/04/2019	1:21:08	2019270045			308	FISHER WALKWAY		CHA	
11/04/2019	10:16:29	2019270248		PRKNG VIOL	516	PARK AVE		CHA	CPD
11/04/2019	13:44:21	2019270412		FOLLOW UP	323	TRINITY PL		CHA	CPD
11/05/2019	10:08:43	2019271095	2019011649	107D1 URGENT ASST AGENCY	205	PROVIDENCE WALKWAY		CHA	CPD
11/05/2019	17:21:55	2019271534	2019011661	ASSLT (SEX)	205	PROVIDENCE WALKWAY		CHA	CPD
11/05/2019	17:25:18	2019271536		FOLLOW UP	323	TRINITY PL		CHA	CPD
11/06/2019	9:47:04	2019272051		FOLLOW UP	323	TRINITY PL		CHA	CPD
11/06/2019	16:44:47	2019272403		911 CHK	310	TRINITY PL		CHA	CPD
11/07/2019	3:28:12	2019272823		129C1 SUSP PRSN	617	PARK AVE		CHA	CPD
11/07/2019	8:19:14	2019272895		TTL	205	PROVIDENCE WALKWAY		CHA	CPD
11/07/2019	14:33:05	2019273165		911 CHK	311	TRINITY PL		CHA	CPD
11/08/2019	1:54:03	2019273624		129C5 SUSP INCIDENT	617	PARK AVE		CHA	CPD
11/08/2019	3:07:43	2019273644		FOLLOW UP	617	PARK AVE		CHA	CPD
11/08/2019	9:31:19	2019273802		SERVE PAPERS	508	PARK AVE		CHA	BCSD
11/09/2019	7:48:08	2019274660		FOLLOW UP	323	TRINITY PL		CHA	CPD
11/09/2019	15:59:58	2019274957		119B2 PAST HARASSMENT	400	PARK AVE		CHA	CPD
11/11/2019	8:01:48	2019276110		911 CHK	318	PARK AVE		CHA	CPD
11/12/2019	10:03:57	2019277081		SERVE PAPERS	508	PARK AVE		CHA	BCSD
11/12/2019	10:39:17	2019277109		SERVE PAPERS	508	PARK AVE		CHA	BCSD
11/12/2019	11:13:14	2019277142	2019011929	ASST OFFICER	508	PARK AVE		CHA	CPD
11/18/2019	12:37:57	2019282371		OTHER OFFENSE	409	TRINITY PL		CHA	CPD
11/19/2019	17:04:31	2019283452		107D1 URGENT ASST AGENCY	205	PROVIDENCE WALKWAY		CHA	CPD
11/21/2019	4:47:09	2019284921		CHK SUBJ	201	SWITZLER ST		CHA	CHA
11/21/2019	5:38:06	2019284933		ASST FIRE DEPARTMENT	201	SWITZLER ST		CHA	CHA
11/21/2019	18:35:13	2019285591		911 CHK	625	PARK AVE		CHA	CPD
11/21/2019	19:28:26	2019285618		911 CHK	625	PARK AVE		CHA	CPD
11/22/2019	12:55:10	2019286200		FOLLOW UP	205	PROVIDENCE WALKWAY		CHA	CPD
11/27/2019	17:04:08	2019290387		130B1 PAST THEFT	300	TRINITY PL		CHA	CPD
11/28/2019	8:31:53	2019290861		INFO	208	N FIFTH ST		CHA	BCJC
11/28/2019	8:34:10	2019290862			208	N FIFTH ST		CHA	
11/29/2019	13:44:46	2019291571	2019012631	DEATH INVEST	600	PARK AVE		CHA	CPD
11/29/2019	17:35:30	2019291697		133D1 TRESPASS	619	PARK AVE		CHA	CPD
11/30/2019	6:36:38	2019291991		911 CHK	407	TRINITY PL		CHA	CPD

Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
11/01/2019	8:10:10	2019267768		121D1 BEHAV PROB VIOLENT	700	N GARTH AVE	712	OT	CPD
11/05/2019	15:24:29	2019271429		125D1 URGENT CHK WELFARE	700	N GARTH AVE	412	OT	CPD
11/06/2019	7:34:21	2019271935			700	N GARTH AVE		OT	
11/06/2019	23:42:02	2019272689		133D1 TRESPASS	700	N GARTH AVE		OT	CPD
11/07/2019	18:11:53	2019273369		105O1 ANML CMLPLNT	700	N GARTH AVE		OT	CPD
11/08/2019	8:51:50	2019273755		TRESPASS SUBJ	700	N GARTH AVE		OT	CPD
11/15/2019	15:18:16	2019280172		CHK SUBJ	700	N GARTH AVE		OT	CPD
11/17/2019	9:08:26	2019281506			700	N GARTH AVE		OT	
11/19/2019	13:41:25	2019283263		SERVE PAPERS	700	N GARTH AVE		OT	BCSD
11/20/2019	14:35:59	2019284327		FOLLOW UP	700	N GARTH AVE		OT	CPD
11/28/2019	0:08:53	2019290702		ASST CITIZEN (POLICE)	700	N GARTH AVE		OT	CPD

Law Enforcement Calls on CHA Properties

November 2019

Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
11/28/2019	9:08:56	2019290870		FOLLOW UP	700	N GARTH AVE		OT	CPD
11/29/2019	2:54:20	2019291296		ASST CITIZEN (POLICE)	700	N GARTH AVE	321	OT	CPD
11/29/2019	11:15:23	2019291476	1911290012	ASSIST CITIZEN (MEDIC)	700	N GARTH AVE	511	OT	BCJC
Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
11/06/2019	23:59:47	2019272696		CHK SUBJ	2112	E BUSINESS LOOP 70		PP	CPD
11/14/2019	16:20:01	2019279277		118C1 FRAUD	2112	E BUSINESS LOOP 70	209	PP	CPD
11/25/2019	20:47:28	2019288679	2019012479	TRESPASS SUBJ	2112	E BUSINESS LOOP 70		PP	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
11/06/2019	12:46:03	2019272205	2019011695	130B1 PAST THEFT	1201	PAQUIN ST	1512	PT	CPD
11/08/2019	23:37:54	2019274510	2019011810	TRESPASS SUBJ	1201	PAQUIN ST		PT	CPD
11/09/2019	12:31:15	2019274829		121C1 BEHAV PROB NONVIOL	1201	PAQUIN ST	1411	PT	CPD
11/11/2019	10:44:42	2019276219		FOLLOW UP	1201	PAQUIN ST	1411	PT	CPD
11/13/2019	12:40:26	2019278127		CIVIL MATTER	1201	PAQUIN ST	814	PT	CPD
11/13/2019	15:19:42	2019278288		FOLLOW UP	1201	PAQUIN ST	1512	PT	CPD
11/17/2019	17:43:24	2019281779		113B2 PEACE DIST	1201	PAQUIN ST	804	PT	CHA
11/17/2019	18:42:15	2019281813		INFO	1201	PAQUIN ST		PT	CPD
11/17/2019	19:24:09	2019281828		133D1 TRESPASS	1201	PAQUIN ST		PT	CPD
11/17/2019	20:00:30	2019281866		FOLLOW UP	1201	PAQUIN ST		PT	CPD
11/17/2019	20:10:27	2019281878		FOLLOW UP	1201	PAQUIN ST		PT	CPD
11/20/2019	10:37:27	2019284106		TTL	1201	PAQUIN ST		PT	CPD
11/21/2019	14:33:04	2019285382		130D1 THEFT	1201	PAQUIN ST	1112	PT	CPD
11/22/2019	6:15:28	2019285882		129C1 SUSP PRSN	1201	PAQUIN ST	908	PT	CPD
11/22/2019	9:04:07	2019285981	2019012332	130D1 THEFT	1201	PAQUIN ST	1112	PT	CPD
11/22/2019	10:50:09	2019286058		FOLLOW UP	1201	PAQUIN ST	1114	PT	CPD
11/22/2019	13:22:08	2019286231		DISTURBANCE	1201	PAQUIN ST		PT	CPD
11/26/2019	11:36:25	2019289142	2019012511	130D1 THEFT	1201	PAQUIN ST	1309	PT	CPD
11/26/2019	14:28:03	2019289296	2019012513	116D1 DRUG USE/POSSESSION	1201	PAQUIN ST	907	PT	CPD
11/26/2019	15:24:28	2019289335	2019012517	133D1 TRESPASS	1201	PAQUIN ST	203	PT	CPD
11/27/2019	8:14:32	2019289932		FOLLOW UP	1201	PAQUIN ST	1309	PT	CPD
11/27/2019	21:22:16	2019290583		113D1 PHYS DIST	1201	PAQUIN ST		PT	CPD
11/27/2019	22:34:51	2019290636	2019012587	127D1 SUICIDE ATMPT	1201	PAQUIN ST		PT	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
11/01/2019	17:30:35	2019268270		130B1 PAST THEFT	200	LINCOLN DR	B	SP	CPD
11/03/2019	11:20:48	2019269538		PRKNG VIOL	207	UNITY DR		SP	CPD
11/03/2019	21:08:58	2019269873		FOLLOW UP	209	LINCOLN DR	A	SP	CPD
11/09/2019	4:47:15	2019274619		911 CHK	214	UNITY DR		SP	CPD
11/15/2019	11:40:20	2019279958		VEH REPO	208	UNITY DR	B	SP	CPD
11/17/2019	16:47:55	2019281740	2019012143	ASSLT (SEX)	219	UNITY DR		SP	CHA
11/17/2019	23:17:14	2019281986		FOLLOW UP	219	UNITY DR		SP	CPD
11/21/2019	6:51:52	2019284961		911 CHK	221	UNITY DR	B	SP	CPD
11/25/2019	10:35:28	2019288233	2019012449	107B1 ASST AGENCY	219	UNITY DR		SP	CPD

Medical Calls on CHA Properties

November 2019

Call Date	Call Time	Event ID	Case Num	Nature	Numeric	Street	Business	Agency
11/27/20	8:47:04	20192899	19112700	127D1W SUICIDE ATMP	119	ELLETA BLVD	A BC	BHC
11/21/20	5:32:13	20192849	19112100	24B CHILDBIRTH	305	ALLEN WALKWAY	BWW	UHC
11/21/20	5:38:24	20192849	1912192	24B CHILDBIRTH	605	ALLEN WALKWAY	BWW	CFD
11/29/20	3:32:25	20192913	1912466	10D CHEST PAIN	212	ALLEN WALKWAY	BWW	CFD
11/09/20	20:24:23	20192751	19110900	26A SICK PRSN	210	ALLEN WALKWAY	A BWW	UHC
11/29/20	3:30:35	20192913	19112900	10D CHEST PAIN	212	ALLEN WALKWAY	BWW	UHC
11/28/20	23:35:49	20192912	19112800	5A BACK PAIN	314	PENDLETON WALKWAY	BWW	BHC
11/30/20	15:45:14	20192922	1912511	53A4 WTR PRBLM	320	PENDLETON WALKWAY	BWW	CFD

Call Date	Call Time	Event ID	Case	Nature	Numeric	Street	Business	Agency
11/28/20	8:34:59	20192908	19112800	23C ACCIDENTAL	208	N FIFTH ST	CHA	BHC
11/03/20	7:32:33	20192694	1911435	9E CARDIAC ARREST	207	N FIFTH ST	CHA	CFD
11/28/20	8:36:17	20192908	1912437	23C ACCIDENTAL	208	N FIFTH ST	CHA	CFD
11/28/20	18:07:53	20192911	1912451	6D BREATHING PROB	208	N FIFTH ST	CHA	CFD
11/03/20	7:30:58	20192694	19110300	9E CARDIAC ARREST	207	N FIFTH ST	CHA	UHC
11/28/20	18:05:26	20192911	19112800	31D FAINTING	208	N FIFTH ST	CHA	UHC
11/23/20	2:13:11	20192867	19112300	6C BREATHING PROB	617	PARK AVE	CHA	UHC
11/11/20	22:01:25	20192767	19111100	6D BREATHING PROB	617	PARK AVE	CHA	BHC
11/11/20	22:02:46	20192767	1911814	6D BREATHING PROB	617	PARK AVE	CHA	CFD
11/23/20	2:14:58	20192867	1912260	6C BREATHING PROB	617	PARK AVE	CHA	CFD
11/30/20	4:34:30	20192919	1912492	2D ALLERGIC RXN	617	PARK AVE	CHA	CFD
11/29/20	14:12:58	20192915	19112900	EMS RESPONSE	600	PARK AVE	CHA	UHC
11/30/20	4:31:28	20192919	19113000	2D ALLERGIC RXN	617	PARK AVE	CHA	UHC
11/21/20	5:36:58	20192849	1912191	17A FALL	201	SWITZLER ST	CHA	CFD
11/21/20	5:34:33	20192849	19112100	17A FALL	201	SWITZLER ST	CHA	UHC

Call Date	Call Time	Event ID	Case	Nature	Numeric	Street	Business	Agency
11/02/20	14:25:33	20192689	19110200	17A4 FALL	700	N GARTH AVE	810 OT	BHC
11/19/20	19:16:21	20192835	19111900	21D HEMORRHAGE	700	N GARTH AVE	OT	BHC
11/19/20	22:31:28	20192837	19111900	31D FAINTING	700	N GARTH AVE	OT	BHC
11/02/20	14:27:08	20192689	1911404	17A4 FALL	700	N GARTH AVE	810 OT	CFD
11/04/20	21:49:39	20192707	1911505	17B FALL	700	N GARTH AVE	810 OT	CFD
11/06/20	7:33:16	20192719	1911558	17B FALL	700	N GARTH AVE	810 OT	CFD
11/17/20	8:37:07	20192815	1912037	17B FALL	700	N GARTH AVE	202 OT	CFD
11/17/20	10:58:06	20192815	1912040	26C SICK PRSN	700	N GARTH AVE	721 OT	CFD
11/19/20	19:17:53	20192835	1912132	21D HEMORRHAGE	700	N GARTH AVE	OT	CFD

Medical Calls on CHA Properties

November 2019

Call Date	Call Time	Event ID	Case Num	Nature	Numeric	Street	Business	Agency
11/19/20	22:33:29	20192837	1912143	31D FAINTING	700	N GARTH AVE	OT	CFD
11/21/20	12:30:58	20192852	1912203	28C STROKE	700	N GARTH AVE	517 OT	CFD
11/22/20	10:11:15	20192860	1912234	26C SICK PRSN	700	N GARTH AVE	607 OT	CFD
11/24/20	21:59:22	20192879	1912319	6D BREATHING PROB	700	N GARTH AVE	OT	CFD
11/25/20	21:52:28	20192887	1912352	10C CHEST PAIN	700	N GARTH AVE	802 OT	CFD
11/29/20	9:27:56	20192914	1912472	17B FALL	700	N GARTH AVE	212 OT	CFD
11/02/20	13:59:48	20192689	19110200	21A1 HEMORRHAGE	700	N GARTH AVE	OT	UHC
11/04/20	21:46:49	20192707	19110400	17B FALL	700	N GARTH AVE	810 OT	UHC
11/06/20	7:30:38	20192719	19110600	17B FALL	700	N GARTH AVE	810 OT	UHC
11/17/20	8:34:39	20192814	19111700	17B FALL	700	N GARTH AVE	202 OT	UHC
11/17/20	10:55:27	20192815	19111700	26C SICK PRSN	700	N GARTH AVE	721 OT	UHC
11/18/20	18:31:11	20192826	19111800	26B SICK PRSN	700	N GARTH AVE	419 OT	UHC
11/21/20	12:27:50	20192852	19112100	28C STROKE	700	N GARTH AVE	517 OT	UHC
11/22/20	10:07:00	20192860	19112200	26C SICK PRSN	700	N GARTH AVE	607 OT	UHC
11/24/20	21:57:27	20192879	19112400	6D BREATHING PROB	700	N GARTH AVE	OT	UHC
11/25/20	21:50:07	20192887	19112500	10C CHEST PAIN	700	N GARTH AVE	802 OT	UHC
11/29/20	3:03:00	20192912	19112900	EMS RESPONSE	700	N GARTH AVE	321 OT	UHC
11/29/20	9:25:11	20192914	19112900	17B FALL	700	N GARTH AVE	212 OT	UHC

Call Date	Call Time	Event ID	Case	Nature	Numeric	Street	Business	Agency
11/03/20	18:37:21	20192698	19110300	10D CHEST PAIN	1201	PAQUIN ST	804 PT	BHC
11/06/20	14:00:33	20192722	19110600	6D BREATHING PROB	1201	PAQUIN ST	APT PT	BHC
11/09/20	13:12:29	20192748	19110900	EMS RESPONSE	1201	PAQUIN ST	1411 PT	BHC
11/13/20	13:16:07	20192781	19111300	17B FALL	1201	PAQUIN ST	1506 PT	BHC
11/23/20	20:32:43	20192872	19112300	31C FAINTING	1201	PAQUIN ST	PT	BHC
11/27/20	22:36:22	20192906	19112700	127D1 SUICIDE ATMP	1201	PAQUIN ST	PT	BHC
11/28/20	18:39:15	20192911	19112800	21D HEMORRHAGE	1201	PAQUIN ST	804 PT	BHC
11/03/20	18:39:25	20192698	1911461	10D CHEST PAIN	1201	PAQUIN ST	804 PT	CFD
11/05/20	16:45:06	20192715	1911540	10C CHEST PAIN	1201	PAQUIN ST	308 PT	CFD
11/06/20	14:02:00	20192722	1911574	6D BREATHING PROB	1201	PAQUIN ST	1405 PT	CFD
11/07/20	10:39:12	20192729	1911613	52C FIRE ALRM	1201	PAQUIN ST	1303 PT	CFD
11/07/20	10:39:19	20192729		PROQA FIRE	1201	PAQUIN ST	1509 PT	CFD
11/13/20	13:18:02	20192781	1911887	17B FALL	1201	PAQUIN ST	709 PT	CFD
11/17/20	3:13:58	20192814	1912033	2C ALLERGIC RXN	1201	PAQUIN ST	1505 PT	CFD
11/18/20	10:08:19	20192822	1912074	69E COM STR FIRE	1201	PAQUIN ST	PT	CFD
11/19/20	11:37:54	20192831	1912108	28C STROKE	1201	PAQUIN ST	PT	CFD

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November 2019

Call Date	Call Time	Event ID	Case Numbr	Nature	Numeric	Street	Business	Agency
11/19/20	12:50:56	20192832	1912112	13A1 DIABETIC PROB	1201	PAQUIN ST	713 PT	CFD
11/20/20	16:49:42	20192844	1912169	10D CHEST PAIN	1201	PAQUIN ST	801 PT	CFD
11/23/20	20:36:02	20192872	1912287	31C FAINTING	1201	PAQUIN ST	PT	CFD
11/28/20	18:41:16	20192911	1912453	21D HEMORRHAGE	1201	PAQUIN ST	804 PT	CFD
11/05/20	16:43:45	20192715	19110500	10C CHEST PAIN	1201	PAQUIN ST	308 PT	UHC
11/17/20	3:12:24	20192814	19111700	2C ALLERGIC RXN	1201	PAQUIN ST	709 PT	UHC
11/18/20	10:09:46	20192822	19111800	69E COM STR FIRE	1201	PAQUIN ST	1505 PT	UHC
11/19/20	11:34:46	20192831	19111900	28C STROKE	1201	PAQUIN ST	PT	UHC
11/19/20	12:48:43	20192832	19111900	13A1 DIABETIC PROB	1201	PAQUIN ST	713 PT	UHC
11/20/20	16:47:44	20192844	19112000	10D CHEST PAIN	1201	PAQUIN ST	801 PT	UHC

Call Date	Call Time	Event ID	Case	Nature	Numeric	Street	Business	Agency
11/04/20	16:56:00	20192705	1911495	17A FALL	204	HICKS DR	SP	CFD
11/04/20	16:54:16	20192705	19110400	17A FALL	204	HICKS DR	SP	UHC

CHA Safety Department Reports
November 2019

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190717	11/13/2019	3:25	Alarm		301 Providecne Road North		BBC	Mark Brotemarkle
20190718	11/13/2019	23:01	Unsecured Door		301 Providecne Road North		BBC	Tara Thomason
20190737	11/22/2019	23:02	Unsecured Door		301 Providence Road North		BBC	Tara Thomason
20190740	11/25/2019	16:20	Alarm		301 Providence Road North		BBC	Kevin Keith

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190738	11/24/2019	12:30	Lock Out	1119	Elleta Blvd	A	BC	Kevin Keith
20190703	11/3/2019	15:10	Animal Complaints/Bite		318 LaSalle Place		BWW	Kevin Keith
20190704	11/4/2019	18:39	Assault Adult Abuse		20 Bryant Walkway		BWW	Kevin Keith
20190706	11/5/2019	14:55	Harassment		318 LaSalle Place		BWW	Don Hawkins
20190710	11/8/2019	16:08	Controlled Substance Investigation		210 Allen Walkway		BWW	Tara Thomason
20190714	11/9/2019	20:17	Disturbance Persons		318 Pendelton Walkway		BWW	Tara Thomason
20190720	11/15/2019	18:35	Weapons Offenses		28 Allen Street	A	BWW	Don Hawkins
20190721	11/16/2019	1:31	Disturbance Persons		18 Bryant Walkway		BWW	Kevin Keith
20190732	11/20/2019	16:48	Maintenance Problem		301 Trinity Place	A	BWW	Don Hawkins

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190733	11/21/2019	4:17	Trespass Warning Issued		201 Switzler Street		COM	Mark Brotemarkle

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190707	11/5/2019	22:00	Sexual Assault	205	Providence Walkway		DT	Kevin Keith
20190744	11/26/2019	17:19	Ticket Vehicle/CHA		Circus Parking Lot		DT	Tara Thomason

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190705	11/5/2019	14:35	Trespass Person Warning Issued	700	Garth Avenue North		OT	Don Hawkins
20190708	11/6/2019	13:41	Check Welfare	700	Garth Avenue North	212	OT	Don Hawkins
20190709	11/8/2019	8:36	Trespass Person Warning Issued	700	Garth Avenue North		OT	Mark Brotemarkle
20190712	11/9/2019	0:49	Check Welfare	700	Garth Avenue North	207	OT	Tara Thomason
20190729	11/18/2019	18:30	Maintenance Problem	700	Garth Avenue North		OT	Don Hawkins
20190735	11/21/2019	12:25	Harassment	700	Garth Avenue North	717	OT	Don Hawkins
20190736	11/22/2019	14:00	Check Welfare	700	Garth Avenue North	803	OT	Don Hawkins

CHA Safety Department Reports
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ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190746	11/27/2019	20:45	Trespass Warning Issued		700 Garth Avenue North		OT	Tara Thomason

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190741	11/25/2019	20:10	Arrest Non-Resident	2112	Business Loop 70 E		210 PP	Don Hawkins

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190701	11/1/2019	14:29	Check Welfare	1201	Paquin Street		1402 PT	Don Hawkins
20190711	11/8/2019	23:10	Trespass Person/Arrest	1201	Paquin Street		1011 PT	Tara Thomason
20190713	11/9/2019	15:16	Lock Out	1201	Paquin Street		803 PT	Tara Thomason
20190715	11/10/2019	13:15	Check Subject/Field Interview	2112	Business Loop 70 E		210 PT	Kevin Keith
20190716	11/11/2019	14:00	Information	1201	Paquin Street		1411 PT	Kevin Keith
20190719	11/15/2019	0:29	Disturbance Peace Music/Television	1201	Paquin Street		207 PT	Tara Thomason
20190722	11/16/2019	13:18	Check Welfare	1201	Paquin Street		503 PT	Kevin Keith
20190723	11/16/2019	13:28	Property Crimes/Burglary	1201	Paquin Street		802 PT	Kevin Keith
20190725	11/17/2019	14:00	Check Welfare	1201	Paquin Street		1509 PT	Kevin Keith
20190727	11/17/2019	17:45	Disturbance Peace Music/Television	1201	Paquin Street		804 PT	Kevin Keith
20190728	11/18/2019	16:15	Information	1201	Paquin Street		1104 PT	Kevin Keith
20190734	11/20/2019	13:15	Property Crimes/Larceny	1201	Paquin Street		1112 PT	Don Hawkins
20190731	11/20/2019	14:15	Arrest Resident Felony Law Enforcement	1201	Paquin Street		1011 PT	Don Hawkins
20190739	11/24/2019	4:10	Suspicious Activity	1201	Paquin Street		1107 PT	Mark Brotemarkle
20190745	11/26/2019	11:00	Property Crimes/Larceny	1201	Paquin Street		1309 PT	Mark Brotemarkle
20190742	11/26/2019	14:45	Arrest Resident Controlled Substance	1201	Paquin Street		907 PT	Don Hawkins
20190743	11/26/2019	15:10	Trespass Person/Arrest	1201	Paquin Street		203 PT	Don Hawkins
20190747	11/27/2019	22:34	Threat To Self	1201	Paquin Street		512 PT	Tara Thomason

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190724	11/16/2019	20:00	Maintenance Problem	208	Unity Drive	B	SP	Kevin Keith
20190726	11/17/2019	16:47	Sexual Assault	219	Unity Drive		SP	Kevin Keith
20190730	11/20/2019	12:49	Trespass Person Warning Issued	215	Unity Drive		SP	Mark Brotemarkle

Law Enforcement Calls on CHA Properties
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Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Business	Agency
12/05/2019	20:06:17	2019297118		911 CHK	1117	ELLETA BLVD		BC	CPD
12/05/2019	20:06:47	2019297119			1119	ELLETA BLVD		BC	
12/09/2019	11:37:55	2019300024	2019013004	110D2 RES BURG	1023	ELLETA BLVD		BC	CPD
12/14/2019	3:47:20	2019303987	2019013175	114D2 VRBL DOMSTC	1027	ELLETA BLVD		BC	CPD
12/14/2019	5:11:15	2019304018		DISTURBANCE	1027	ELLETA BLVD		BC	CPD
12/16/2019	7:17:00	2019305489		SERVE PAPERS	1002	ELLETA BLVD		BC	BCSD
12/18/2019	16:56:11	2019307413		911 CHK	1023	ELLETA BLVD		BC	CPD
12/20/2019	8:10:58	2019308735		SERVE PAPERS	1002	ELLETA BLVD		BC	BCSD
12/23/2019	10:28:50	2019310997		911 CHK	1107	ELLETA BLVD		BC	CPD
12/23/2019	16:31:45	2019311289		TRESPASS SUBJ	1004	ELLETA BLVD		BC	CHA
12/26/2019	8:24:21	2019312801		SERVE PAPERS	1116	ELLETA BLVD		BC	BCSD
12/29/2019	2:49:29	2019314975	2019013697	113D2 VRBL DIST	1019	ELLETA BLVD		BC	CPD
12/29/2019	4:06:20	2019314988	2019013700	DWI	1019	ELLETA BLVD		BC	CPD
12/29/2019	4:30:51	2019314991	2019013701	DISTURBANCE	1019	ELLETA BLVD		BC	CPD
12/29/2019	21:33:13	2019315412		133D1 TRESPASS	1027	ELLETA BLVD		BC	CPD
12/29/2019	21:34:16	2019315413			1027	ELLETA BLVD		BC	
12/31/2019	18:45:54	2019316981		113A1 PAST PEACE DIST	1217	ELLETA BLVD		BC	CPD
12/18/2019	8:52:01	2019307006		132A1 ABND VEH	1400	ELLETA BLVD		BC	CPD

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Business	Agency
12/04/2019	9:50:11	2019295603		OTHER OFFENSE	409	409 TRINITY PL		DT	CPD
12/04/2019	14:40:57	2019295896		911 CHK	318	LASALLE PL		DT	CPD
12/04/2019	14:45:36	2019295901			318	LASALLE PL		DT	
12/05/2019	14:42:30	2019296876		VANDALISM	402	PARK AVE		DT	CPD
12/07/2019	1:45:20	2019298324	2019012933	SUICIDAL SUBJ	210	ALLEN WALKWAY		DT	CPD
12/07/2019	10:29:00	2019298518	2019012941	106C5 ASSLT JST OCC	304	ALLEN WALKWAY	A	DT	CPD
12/07/2019	12:33:35	2019298587		CHK SUBJ	205	PROVIDENCE WALKWAY		DT	CPD
12/07/2019	15:16:37	2019298679		911 CHK	205	PROVIDENCE WALKWAY		DT	CPD
12/07/2019	20:38:33	2019298917		CIVIL MATTER	209	209 PROVIDENCE		DT	CPD
12/08/2019	8:00:37	2019299198		911 CHK	203	PROVIDENCE WALKWAY		DT	CPD
12/08/2019	15:23:39	2019299430		125B1 CHK WELFARE	210	ALLEN WALKWAY		DT	CPD
12/08/2019	22:41:08	2019299668		122O2 MISC INFO	304	ALLEN WALKWAY	A	DT	CPD
12/09/2019	12:54:28	2019300097		911 CHK	311	TRINITY PL		DT	CPD
12/09/2019	16:29:38	2019300258	2019013017	SUSP INCIDENT	210	ALLEN WALKWAY		DT	CPD
12/09/2019	19:36:10	2019300370		FOLLOW UP	210	ALLEN WALKWAY		DT	CPD
12/10/2019	10:31:59	2019300747		FOLLOW UP	210	ALLEN WALKWAY		DT	CPD

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Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Business	Agency
12/10/2019	11:45:57	2019300797		FOLLOW UP	210	ALLEN WALKWAY		DT	CPD
12/10/2019	18:57:16	2019301138		911 CHK	15	BRYANT WALKWAY		DT	CPD
12/12/2019	12:03:06	2019302519		FOLLOW UP	304	ALLEN WALKWAY	A	DT	CPD
12/14/2019	12:54:25	2019304272	2019013183	TRESPASS SUBJ	202	PROVIDENCE WALKWAY		DT	CPD
12/14/2019	13:42:53	2019304297	2019013186	123B2 RUNAWAY	309	309 MOORE WALKWAY		DT	CPD
12/15/2019	2:47:15	2019304826	2019013210	135C1G SHOTS HEARD	518	PARK AVE		DT	CPD
12/17/2019	8:41:49	2019306220		103A3 LOST PROPERTY	310	TRINITY PL		DT	CPD
12/20/2019	14:42:47	2019309027		ABND VEH	207	PROVIDENCE WALKWAY		DT	CPD
12/20/2019	17:12:40	2019309162		911 CHK	311	TRINITY PL		DT	CPD
12/20/2019	19:46:20	2019309242		FLAG DOWN	20	BRYANT WALKWAY		DT	CPD
12/20/2019	20:29:21	2019309279	2019013435	ASSLT	20	BRYANT WALKWAY		DT	CPD
12/21/2019	18:15:19	2019309945	2019013467	TTL	217	BOONE DR		DT	CPD
12/21/2019	21:04:35	2019310021		TTL	20	BRYANT WALKWAY		DT	CPD
12/22/2019	18:16:48	2019310617		125D1 URGENT CHK WELFARE	210	ALLEN WALKWAY		DT	CPD
12/22/2019	22:56:36	2019310735	2019013500	SUSP INCIDENT	306	PENDLETON WALKWAY		DT	CPD
12/23/2019	9:40:29	2019310967		911 CHK	312	PARK AVE		DT	CPD
12/23/2019	17:51:49	2019311347		TTL	20	BRYANT WALKWAY		DT	CPD
12/24/2019	0:46:57	2019311572		133D1 TRESPASS	318	LASALLE PL		DT	CPD
12/24/2019	19:09:45	2019312063	2019013562	FOLLOW UP	318	LASALLE PL		DT	CPD
12/24/2019	20:32:47	2019312100		TTL	304	ALLEN WALKWAY	A	DT	CPD
12/25/2019	9:23:18	2019312311		114C2 PHYS DOMSTC JST OCC	208	N FIFTH ST		DT	CPD
12/25/2019	16:35:44	2019312496		911 CHK	311	TRINITY PL		DT	CPD
12/27/2019	15:07:22	2019313858		113D2 VRBL DIST	615	PARK AVE		DT	CPD
12/27/2019	15:15:15	2019313863			615	PARK AVE		DT	
12/27/2019	17:25:16	2019313967		KEEP THE PEACE	615	PARK AVE		DT	CPD
12/30/2019	8:35:07	2019315657		104D1 RES BURG ALRM	310	PENDLETON WALKWAY		DT	CPD

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Business	Agency
12/02/2019	14:06:07	2019293797		TTL	700	N GARTH AVE		OT	BCSD
12/05/2019	14:57:32	2019296891		129C5 SUSP INCIDENT	700	N GARTH AVE		OT	CPD
12/14/2019	13:21:00	2019304288		104D1S LAW ALRM SUSP ACT	700	N GARTH AVE		OT	CPD
12/19/2019	17:03:33	2019308294		129B3 PAST SUSP INCIDENT	700	N GARTH AVE	420	OT	CPD
12/20/2019	19:18:03	2019309232		111D1 DAMAGE/VANDALISM	700	N GARTH AVE	217	OT	CPD
12/20/2019	20:35:54	2019309283			700	N GARTH AVE		OT	
12/21/2019	7:30:49	2019309527	2019013453	FOLLOW UP	700	N GARTH AVE	217	OT	CPD
12/21/2019	12:29:03	2019309681		FOLLOW UP	700	N GARTH AVE	217	OT	CPD

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Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Business	Agency
12/21/2019	14:50:16	2019309799		130B1 PAST THEFT	700	N GARTH AVE	721	OT	CPD
12/23/2019	11:34:55	2019311044			700	N GARTH AVE	217	OT	
12/25/2019	19:05:11	2019312566		32B UNK PROB	700	N GARTH AVE	810	OT	CPD
12/26/2019	9:48:28	2019312853		125B1 CHK WELFARE	700	N GARTH AVE	412	OT	CPD
12/26/2019	11:00:05	2019312904		FOLLOW UP	700	N GARTH AVE	721	OT	CPD
12/26/2019	14:34:01	2019313066		FOLLOW UP	700	N GARTH AVE	721	OT	CPD

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Business	Agency
12/07/2019	16:29:03	2019298731		CHK SUBJ	2112	E BUSINESS LOOP 70	210	PP	CPD
12/08/2019	12:41:50	2019299342		CHK SUBJ	2112	E BUSINESS LOOP 73	110	PP	CPD
12/08/2019	13:11:48	2019299349		911 CHK	2112	E BUSINESS LOOP 74	110	PP	CPD
12/08/2019	13:13:46	2019299351			2112	E BUSINESS LOOP 70		PP	
12/08/2019	13:15:57	2019299354		911 CHK	2112	E BUSINESS LOOP 72	109	PP	CPD
12/12/2019	19:03:10	2019302863			2112	E BUSINESS LOOP 71		PP	

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Business	Agency
12/03/2019	5:02:32	2019294379		113D2 VRBL DIST	1201	PAQUIN ST		PT	CPD
12/03/2019	13:08:23	2019294717		125D1 URGENT CHK WELFARE	1201	PAQUIN ST		PT	CPD
12/07/2019	15:24:00	2019298684	2019012951	TRESPASS SUBJ	1201	PAQUIN ST		PT	CPD
12/08/2019	21:32:26	2019299633		133D1 TRESPASS	1201	PAQUIN ST		PT	CPD
12/11/2019	8:15:57	2019301452		CIVIL MATTER	1201	PAQUIN ST	713	PT	CPD
12/14/2019	9:00:20	2019304100	2019013176	TRESPASS SUBJ	1201	PAQUIN ST		PT	CPD
12/14/2019	15:36:52	2019304378		113B3 NUISANCE	1201	PAQUIN ST	814	PT	CHA
12/17/2019	9:11:21	2019306240		123D1 MSNG PRSN AT RISK	1201	PAQUIN ST	1105	PT	CPD
12/21/2019	12:47:10	2019309694		SUSP INCIDENT	1201	PAQUIN ST	1210	PT	CPD
12/27/2019	21:03:43	2019314118		113C2 INTOX CHEM IMPAIRED	1201	PAQUIN ST		PT	CPD
12/28/2019	18:53:11	2019314736		ASST FIRE DEPARTMENT	1201	PAQUIN ST	1304	PT	CPD
12/30/2019	19:47:12	2019316145		114D4 VRBL DOMSTC	1201	PAQUIN ST	814	PT	CPD
12/31/2019	14:36:41	2019316752		123B2 RUNAWAY	1201	PAQUIN ST	1202	PT	CPD

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Business	Agency
12/05/2019	16:36:38	2019296960		SUSP INCIDENT	200	LINCOLN DR		SP	CPD
12/19/2019	10:02:46	2019307959		MAN DOWN UNK PROB	220	220-B LINCOLN DR	B	SP	CPD
12/25/2019	22:07:06	2019312653		114C1 PHYS DOMSTC JST OCC	214	UNITY DR	B	SP	CPD
12/31/2019	21:37:14	2019317108		133D1 TRESPASS	204	UNITY DR	B	SP	CPD

Medical Responses on CHA Properties
December 2019

Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
12/29/2019	21:36:15	2019315414	1913575	MEDICAL EMERGENCY	1027	ELLETA BLVD		BC	CFD
12/29/2019	21:36:19	2019315415	1912290028	MEDICAL EMERGENCY	1027	ELLETA BLVD		BC	BHC

Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
12/03/2019	13:40:49	2019294754	1912030016	ROUTINE TRANSPORT	619	PARK AVE		DT	UHC
12/03/2019	13:53:43	2019294764	1912598	ROUTINE TRANSPORT	619	PARK AVE		DT	CFD
12/03/2019	15:58:26	2019294890	1912603	ROUTINE TRANSPORT	619	PARK AVE		DT	CFD
12/10/2019	17:10:43	2019301066	1912100019	30A TRAUMATIC INJ	217	ALLEN WALKWAY	217	DT	UHC
12/15/2019	11:41:02	2019305036	1912150014	18A1 HEADACHE	315	TRINITY PL		DT	UHC
12/16/2019	22:18:21	2019306043	1912160040	6C BREATHING PROB	203	PARK AVE	203	DT	BHC
12/16/2019	22:20:17	2019306046	1913138	6C BREATHING PROB	203	PARK AVE	203	DT	CFD
12/20/2019	6:54:56	2019308715	1912200005	17B FALL	323	TRINITY PL		DT	UHC
12/20/2019	6:56:40	2019308716	1913261	17B FALL	323	TRINITY PL		DT	CFD
12/20/2019	13:35:35	2019308977	1912200018	26A SICK PRSN	310	LASALLE PL		DT	UHC
12/20/2019	20:34:38	2019309282	1912200030	EMS RESPONSE UNSTABLE	20	BRYANT WALKWAY	20	DT	UHC
12/25/2019	15:53:01	2019312474	1912250015	26A SICK PRSN	312	PENDLETON		DT	UHC
12/31/2019	10:16:15	2019316544		TEST	409	TRINITY PL		DT	CFD

Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
12/01/2019	15:03:01	2019292951	1912010019	26O SICK PRSN	700	N GARTH AVE	207	OT	UHC
12/04/2019	14:34:10	2019295884	1912040019	MEDICAL EMERGENCY	700	N GARTH AVE	419	OT	BHC
12/04/2019	14:35:53	2019295887	1912633	MEDICAL EMERGENCY	700	N GARTH AVE	419	OT	CFD
12/10/2019	10:47:51	2019300756	1912100009	26A SICK PRSN	700	N GARTH AVE	818	OT	UHC
12/11/2019	12:29:48	2019301649	1912110023	28C STROKE	700	N GARTH AVE	714	OT	BHC
12/11/2019	12:33:11	2019301657	1912927	28C STROKE	700	N GARTH AVE	714	OT	CFD
12/12/2019	9:55:26	2019302417	1912120016	6D BREATHING PROB	700	N GARTH AVE		OT	UHC
12/12/2019	9:57:06	2019302418	1912961	6D BREATHING PROB	700	N GARTH AVE		OT	CFD
12/16/2019	10:36:28	2019305623	1912160011	6D BREATHING PROB	700	N GARTH AVE	610	OT	UHC
12/16/2019	10:38:29	2019305626	1913110	6D BREATHING PROB	700	N GARTH AVE	610	OT	CFD
12/16/2019	15:57:31	2019305826	1913121	52C FIRE ALRM	700	N GARTH AVE	520	OT	CFD
12/17/2019	16:00:16	2019306523	1912170025	13C DIABETIC PROB	700	N GARTH AVE		OT	UHC
12/17/2019	16:02:15	2019306529	1913158	13C DIABETIC PROB	700	N GARTH AVE		OT	CFD
12/19/2019	9:11:28	2019307928	1912190007	17A4 FALL	700	N GARTH AVE	607	OT	UHC
12/19/2019	9:14:36	2019307933	1913222	17A4 FALL	700	N GARTH AVE	607	OT	CFD
12/25/2019	19:02:37	2019312565	1912250021	32B UNK PROB	700	N GARTH AVE	810	OT	UHC

Medical Responses on CHA Properties
December 2019

Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
12/25/2019	19:17:02	2019312568	1913435	32B UNK PROB	700	N GARTH AVE	810	OT	CFD
12/26/2019	1:21:28	2019312719	1912260003	17B FALL	700	N GARTH AVE	810	OT	UHC
12/26/2019	1:24:41	2019312721	1913445	17B FALL	700	N GARTH AVE	810	OT	CFD
12/28/2019	9:51:37	2019314413	1912280014	26A SICK PRSN	700	N GARTH AVE	418	OT	BHC
12/29/2019	2:49:20	2019314974	1912290003	17A4 FALL	700	N GARTH AVE	421	OT	BHC
12/29/2019	2:51:32	2019314976	1913555	17A4 FALL	700	N GARTH AVE	421	OT	CFD
12/29/2019	16:40:19	2019315235	1912290019	17A3 FALL	700	N GARTH AVE	802	OT	BHC

Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
12/03/2019	13:14:35	2019294723	1912030014	EMS RESPONSE	1201	PAQUIN ST	308	PT	BHC
12/03/2019	16:33:53	2019294922	1912030027	6C BREATHING PROB	1201	PAQUIN ST	1513	PT	BHC
12/03/2019	16:35:54	2019294923	1912604	6C BREATHING PROB	1201	PAQUIN ST	1513	PT	CFD
12/05/2019	11:37:32	2019296683	1912050017	17D FALL	1201	PAQUIN ST		PT	BHC
12/05/2019	11:39:01	2019296684	1912670	17D FALL	1201	PAQUIN ST		PT	CFD
12/08/2019	4:08:25	2019299163	1912802	66A1 UNK ODOR INSIDE	1201	PAQUIN ST		PT	CFD
12/13/2019	18:55:08	2019303686	1912130019	17B FALL	1201	PAQUIN ST	1402	PT	BHC
12/13/2019	18:57:52	2019303687	1913011	17B FALL	1201	PAQUIN ST	1402	PT	CFD
12/16/2019	14:42:03	2019305779	1912160016	17B FALL	1201	PAQUIN ST	804	PT	BHC
12/16/2019	14:44:38	2019305782	1913119	17B FALL	1201	PAQUIN ST	804	PT	CFD
12/17/2019	17:13:18	2019306596	1912170025	20C COLD EXPOSURE	1201	PAQUIN ST		PT	UHC
12/17/2019	17:16:18	2019306598	1913161	20C COLD EXPOSURE	1201	PAQUIN ST		PT	CFD
12/21/2019	16:11:31	2019309858	1912210017	32B2 MEDICAL ALRM	1201	PAQUIN ST	1304	PT	BHC
12/21/2019	16:13:26	2019309862	1913302	32B2 MEDICAL ALRM	1201	PAQUIN ST	1304	PT	CFD
12/25/2019	9:53:17	2019312328	1912250005	6C BREATHING PROB	1201	PAQUIN ST	1305	PT	UHC
12/25/2019	9:54:46	2019312329	1913419	6C BREATHING PROB	1201	PAQUIN ST	1305	PT	CFD
12/27/2019	21:06:53	2019314123	1912270044	EMS RESPONSE	1201	PAQUIN ST		PT	BHC
12/28/2019	9:23:32	2019314394	1912280006	1C ABDOMINAL PAIN	1201	PAQUIN ST	309	PT	UHC
12/28/2019	9:26:27	2019314396	1913521	1C ABDOMINAL PAIN	1201	PAQUIN ST	309	PT	CFD
12/28/2019	10:36:32	2019314435	1912280010	30A TRAUMATIC INJ	1201	PAQUIN ST	907	PT	UHC
12/28/2019	12:10:01	2019314491	1912280013	17A4 FALL	1201	PAQUIN ST	1203	PT	BHC
12/28/2019	12:13:26	2019314494	1913526	17A4 FALL	1201	PAQUIN ST	1203	PT	CFD
12/28/2019	15:15:46	2019314619	1912280023	17A4 FALL	1201	PAQUIN ST	1203	PT	BHC
12/28/2019	15:17:13	2019314620	1913535	17A4 FALL	1201	PAQUIN ST	1203	PT	CFD
12/28/2019	16:00:31	2019314643	1912280027	17A4 FALL	1201	PAQUIN ST	1304	PT	UHC
12/28/2019	16:02:25	2019314645	1913537	17A4 FALL	1201	PAQUIN ST	1304	PT	CFD

Medical Responses on CHA Properties
December 2019

Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
12/28/2019	18:48:26	2019314730	1912280032	32B2 MEDICAL ALRM	1201	PAQUIN ST	1304	PT	BHC
12/28/2019	18:49:59	2019314734	1913542	32B2 MEDICAL ALRM	1201	PAQUIN ST	1304	PT	CFD
12/29/2019	13:41:49	2019315141	1912290016	17B FALL	1201	PAQUIN ST	804	PT	BHC
12/29/2019	13:44:50	2019315142	1913568	17B FALL	1201	PAQUIN ST	804	PT	CFD

Call Date	Call Time	Event ID	Case Number	Nature	Numeric	Street	APT	Business	Agency
12/19/2019	10:04:52	2019307960	1912190010	MEDICAL EMERGENCY	220	LINCOLN DR	B	SP	UHC
12/19/2019	10:05:19	2019307961	1913225	MEDICAL EMERGENCY	220	LINCOLN DR	B	SP	CFD
12/19/2019	10:05:24	2019307962	1913226	MEDICAL EMERGENCY	220	LINCOLN DR	B	SP	CFD

CHA Safety Calls on CHA Properties
December 2019

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190754	12/2/2019	20:45	Information	301	Providence Road N		BBC	Kevin Keith
20190771	12/10/2019	23:02	Unsecured Door	301	Providence Road N		BBC	Tara Thomason
20190778	12/12/2019	20:20	Maintenance Problem	301	Providence Road N		BBC	Mark Brotemarke
20190773	12/12/2019	23:02	Information	301	Providence Road N		BBC	Tara Thomason
20190790	12/18/2019	23:01	Information	301	Providence Road N		BBC	Tara Thomason
20190806	12/26/2019	23:02	Information	301	Providence Road N		BBC	Tara Thomason
20190808	12/27/2019	23:01	Unsecured Door	301	Providence Road N		BBC	Tara Thomason

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190766	12/9/2019	9:00	Property Crimes/Burglary	1023	Elleta Blvd		BC	Don Hawkins
20190801	12/23/2019	15:47	Trespass Person Warning Issued	1004	Elleta Blvd		BC	Don Hawkins
20190813	12/28/2019	2:29	Disturbance Persons	1027	Elleta Blvd		BC	Mark Brotemarke
20190753	12/1/2019	17:58	Animal Complaints/Bites	28	Allen Street	A	BWW	Don Hawkins
20190760	12/5/2019	15:00	Trespass Person Investigation	411	Trinity Place		BWW	Tara Thomason
20190765	12/8/2019	15:35	Check Welfare	210	Allen Walkway		BWW	Kevin Keith
20190782	12/13/2019	23:42	Controlled Substance Investigation	300	Trinity Place		BWW	Mark Brotemarke
20190802	12/20/2019	19:46	Assault Adult Abuse	20	Bryant Walkway		BWW	Kevin Keith

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190756	12/5/2019	13:35	Property Damage	402	Park Avenue		DT	Don Hawkins
20190772	12/12/2019	15:20	Ticket Vehicle/CHA	205	Providence Walkway		DT	Don Hawkins
20190780.1	12/13/2019	15:27	Trespass Person Investigation	217	Boone Drive		DT	Mark Brotemarke
20190779	12/13/2019	20:20	Trespass Person Investigation	202	Providence Walkway		DT	Mark Brotemarke
20190780	12/13/2019	20:45	Trespass Person Investigation	217	Boone Drive		DT	Mark Brotemarke
20190781	12/13/2019	20:45	Trespass Person Investigation	217	Boone Drive		DT	Mark Brotemarke
20190784	12/14/2019	12:25	Trespass Person Investigation	202	Providence Walkway		DT	Kevin Keith
20190786	12/15/2019	2:47	Information	518	Park Avenue		DT	Kevin Keith
20190772.1	12/20/2019	15:04	Ticket Vehicle/TOW	205	Providence Walkway		DT	Don Hawkins
20190780.2	12/21/2019	15:00	Information	217	Boone Drive		DT	Tara Thomason

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190750	12/1/2019	13:20	Lease Violation SMK	700	Garth Avenue N	303	OT	Kevin Keith
20190758	12/5/2019	23:39	Assist Resident/Medical	700	Garth Avenue N	810	OT	Tara Thomason
20190761	12/7/2019	15:19	Check Welfare	700	Garth Avenue N	412	OT	Tara Thomason

CHA Safety Calls on CHA Properties
December 2019

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190768	12/10/2019	14:58	Controlled Substance Investigation	700	Garth Avenue N	810	OT	Don Hawkins
20190770	12/10/2019	21:14	Disturbance Peace Music/Television	700	Garth Avenue N	310	OT	Tara Thomason
20190769	12/11/2019	12:40	Assist Resident/Medical	700	Garth Avenue N	714	OT	Don Hawkins
20190774	12/13/2019	11:19	Lease Violation	700	Garth Avenue N	721	OT	Mark Brotemarke
20190775	12/13/2019	15:10	Ticket Vehicle/CHA	700	Garth Avenue N		OT	Don Hawkins
20190777	12/13/2019	15:50	Ticket Vehicle/CHA	700	Garth Avenue N	320	OT	Don Hawkins
20190776	12/13/2019	16:10	Ticket Vehicle/CHA	700	Garth Avenue N	320	OT	Don Hawkins
20190787	12/15/2019	14:15	Information	700	Garth Avenue N	802	OT	Kevin Keith
20190788	12/17/2019	15:57	Fire/Smoke/Fire Alarm Sounding	700	Garth Avenue N	520	OT	Don Hawkins
20190791	12/19/2019	16:55	Check Welfare	700	Garth Avenue N	607	OT	Tara Thomason
20190795	12/20/2019	17:15	Property Damage	700	Garth Avenue N	307	OT	Don Hawkins
20190797	12/20/2019	21:00	Property Crimes/Larceny	700	Garth Avenue N	721	OT	Tara Thomason
20190803	12/26/2019	15:50	Check Welfare	700	Garth Avenue N	810	OT	Mark Brotemarke
20190804	12/26/2019	19:06	Disturbance Peace Music/Television	700	Garth Avenue N	309	OT	Tara Thomason
20190805	12/26/2019	20:58	Lock Out	700	Garth Avenue N	515	OT	Tara Thomason
20190811	12/28/2019	19:00	Check Welfare	700	Garth Avenue N	810	OT	Kevin Keith

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190762	12/7/2019	15:00	Lease Violation SMK	2112	Business Loop 70 E	210	PP	Tara Thomason
20190763	12/8/2019	14:24	Information	2112	Business Loop 70 E	109	PP	Kevin Keith

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190751	12/1/2019	14:30	Check Welfare	1201	Paquin Street	506	PT	Kevin Keith
20190755	12/3/2019	14:02	Lease Violation SMK	1201	Paquin Street	702	PT	Don Hawkins
20190757	12/5/2019	18:50	Lease Violation SMK	1201	Paquin Street	907	PT	Tara Thomason
20190759	12/6/2019	17:16	Trespass Person Investigation	1201	Paquin Street	814	PT	Mark Brotemarke
20190764	12/8/2019	14:20	Check Subject/Field Interview	1201	Paquin Street	814	PT	Kevin Keith
20190759.1	12/9/2019	5:37	Trespass Person Investigation	1201	Paquin Street	814	PT	Mark Brotemarke
20190759.2	12/9/2019	9:00	Trespass Person Investigation	1201	Paquin Street	814	PT	Mark Brotemarke
20190767	12/9/2019	15:00	Trespass Person Investigation	1201	Paquin Street	814	PT	Don Hawkins
20190759.3	12/11/2019	10:20	Trespass Person Investigation	1201	Paquin Street	814	PT	Mark Brotemarke
20190759.4	12/13/2019	6:41	Trespass Person Investigation	1201	Paquin Street	814	PT	Mark Brotemarke
20190783	12/14/2019	9:00	Trespass Person/Arrest	1201	Paquin Street	814	PT	Mark Brotemarke
20190785	12/14/2019	15:36	Disturbance Peace Music/Television	1201	Paquin Street	814	PT	Kevin Keith

CHA Safety Calls on CHA Properties
December 2019

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190785.1	12/14/2019	16:30	Information	1201	Paquin Street	814	PT	Mark Brotemarke
20190759.5	12/16/2019	6:00	Information	1201	Paquin Street	814	PT	Mark Brotemarke
20190789	12/16/2019	15:30	Disturbance Peace Music/Television	1201	Paquin Street	1301	PT	Don Hawkins
20190759.6	12/17/2019	7:30	Trespass Person Investigation	1201	Paquin Street	814	PT	Mark Brotemarke
20190759.9	12/17/2019	8:50	Information	1201	Paquin Street	814	PT	Mark Brotemarke
20190759.7	12/17/2019	17:13	Trespass Person Investigation	1201	Paquin Street	814	PT	Mark Brotemarke
20190759.8	12/18/2019	3:18	Trespass Person Investigation	1201	Paquin Street	814	PT	Mark Brotemarke
20190792	12/19/2019	20:05	Information	1201	Paquin Street	1104	PT	Tara Thomason
20190793	12/20/2019	16:09	Trespass Person Warning Issued	1201	Paquin Street	814	PT	Tara Thomason
20190794	12/20/2019	17:07	Trespass Person/Arrest	1201	Paquin Street	1011	PT	Tara Thomason
20190796	12/21/2019	16:06	Assist Resident/Medical	1201	Paquin Street	1304	PT	Tara Thomason
20190798	12/22/2019	14:20	Check Welfare	1201	Paquin Street	204	PT	Kevin Keith
20190800	12/23/2019	9:55	Check Subject/Field Interview	1201	Paquin Street	802	PT	Mark Brotemarke
20190759.1	12/25/2019	23:12	Trespass Person Investigation	1201	Paquin Street	814	PT	Mark Brotemarke
20190807	12/26/2019	23:05	Trespass Person Warning Issued	1201	Paquin Street	804	PT	Tara Thomason
20190759.12	12/27/2019	21:03	Check Subject/Field Interview	1201	Paquin Street	814	PT	Tara Thomason
20190810	12/28/2019	14:00	Information	1201	Paquin Street	1304	PT	Kevin Keith
20190809	12/28/2019	14:25	Lock Out	1201	Paquin Street	1405	PT	Kevin Keith
20190812	12/29/2019	17:00	Disturbance Peace Music/Television	1201	Paquin Street	1207	PT	Kevin Keith
20190759.11	12/30/2019	16:00	Trespass Person Warning Issued	1201	Paquin Street	814	PT	Mark Brotemarke
20190814	12/30/2019	19:45	Trespass Person Investigation	1201	Paquin Street	814	PT	Mark Brotemarke
20190810.1	12/31/2019	8:01	Check Subject/Field Interview	1201	Paquin Street	1304	PT	Mark Brotemarke

ALEIR RPT#	Call Date	Call Time	Nature	Numerics	Street	APT	Site	Safety Officer
20190752	12/1/2019	17:30	Disturbance Peace Music/Television	203	Lincoln Drive	B	SP	Kevin Keith
20190799	12/22/2019	16:00	Lock Out	213	Lincoln Drive	A	SP	Kevin Keith



Housing Authority of the City of Columbia, Missouri

Monthly Financial Reports Staff Memo

To: Board of Commissioners
From: Mary Harvey, Director of Finance
Date: January 21, 2020
RE: November 2019 Financial Reports

Section 8-Housing Choice Voucher Program

Admin Fee revenue earned is 2% (\$19,467) under budget and \$18,876 less than last year to date.

Total Operating Expenses are 1% (\$4,444) over budget and \$18,975 higher than last year to date.

Administration has a year to date net gain of \$61,196.

HUD PHA Operating Grants – HAP (Housing Assistance Payments) are 9% (\$829,855) under budget and \$152,002 less than last year to date.

Total Housing Assistance Payments are 5% (\$396,547) under budget and \$171,832 less than last year to date.

AMP 1-Downtown

Total Tenant Revenue is 10% (\$31,426) higher than budget and \$30,666 higher than last year to date.

HUD's PHA Operating grant disbursements are 14% (\$52,083) higher than budget and \$25,426 higher than last year to date.

Total Revenue is 12% (\$90,017) higher than budget and \$46,162 higher than last year to date.

Administrative expenses are 6% (\$7,680) over budget and \$8,913 higher than last year to date.

Total Utilities are 3% (\$2,193) over budget and \$2,059 less than last year to date.

Total Maintenance expenses are \$201 over budget and \$8,161 higher than last year to date.

Total Operating Expenses are 7% (\$48,190) over budget and \$17,557 higher than last year to date.

AMP 1 has a year to date net gain of \$60,854 before depreciation and debt principal payments.

Stuart Parker Housing Development Group, LP

Total Tenant Revenue is 1% (\$12,303) higher than budget.

Total Revenue is 3% (\$45,351) higher than budget.

Administrative expenses are 3% (\$8,490) under budget.

Total Utilities are 5% (\$10,993) under budget.

Total Maintenance expenses are 2% (\$7,400) over.

Total Operating Expenses are 12% (\$115,390) over budget due to the interest on seller financing not being included in the budget. Excluding this interest, the year to date expenses are 5% (\$66,587) under budget.

Estimated year to date cash flow after debt service is \$300,000. This will be used to pay for Protective Services, Asset Management Fees and Seller Financing interest payable. Any remaining funds will be used to pay down the Seller Financing principal balance.

Bear Creek Housing Development Group, LP

Total Tenant Revenue is \$829 under budget.

Total Revenue is 2% (\$8,972) higher than budget.

Administrative expenses are \$238 over budget.

Total Utilities are 4% (\$1,843) under budget.

Total Maintenance expenses are 15% (\$19,836) over budget.

Total Operating Expenses are 22% (\$88,960) over budget due to the interest on seller financing not being included in the budget. Excluding interest and amortization costs the year to date expenses are 5% (\$19,312) over budget.

Estimated year to date cash flow after debt service is \$24,000. This will be used to pay for Protective Services and Asset Management Fees.

Oak Towers Housing Development Group, LP

Total Tenant Revenue is 1% (\$4,502) under budget.

Total Revenue is 2% (\$17,766) higher than budget.

Administrative expenses are 9% (\$17,613) under budget.

Total Utilities are 8% (\$9,475) over budget. \$5,874 of this overage is water.

Total Maintenance expenses are 7% (\$12,638) over budget.

Oak Towers Housing Development Group, LP (continued)

Total Operating Expenses are 19% (\$116,755) over budget due to the interest on seller financing not being included in the budget. Excluding interest and amortization costs the year to date expenses are 8% (\$51,875) over budget.

Estimated year to date cash flow after debt service is \$184,000. This will be used to pay for Protective Services, Asset Management Fees and seller financing interest.

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

Total Revenue is 3% (\$4,951) higher than budget.

Total Administrative expenses are 2% (\$934) over budget.

Total Utilities are 12% (\$2,730) under budget.

Total Maintenance expenses are 27% (\$8,480) over budget due to additional signage that was required per the MHDC inspection.

Total Operating Expenses are 2% (\$2,307) over budget.

Estimated year to date cash flow after debt service is \$29,000. This will be used to pay Asset Management Fees. Any remaining funds will be used to pay down the project's financing debt.

Bryant Walkway Housing Development Group, LP

Total Tenant Revenue is 6% (\$16,577) under budget. Units in rehab stopped receiving HAP assistance as of 6/30/19.

Other Revenue is \$12,397 higher than budget due to energy rebates.

Total Administrative expenses are 1% (\$1,115) over budget.

Total Utilities are \$15,174 over budget due to vacant units in construction.

Total Maintenance expenses are 11% (\$9,409) under budget due to vacant units in construction.

Insurance Premiums are \$20,323 under budget due to the delayed construction.

Total Operating Expenses are 26% (\$76,522) under budget.

Estimated year to date cash flow is \$28,000. This will be used to pay for Protective Services and Asset Management Fees

Bryant Walkway II Housing Development Group, LP

Total Tenant Revenue is 3% (\$4,827) under budget. Units in rehab stopped receiving HAP assistance as of 6/30/19.

Other Revenue is \$11,928 higher than budget due to energy rebates.

Total Administrative expenses are 18% (\$8,144) over budget.

Total Utilities are \$9,451 over budget due to vacant units.

Total Maintenance expenses are \$10,542 under budget due to vacant units.

Total Operating Expenses are 8% (\$12,247) over budget.

Estimated year to date cash flow after debt service is \$46,000. This will be used to pay for Protective Services, Asset Management Fees and Deferred Developer Fees.

Central Office Cost Center (COCC)

Total Revenue is 3% (\$14,942) higher than budget.

Total Operating Expenses are 14% (\$64,358) under budget.

The COCC has a year to date net gain of \$79,299.

CHA Business Activities (CHA BA)

Investment Income includes \$7,463 in bank interest earned and \$361,853 in seller financing interest earned to date.

LIHTC management fees are 2% (\$6,415) higher than budget.

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.

Total Operating Expenses excluding the Bond Interest are 5% (\$18,196) 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 gain of \$294,493.



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)

November 2019

Fiscal Year End

December 2019

Month 11 of 12

as submitted by:

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

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Housing Choice Voucher Program
Unaudited Revenue Expense Budget Comparison

	11 Months ended November 30, 2019			Year to Date	Budget	Variance	Percent of Variance
	Current Month	Budget	Variance				
HUD PHA Operating Grants - HAP	600,553	803,196	(202,643)	8,005,300	8,835,155	(829,855)	-9%
HUD Admin Fees Earned	78,357	80,861	(2,504)	870,009	889,476	(19,467)	-2%
Total Fee Revenue	678,910	884,057	(205,147)	8,875,309	9,724,631	(849,322)	-9%
Investment Income - Unrestricted	783	333	450	9,204	3,667	5,537	151%
Fraud Recovery - HAP	38	250	(213)	2,100	2,750	(650)	0%
Fraud Recovery - Admin	38	-	38	1,330	-	1,330	0%
FSS Forfeitures	3,001	-	3,001	22,877	-	22,877	
Total Revenue	682,769	884,641	(201,872)	8,910,820	9,731,047	(820,228)	-8%
Administrative Salaries	20,357	21,546	(1,190)	232,708	237,010	(4,302)	-2%
Auditing Fees	1,109	1,875	(766)	12,194	20,625	(8,431)	-41%
Management Fee	18,984	20,390	(1,406)	208,080	224,290	(16,210)	-7%
Book-keeping Fee	11,865	12,744	(879)	130,050	140,181	(10,131)	-7%
Advertising and Marketing	-	133	(133)	1,267	1,467	(200)	-14%
Employee Benefit contributions - Administrative	6,360	2,977	3,383	74,709	32,744	41,964	128%
Office Expenses	2,667	1,695	972	22,933	18,645	4,288	23%
Training & Travel	16	427	(411)	2,030	4,693	(2,663)	-57%
Other Administrative Expenses	8,979	11,839	(2,861)	116,025	130,232	(14,207)	-11%
Total Operating - Administrative	70,336	73,626	(3,290)	799,995	809,887	(9,892)	-1%
FSS Participation Services	-	-	-	450	-	450	
Total Utilities	309	-	309	3,323	-	3,323	#DIV/0!
Bldg. Maintenance	468	-	468	6,112	-	6,112	#DIV/0!
Insurance Premiums	843	456	387	9,437	5,016	4,421	88%
Total Operating Expenses	71,956	74,082	(2,126)	819,347	814,903	4,444	1%
Excess of Operating Revenue over Operating Expenses	610,813	\$ 810,559	\$ (199,746)	\$ 8,091,473	\$ 8,916,145	\$ (824,672)	-9%
HCV	460,622	517,986	(57,364)	5,180,448	5,697,846	(517,398)	-9%
Homeownership	3,704	3,810	(106)	40,736	41,906	(1,170)	-3%
Portable Housing Assistance Payments	13,193	11,730	1,463	136,449	129,027	7,422	6%
S8 FSS Payments	11,192	10,000	1,192	126,338	110,000	16,338	15%
VASH Housing Assistance Payments	50,958	41,031	9,927	508,341	451,341	57,000	13%
RAD PBV Housing Assistance Payments	179,888	178,105	1,783	2,000,418	1,959,157	41,262	2%
Total Housing Assistance Payments	719,557	762,662	(43,105)	7,992,730	8,389,277	(396,547)	-5%
Total Expenses	791,513	836,744	(45,231)	\$ 8,812,077	\$ 9,204,180	(392,103)	-4%
Net Gain (Loss)	(108,744)	47,897	(156,641)	\$ 98,743	\$ 526,867	(428,124)	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 33,040	\$ 30,914	\$ 2,126	\$ 371,222	\$ 340,052	\$ 31,169	9%
Vacancy Loss	(4,902)	(3,170)	(1,732)	(38,255)	(34,872)	(3,383)	10%
Tenant Revenue - Other	692	694	(2)	11,270	7,629	3,640	48%
Total Tenant Revenue	28,830	28,437	392	344,236	312,810	31,426	10%
HUD PHA Operating Grants	37,562	34,640	2,922	433,119	381,036	52,083	14%
70740 Front Line Service Fee	448	334	114	8,000	3,672	4,328	
Total Grant Revenue	38,010	34,973	3,037	441,119	384,709	56,410	15%
Investment Income - Unrestricted	1,957	737	1,220	18,319	8,104	10,215	126%
Fraud Recovery	-	-	-	1,390	-	1,390	0%
Other Revenue	2,294	3,047	(753)	24,093	33,517	(9,424)	-28%
Total Revenue	71,091	67,194	3,896	829,157	739,140	90,017	12%
Administrative Salaries	3,154	3,203	(49)	37,846	35,234	2,612	7%
Auditing Fees	116	583	(467)	1,115	6,417	(5,302)	-83%
Management Fee	4,943	5,234	(291)	58,104	57,570	533	1%
Book-keeping Fee	765	810	(45)	8,993	8,910	83	1%
Advertising and Marketing	-	25	(25)	232	275	(43)	-16%
Employee Benefit contributions - Administrative	1,905	1,064	840	16,446	11,709	4,737	40%
Office Expenses	274	566	(293)	5,942	6,228	(286)	-5%
Legal Expense	-	30	(30)	1,439	326	1,113	341%
Training & Travel	11	192	(181)	5,839	2,108	3,731	177%
Other	1,109	759	349	8,855	8,353	502	6%
Total Operating - Administrative	12,276	12,466	(190)	144,809	137,130	7,680	6%
Asset Management Fee	1,200	1,200	-	13,200	13,200	-	0%
Total Tenant Services	975	768	207	16,361	8,443	7,919	94%
Water	1,537	2,011	(475)	23,773	22,126	1,648	7%
Electricity	1,787	1,392	395	14,672	15,317	(644)	-4%
Gas	1,545	733	812	7,090	8,063	(973)	-12%
Sewer	1,839	2,088	(249)	25,131	22,969	2,162	9%
Total Utilities	\$ 6,709	\$ 6,225	\$ 484	\$ 70,667	\$ 68,474	\$ 2,193	3%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 12,684	\$ 12,866	\$ (181)	\$ 156,793	\$ 141,524	\$ 15,268	11%
Maintenance - Materials & Other	4,075	3,650	424	50,306	40,155	10,152	25%
Maintenance and Operations Contracts	4,595	9,388	(4,794)	76,275	103,271	(26,996)	-26%
Employee Benefit Contributions - Maintenance	4,142	4,180	(38)	47,754	45,976	1,777	4%
Total Maintenance	25,496	30,084	(4,588)	331,127	330,926	201	0%
Total Protective Services	2,448	2,658	(211)	26,490	29,243	(2,753)	-9%
Total Insurance Premiums	3,918	3,986	(68)	43,441	43,844	(403)	-1%
Other General Expenses	2,447	3,750	(1,303)	63,576	41,250	22,326	54%
Payments in Lieu of Taxes	2,094	1,383	711	25,831	15,217	10,614	70%
Bad debt - Tenant Rents	59	100	(41)	2,006	1,100	906	82%
Total Other General Expenses	4,600	5,233	(633)	91,412	57,567	33,846	59%
Interest on Notes Payable	641	747	(106)	7,723	8,215	(492)	-6%
Total Operating Expenses	58,262	63,367	(5,105)	745,231	697,041	48,190	7%
Excess of Operating Revenue over Operating Expen	\$ 12,828	\$ 3,827	\$ 9,001	\$ 83,926	\$ 42,098	\$ 41,828	99%
Extraordinary Maintenance	-	1,911	(1,911)	23,072	21,016	2,056	10%
Depreciation Expense	12,194	13,248	(1,054)	134,137	145,728	(11,591)	-8%
Debt Principal Payment	1,856	1,853	3	36,333	20,382	15,951	78%
Total Expenses	\$ 72,313	\$ 80,379	\$ (8,066)	\$ 938,773	\$ 884,167	\$ 54,606	6%
Net Gain (Loss)	\$ (1,222)	\$ (13,184)	\$ 11,962	\$ (109,616)	\$ (145,027)	\$ 35,411	-24%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 69,941	\$ 78,507	\$ (8,567)	\$ 771,825	\$ 863,579	\$ (91,754)	-11%
Rental Subsidies	78,446	69,880	8,567	860,432	768,678	91,754	12%
Vacancy Loss	(4,767)	(3,710)	(1,057)	(36,880)	(40,806)	3,926	-10%
Net Rental Revenue	143,620	144,677	(1,057)	1,595,377	1,591,451	3,926	0%
Tenant Revenue - Other	1,659	833	826	17,544	9,167	8,377	91%
Total Tenant Revenue	145,280	145,511	(231)	1,612,920	1,600,617	12,303	1%
Front Line Service Fee	154	120	34	1,945	1,320	625	47%
Investment Income - Unrestricted	3,450	500	2,950	43,555	5,500	38,055	692%
Other Revenue	8,336	9,372	(1,036)	96,837	103,094	(6,257)	-6%
Total Revenue	157,374	155,623	1,751	1,757,202	1,711,851	45,351	3%
Administrative Salaries	9,054	7,750	1,304	89,295	85,249	4,046	5%
Auditing Fees	1,117	1,083	33	12,283	11,917	367	3%
Property Management Fee	9,149	9,188	(39)	101,909	101,068	841	1%
Asset Management Fees	1,036	1,036	(0)	11,400	11,401	(1)	0%
Advertising and Marketing	-	67	(67)	16	737	(721)	-98%
Employee Benefit contributions - Administrative	1,681	2,824	(1,143)	20,097	31,067	(10,970)	-35%
Office Expenses	967	840	127	11,962	9,239	2,723	29%
Legal Expense	-	83	(83)	2,289	917	1,372	150%
Training & Travel	17	529	(512)	1,262	5,821	(4,558)	-78%
Other	663	1,447	(784)	14,331	15,921	(1,590)	-10%
Total Operating - Administrative	23,684	24,849	(1,164)	264,845	273,335	(8,490)	-3%
Total Tenant Services	6,236	7,466	(1,230)	76,373	82,121	(5,747)	-7%
Water	3,240	3,308	(68)	39,684	36,386	3,298	9%
Electricity	11,294	12,855	(1,561)	133,855	141,400	(7,546)	-5%
Gas	1,144	1,312	(168)	11,038	14,432	(3,394)	-24%
Sewer	5,126	3,119	2,007	30,957	34,309	(3,352)	-10%
Total Utilities	\$ 20,804	\$ 20,593	\$ 211	\$ 215,534	\$ 226,528	\$ (10,993)	-5%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 11,765	\$ 11,835	\$ (70)	\$ 131,688	\$ 130,182	\$ 1,505	1%
Maintenance - Materials & Other	7,048	4,343	2,705	51,802	47,776	4,026	8%
Maintenance and Operations Contracts	6,591	11,079	(4,488)	122,375	121,868	507	0%
Employee Benefit Contributions - Maintenance	4,215	4,268	(52)	46,398	46,943	(544)	-1%
Total Maintenance	29,619	31,524	(1,906)	352,263	346,769	5,494	2%
Total Insurance Premiums	4,583	5,183	(600)	54,110	57,008	(2,899)	-5%
Other General Expenses	447	455	(8)	3,873	5,005	(1,132)	-23%
Taxes	5,436	7,103	(1,667)	59,794	78,128	(18,333)	-23%
Bad debt - Tenant Rents	943	1,750	(807)	14,161	19,250	(5,089)	-26%
Total Other General Expenses	6,826	9,308	(2,481)	77,829	102,383	(24,554)	-24%
Interest of Mortgage (or Bonds) Payable	16,981	17,103	(122)	168,568	188,133	(19,565)	-10%
Interest on Notes Payable (Seller Financing)	20,555	-	20,555	227,325	-	227,325	#DIV/0!
Amortization of Loan Costs	2,274	2,259	16	25,014	24,844	171	1%
Total Interest Expense and Amortization Cost	39,810	19,362	20,449	420,906	212,977	207,930	98%
Total Operating Expenses	131,562	118,284	13,278	1,461,860	1,301,119	160,741	12%
Excess of Operating Revenue over Operating Expenses	\$ 25,812	\$ 37,339	\$ (11,528)	\$ 295,342	\$ 410,732	\$ (115,390)	-28%
Extraordinary Maintenance	1,716	-	1,716	7,472	-	7,472	
Depreciation Expense	65,997	58,117	7,880	725,963	639,286	86,677	14%
Debt Principal Payment	-	5,417	(5,417)		59,583	(59,583)	-100%
Funding Replacement Reserves from Operations	8,437	7,313	1,124	91,529	14,626	76,903	526%
Total Expenses	\$ 207,712	\$ 189,130	\$ 18,582	\$ 2,286,825	\$ 2,014,615	\$ 272,210	14%
Net Gain (Loss)	\$ (50,338)	\$ (33,507)	\$ (16,831)	\$ (529,622)	\$ (302,764)	\$ (226,859)	75%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 18,171	\$ 16,742	\$ 1,429	\$ 184,181	\$ 184,165	\$ 17	0%
Rental Subsidies	26,073	27,036	(963)	296,913	297,395	(483)	0%
Vacancy Loss	(4,328)	(700)	(3,627)	(16,736)	(7,705)	(9,031)	117%
Net Rental Revenue	39,916	43,078	(3,161)	464,358	473,855	(9,497)	-2%
Tenant Revenue - Other	572	25	547	8,943	275	8,668	3152%
Total Tenant Revenue	40,489	43,103	(2,614)	473,301	474,130	(829)	0%
Front Line Service Fee	267	667	(400)	7,857	7,333	524	7%
Investment Income - Unrestricted	1,185	300	885	15,154	3,300	11,854	359%
Total Revenue	44,771	46,553	(1,782)	521,052	512,080	8,972	2%
Administrative Salaries	3,410	2,805	605	27,572	30,853	(3,281)	-11%
Auditing Fees	867	833	33	9,533	9,167	367	4%
Property Management Fee	2,586	2,219	367	30,146	24,408	5,738	24%
Asset Management Fees	938	938	(0)	12,251	10,319	1,932	19%
Advertising and Marketing	-	5	(5)	15	55	(40)	-73%
Employee Benefit contributions - Administrative	1,351	965	386	7,846	10,615	(2,769)	-26%
Office Expenses	137	235	(98)	4,267	2,585	1,682	65%
Legal Expense	-	71	(71)	2,167	779	1,388	178%
Training & Travel	6	190	(185)	265	2,095	(1,830)	-87%
Other	271	719	(448)	4,960	7,909	(2,949)	-37%
Total Operating - Administrative	9,565	8,980	585	99,023	98,785	238	0%
Total Tenant Services	485	418	66	3,789	4,600	(811)	-18%
Water	1,411	1,617	(206)	16,903	17,783	(881)	-5%
Electricity	749	772	(23)	8,159	8,490	(331)	-4%
Gas	432	283	150	3,458	3,109	349	11%
Sewer	1,197	1,361	(164)	13,989	14,969	(980)	-7%
Total Utilities	\$ 3,789	\$ 4,032	\$ (243)	\$ 42,509	\$ 44,352	\$ (1,843)	-4%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 6,263	\$ 5,226	\$ 1,036	\$ 67,999	\$ 57,491	\$ 10,509	18%
Maintenance - Materials & Other	1,892	1,306	586	16,973	14,364	2,609	18%
Maintenance and Operations Contracts	1,943	3,806	(1,864)	47,587	41,869	5,719	14%
Employee Benefit Contributions - Maintenance	1,979	1,852	127	21,376	20,377	1,000	5%
Total Maintenance	12,076	12,191	(115)	153,936	134,100	19,836	15%
Total Insurance Premiums	3,370	3,614	(244)	36,830	37,292	(461)	-1%
Other General Expenses	113	-	113	1,188	-	1,188	#DIV/0!
Property Taxes	2,600	2,600	-	28,600	28,600	-	0%
Bad debt - Tenant Rents	-	542	(542)	179	5,958	(5,779)	-97%
Total Other General Expenses	2,713	3,142	(429)	29,967	34,558	(4,591)	-13%
96710 Interest of Mortgage (or Bonds) Payable	3,703	3,800	(97)	41,563	41,805	(241)	-1%
Interest on Notes Payable (Seller Financing)	6,332	-	6,332	69,649	-	69,649	
96730 Amortization of Loan Costs	1,664	1,011	653	18,301	11,116	7,185	65%
Total Interest Expense and Amortization Cost	11,699	4,811	6,888	129,513	52,920	76,593	145%
Total Operating Expenses	43,697	37,188	6,509	495,567	406,607	88,960	22%
Excess of Operating Revenue over Operating Expenses	\$ 1,075	\$ 9,365	\$ (8,290)	\$ 25,485	\$ 105,474	\$ (79,988)	-76%
Extraordinary Maintenance	2,210	-	2,210	7,396	-	7,396	
Depreciation Expense	18,635	18,425	210	204,991	202,674	2,317	1%
Debt Principal Payment	2,851	2,886	(35)	31,647	31,744	(97)	0%
Funding Replacement Reserves from Operations	3,172	2,867	305	34,069	5,734	28,336	494%
Total Expenses	\$ 70,564	\$ 61,365	\$ 9,199	\$ 773,671	\$ 646,759	\$ 126,912	20%
Net Gain (Loss)	\$ (25,793)	\$ (14,813)	\$ (10,981)	\$ (252,619)	\$ (134,678)	\$ (117,940)	88%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 39,572	\$ 47,276	\$ (7,704)	\$ 430,062	\$ 520,040	\$ (89,978)	-17%
Rental Subsidies	43,441	35,737	7,704	483,081	393,103	89,978	23%
Vacancy Loss	(257)	(1,328)	1,071	(22,375)	(14,610)	(7,765)	53%
Net Rental Revenue	82,756	81,685	1,071	890,768	898,533	(7,765)	-1%
Tenant Revenue - Other	15	100	(85)	4,363	1,100	3,263	297%
Total Tenant Revenue	82,771	81,785	986	895,131	899,633	(4,502)	-1%
Front Line Service Fee	-	114	(114)	4,019	1,256	2,763	220%
Investment Income - Unrestricted	1,476	400	1,076	17,576	4,400	13,176	299%
Other Revenue	3,539	3,181	358	38,558	34,991	3,567	10%
Total Revenue	87,786	85,594	2,192	959,302	941,536	17,766	2%
Administrative Salaries	3,290	6,256	(2,966)	59,653	68,821	(9,168)	-13%
Auditing Fees	1,200	1,167	33	13,200	12,833	367	3%
Property Management Fee	5,185	5,064	121	56,205	55,703	502	1%
Asset Management Fees	955	955	(0)	10,794	10,502	291	3%
Advertising and Marketing	38	58	(20)	684	642	42	7%
Employee Benefit contributions - Administrative	502	2,712	(2,210)	22,853	29,829	(6,977)	-23%
Office Expenses	201	517	(316)	6,902	5,682	1,220	21%
Legal Expense	-	42	(42)	444	458	(15)	-3%
Training & Travel	13	371	(358)	669	4,079	(3,411)	-84%
Other	285	905	(620)	9,489	9,954	(465)	-5%
Total Operating - Administrative	11,668	18,046	(6,378)	180,892	198,504	(17,613)	-9%
Total Tenant Services	3,509	4,552	(1,043)	52,484	50,067	2,417	5%
Water	1,492	935	557	16,159	10,285	5,874	57%
Electricity	8,543	8,362	180	95,098	91,985	3,113	3%
Gas	520	560	(40)	7,026	6,155	870	14%
Sewer	942	1,020	(78)	10,838	11,220	(382)	-3%
Total Utilities	\$ 11,497	\$ 10,877	\$ 620	\$ 129,120	\$ 119,645	\$ 9,475	8%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 7,670	\$ 7,155	\$ 515	\$ 83,641	\$ 78,704	\$ 4,936	6%
Maintenance - Materials & Other	1,818	1,242	577	19,882	13,658	6,223	46%
Maintenance and Operations Contracts	7,851	5,331	2,520	60,293	58,637	1,656	3%
Employee Benefit Contributions - Maintenance	2,165	2,166	(1)	23,647	23,825	(178)	-1%
Total Maintenance	19,504	15,893	3,611	187,463	174,825	12,638	7%
Total Insurance Premiums	3,665	2,768	896	19,216	30,451	(11,234)	-37%
Other General Expenses	143	-	143	5,038	-	5,038	
Taxes	2,579	2,579	-	28,372	28,372	-	0%
Bad debt - Tenant Rents	(295)	567	(862)	1,908	6,233	(4,325)	-69%
Total Other General Expenses	2,428	3,146	(718)	35,318	34,605	713	2%
96710 Interest of Mortgage (or Bonds) Payable	6,029		6,029	59,514	-	59,514	
Interest on Notes Payable (Seller Financing)	9,159	-	9,159	64,880	-	64,880	#DIV/0!
96730 Amortization of Loan Costs	1,447	1,418	29	11,557	15,593	(4,035)	
Total Interest Expense and Amortization Cost	16,634	1,418	15,217	135,952	15,593	120,359	
Total Operating Expenses	68,904	56,699	12,205	740,445	623,689	116,755	19%
Excess of Operating Revenue over Operating Expenses	\$ 18,883	\$ 28,895	\$ (10,012)	\$ 218,858	\$ 317,847	\$ (98,989)	-31%
Depreciation Expense	39,236	13,400	25,837	431,600	147,397	284,202	193%
Funding Replacement Reserves from Operations	5,615	-	5,615	85,665	-	85,665	#DIV/0!
Total Expenses	\$ 113,755	\$ 70,099	\$ 43,657	\$ 1,257,709	\$ 771,086	\$ 486,622	63%
Net Gain (Loss)	\$ (25,969)	\$ 15,495	\$ (41,464)	\$ (298,407)	\$ 170,449	\$ (468,856)	-275%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 5,845	\$ 7,495	\$ (1,650)	\$ 68,162	\$ 82,440	\$ (14,277)	-17%
Rental Subsidies	9,680	7,906	1,775	100,504	86,961	13,543	16%
Vacancy Loss	(348)	(616)	268	(4,511)	(6,776)	2,265	-33%
Net Rental Revenue	15,177	14,784	393	164,155	162,624	1,531	1%
Tenant Revenue - Other	-	67	(67)	687	733	(46)	-6%
Total Tenant Revenue	15,177	14,851	326	164,842	163,357	1,485	1%
Investment Income - Unrestricted	376	200	176	4,723	2,200	2,523	115%
Other Revenue	768	173	595	2,842	1,898	944	50%
Total Revenue	16,321	15,223	1,098	172,407	167,456	4,951	3%
Administrative Salaries	608	646	(38)	6,937	7,103	(166)	-2%
Auditing Fees	700	667	33	7,700	7,333	367	5%
Property Management Fee	775	730	45	8,362	8,027	335	4%
Asset Management Fees	1,001	948	53	10,375	10,429	(54)	-1%
Employee Benefit contributions - Administrative	245	133	111	1,792	1,466	326	22%
Office Expenses	158	206	(48)	2,587	2,270	318	14%
Legal Expense	-	46	(46)	475	505	(31)	-6%
Training & Travel	1	38	(37)	17	422	(404)	-96%
Other	50	76	(26)	1,136	840	296	35%
Total Operating - Administrative	3,538	3,495	43	39,381	38,447	934	2%
Water	271	202	69	2,447	2,223	224	10%
Electricity	684	1,323	(640)	11,617	14,557	(2,939)	-20%
Gas	259	352	(93)	3,867	3,874	(7)	0%
Sewer	203	167	36	1,831	1,838	(7)	0%
Total Utilities	\$ 1,417	\$ 2,045	\$ (628)	\$ 19,761	\$ 22,491	\$ (2,730)	-12%
Maintenance - Labor	\$ 1,571	\$ 1,307	\$ 264	\$ 17,197	\$ 14,373	\$ 2,824	20%
Maintenance - Materials & Other	944	173	771	4,132	1,903	2,229	117%
Maintenance and Operations Contracts	773	964	(191)	13,780	10,601	3,179	30%
Employee Benefit Contributions - Maintenance	486	463	23	5,344	5,095	249	5%
Total Maintenance	3,774	2,907	867	40,453	31,972	8,480	27%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Total Protective Services	517	559	(42)	5,594	6,153	(558)	-9%
Total Insurance Premiums	837	936	(100)	9,214	7,905	1,309	17%
Other General Expenses	61	19	42	320	206	114	55%
Taxes	690	690	-	7,588	7,588	-	0%
Bad debt - Tenant Rents	-	428	(428)	448	4,703	(4,255)	-90%
Total Other General Expenses	751	1,136	(385)	8,356	12,497	(4,141)	-33%
96710 Interest of Mortgage (or Bonds) Payable	782	828	(46)	8,788	9,104	(317)	-3%
96730 Amortization of Loan Costs	681	946	(265)	7,487	10,402	(2,916)	-28%
Total Interest Expense and Amortization Cost	1,462	1,773	(311)	16,275	19,507	(3,232)	-17%
Total Operating Expenses	12,315	12,852	(537)	141,279	138,972	2,307	2%
Excess of Operating Revenue over Operating Expenses	\$ 4,006	\$ 2,372	\$ 1,634	\$ 31,127	\$ 28,484	\$ 2,644	9%
Depreciation Expense	10,277	10,277	0	113,047	113,047	0	0%
Debt Principal Payment	824	820	4	5,021	2,460	2,561	104%
Funding Replacement Reserves from Operations	762	633	129	8,391	1,266	7,125	563%
Total Expenses	\$ 24,179	\$ 14,591	\$ 9,587	\$ 267,739	\$ 145,853	\$ 121,886	84%
Net Gain (Loss)	\$ (7,857)	\$ 632	\$ (8,489)	\$ (95,332)	\$ 21,603	\$ (116,935)	-541%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 13,296	\$ 6,109	\$ 7,187	\$ 113,080	\$ 67,197	\$ 45,883	68%
Rental Subsidies	15,043	22,290	(7,247)	198,649	245,191	(46,542)	-19%
Vacancy Loss	(390)	(3,317)	2,928	(53,053)	(36,491)	(16,563)	45%
Net Rental Revenue	27,949	25,082	2,868	258,676	275,897	(17,222)	-6%
Tenant Revenue - Other	15	-	15	645	-	645	
Total Tenant Revenue	27,964	25,082	2,883	259,320	275,897	(16,577)	-6%
Front Line Service Fee	1,517	200	1,317	9,133	2,200	6,933	315%
Investment Income - Unrestricted	296	100	196	3,287	1,100	2,187	199%
Other Revenue	-	-	-	12,397	-	12,397	
Total Revenue	31,295	25,582	5,713	293,271	281,397	11,874	4%
Administrative Salaries	2,272	2,564	(293)	26,039	28,207	(2,168)	-8%
Auditing Fees	1,600	667	933	12,800	7,333	5,467	
Property Management Fee	1,678	1,907	(229)	17,040	20,981	(3,941)	-19%
Asset Management Fees	644	644	-	7,081	7,081	-	0%
Advertising and Marketing	-	19	(19)	85	206	(122)	-59%
Employee Benefit contributions - Administrative	781	898	(117)	8,643	9,874	(1,232)	-12%
Office Expenses	220	214	6	4,125	2,353	1,772	75%
Legal Expense	-	42	(42)	115	458	(344)	-75%
Training & Travel	4	95	(91)	1,075	1,040	34	3%
Other	107	327	(220)	3,011	3,593	(583)	-16%
Total Operating - Administrative	7,305	7,375	(70)	80,012	81,128	(1,115)	-1%
Total Tenant Services	1,230	541	689	1,572	5,946	(4,375)	-74%
Water	1,067	754	313	6,788	8,298	(1,510)	-18%
Electricity	(535)	113	(647)	14,254	1,238	13,017	1052%
Gas	(68)	103	(171)	6,353	1,137	5,216	459%
Sewer	1,067	705	363	6,204	7,752	(1,549)	-20%
Total Utilities	\$ 1,532	\$ 1,675	\$ (143)	\$ 33,598	\$ 18,424	\$ 15,174	82%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,619	\$ 2,478	\$ 141	\$ 30,941	\$ 27,262	\$ 3,679	13%
Maintenance - Materials & Other	154	977	(823)	4,028	10,744	(6,717)	-63%
Maintenance and Operations Contracts	1,908	3,040	(1,131)	26,982	33,435	(6,453)	-19%
Employee Benefit Contributions - Maintenance	940	947	(7)	10,494	10,412	81	1%
Total Maintenance	5,622	7,441	(1,819)	72,444	81,853	(9,409)	-11%
Total Insurance Premiums	(1,663)	2,558	(4,221)	6,065	26,388	(20,323)	-77%
Other General Expenses	-	4,167	(4,167)	217	45,833	(45,616)	
Property Taxes	1,346	1,954	(609)	18,454	21,498	(3,043)	-14%
Bad debt - Tenant Rents	-	42	(42)	93	458	(366)	-80%
Total Other General Expenses	1,346	6,163	(4,817)	18,765	67,789	(49,025)	-72%
Total Operating Expenses	15,699	26,757	(11,058)	216,058	292,581	(76,522)	-26%
Excess of Operating Revenue over Operating Expenses	\$ 15,595	\$ (1,176)	\$ 16,771	\$ 77,213	\$ (11,183)	\$ 88,396	-790%
Depreciation Expense	9,178	2,188	6,990	100,953	24,063	76,891	
Total Expenses	\$ 24,877	\$ 28,945	\$ (4,068)	\$ 329,705	\$ 316,643	\$ 13,061	4%
Net Gain (Loss)	\$ 6,418	\$ (3,363)	\$ 9,781	\$ (36,433)	\$ (35,246)	\$ (1,188)	3%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 5,282	\$ 2,855	\$ 2,427	\$ 62,860	\$ 31,409	\$ 31,451	100%
Rental Subsidies	12,098	14,535	(2,437)	128,320	159,889	(31,569)	-20%
Vacancy Loss	(400)	(502)	102	(11,066)	(5,520)	(5,545)	100%
Net Rental Revenue	16,980	16,889	91	180,114	185,777	(5,663)	-3%
Tenant Revenue - Other	420	-	420	835	-	835	
Total Tenant Revenue	17,400	16,889	511	180,950	185,777	(4,827)	-3%
Investment Income - Unrestricted	554	200	354	7,559	2,200	5,359	244%
Other Revenue	-	-	-	11,928	-	11,928	
Total Revenue	17,954	17,089	865	200,437	187,977	12,459	7%
Administrative Salaries	1,055	952	104	12,082	10,467	1,616	15%
Auditing Fees	1,600	667	933	12,800	7,333	5,467	0%
Property Management Fee	1,044	1,012	32	11,573	11,136	437	4%
Asset Management Fees	977	894	83	10,581	9,831	750	8%
Advertising and Marketing	-	6	(6)	28	69	(41)	-59%
Employee Benefit contributions - Administrative	379	346	33	4,031	3,809	223	6%
Office Expenses	111	103	8	1,469	1,133	336	30%
Legal Expense	-	21	(21)	115	229	(115)	-50%
Training & Travel	2	35	(33)	360	380	(21)	-5%
Other	213	161	51	1,267	1,776	(509)	-29%
Total Operating - Administrative	5,381	4,197	1,185	54,306	46,162	8,144	18%
Total Tenant Services	893	349	544	1,013	3,840	(2,827)	-74%
Water	913	291	622	6,537	3,201	3,336	104%
Electricity	113	75	38	2,997	825	2,172	263%
Gas	177	69	108	630	756	(127)	-17%
Sewer	976	241	735	6,716	2,646	4,070	154%
Total Utilities	\$ 2,178	\$ 675	\$ 1,503	\$ 16,880	\$ 7,429	\$ 9,451	127%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 887	\$ 826	\$ 61	\$ 10,516	\$ 9,088	\$ 1,428	16%
Maintenance - Materials & Other	313	651	(338)	2,536	7,162	(4,626)	-65%
Maintenance and Operations Contracts	1,270	2,112	(842)	15,670	23,233	(7,563)	-33%
Employee Benefit Contributions - Maintenance	323	307	16	3,600	3,381	219	6%
Total Maintenance	2,793	3,897	(1,104)	32,322	42,863	(10,542)	-25%
Total Insurance Premiums	2,873	1,675	1,198	10,980	17,260	(6,279)	-36%
Other General Expenses	-	-	-	24	-	24	
Property Taxes	935	1,332	(398)	12,666	14,654	(1,988)	-14%
Bad debt - Tenant Rents	-	17	(17)	-	183	(183)	-100%
Total Other General Expenses	935	1,349	(414)	12,689	14,837	(2,148)	-14%
96710 Interest of Mortgage (or Bonds) Payable	5,343	1,710	3,634	34,264	18,805	15,459	
96730 Amortization of Loan Costs	227	137	90	2,497	1,507	990	0%
Total Interest Expense and Amortization Cost	5,570	1,847	3,724	36,761	20,312	16,449	
Total Operating Expenses	20,623	13,988	6,635	164,951	152,704	12,247	8%
Excess of Operating Revenue over Operating Expenses	\$ (2,670)	\$ 3,101	\$ (5,770)	\$ 35,486	\$ 35,273	\$ 212	1%
Depreciation Expense	13,362	2,188	11,174	146,976	24,063	122,914	
Total Expenses	\$ 34,640	\$ 16,175	\$ 18,464	\$ 312,582	\$ 176,766	\$ 135,816	77%
Net Gain (Loss)	\$ (16,686)	\$ 913	\$ (17,599)	\$ (112,146)	\$ 11,211	\$ (123,356)	-1100%

Columbia Housing Authority - Central Office Cost Center
Unaudited Revenue Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Management Fee	23,927	26,754	(2,827)	314,766	294,298	20,468	7%
Asset Management Fee	1,200	1,200	-	13,200	13,200	-	0%
Book Keeping Fee	12,630	13,554	(924)	139,043	149,091	(10,049)	-7%
Front Line Service Fee	-	-	-	-	-	-	#DIV/0!
Total Fee Revenue	37,757	41,508	(3,751)	467,008	456,589	10,419	2%
Investment Income - Unrestricted	379	400	(21)	4,764	4,400	364	8%
Other Revenue	-	1,250	(1,250)	17,908	13,750	4,158	30%
Total Revenue	38,136	43,158	(5,022)	489,681	474,739	14,942	3%
Administrative Salaries	27,153	28,312	(1,159)	278,584	311,429	(32,846)	-11%
Auditing Fees	119	500	(381)	1,313	5,500	(4,187)	-76%
Advertising and Marketing	-	8	(8)	668	92	577	629%
Employee Benefit contributions - Administrative	6,884	7,701	(817)	71,199	84,713	(13,514)	-16%
Office Expenses	(1,946)	863	(2,809)	3,111	9,492	(6,381)	-67%
Training & Travel	100	500	(400)	936	5,500	(4,564)	-83%
Other	1,463	3,101	(1,638)	31,991	34,108	(2,117)	-6%
Total Operating - Administrative	33,773	41,027	(7,254)	391,213	451,292	(60,079)	-13%
Total Utilities	\$ 309	\$ 350	\$ (41)	\$ 3,596	\$ 3,850	\$ (254)	-7%
Total Maintenance	866	879	(14)	7,843	9,671	(1,828)	-19%
Total Insurance Premiums	696	902	(207)	7,271	9,926	(2,655)	-27%
Total Other General Expenses	272	-	272	459	-	459	#DIV/0!
Total Operating Expenses	35,915	43,158	(7,243)	410,381	474,739	(64,358)	-14%
Net Gain (Loss)	\$ 2,221	\$ -	\$ 2,221	\$ 79,299	\$ -	\$ 79,299	#DIV/0!

Columbia Housing Authority
CHA Business Activities Revenue and Expense Budget Comparison
11 Months ended November 30, 2019

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Investment Income (includes seller financing interest)	36,934	25,914	11,020	369,316	285,058	84,258	30%
Mortgage Interest Income (Bonds)	32,838	-	32,838	328,796	-	328,796	#DIV/0!
LIHTC Management Fees	29,908	29,572	336	331,704	325,289	6,415	2%
Total Revenue	101,570	55,486	46,084	1,031,706	610,347	421,359	69%
Administrative Salaries	17,416	18,131	(715)	215,868	199,446	16,423	8%
Auditing Fees	1,156	1,000	156	12,713	11,000	1,713	16%
Advertising and Marketing	-	8	(8)	223	92	132	144%
Employee Benefit contributions - Administrative	5,372	6,148	(776)	56,292	67,627	(11,336)	-17%
Office Expenses	625	408	217	6,419	4,492	1,927	43%
Legal Expense	-	42	(42)	3,536	458	3,078	671%
Training & Travel	11	250	(239)	1,415	2,750	(1,335)	-49%
Other	556	1,607	(1,051)	24,097	17,674	6,422	36%
Total Operating - Administrative	25,135	27,594	(2,459)	320,564	303,539	17,025	6%
Total Utilities	\$ 309	\$ 350	\$ (41)	\$ 3,332	\$ 3,850	\$ (518)	-13%
Total Maintenance	468	879	(411)	8,035	9,671	(1,636)	-17%
Total Insurance Premiums	1,120	775	345	12,184	8,524	3,660	43%
Total Other General Expenses	5,594	5,656	(62)	61,881	62,216	(335)	-1%
Interest of Mortgage (or Bonds) Payable	32,838	-	32,838	328,796	-	328,796	
Total Operating Expenses	65,465	35,255	30,210	734,793	387,800	346,993	89%
Excess of Operating Revenue over Operating Expenses	\$ 36,105	\$ 20,232	\$ 15,874	\$ 296,914	\$ 222,547	\$ 74,366	33%
Depreciation Expense	996	31	965	2,421	342	2,079	608%
Total Expenses	\$ 66,461	\$ 35,286	\$ 31,176	\$ 737,213	\$ 388,141	\$ 349,072	90%
Net Gain (Loss)	\$ 35,109	\$ 20,201	\$ 14,908	\$ 294,493	\$ 222,206	\$ 72,287	33%

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
11 Months ended November 30, 2019

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Comm. Housing Trust	Affordable Housing General Partners	CHA Affordable Housing Dev.	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	\$ 371,222	\$ 1,630,171	\$ -	\$ -	\$ -	\$ 21,048	\$ 9,572	\$ -	\$ -	\$ -	\$ -	\$ 2,032,012	\$ -	\$ 2,032,012
Rental Subsidies		2,067,898	-	-	-	-	-	-	-	-	-	2,067,898	(2,067,898)	-
Vacancy Loss	(38,255)	(144,621)	-	-	-	-	-	-	-	-	-	-	-	(182,876)
Net Rental Revenue	332,966	3,553,448	-	-	-	21,048	9,572	-	-	-	-	3,917,034	(2,067,898)	1,849,136
Tenant Revenue - Other	11,270	33,017	-	-	-	493	570	-	-	-	-	45,350	-	45,350
Total Tenant Revenue	344,236	3,586,465	-	-	-	21,541	10,142	-	-	-	-	3,962,384	(2,067,898)	1,894,486
HUD PHA Operating Grants	433,119	-	8,005,300	369,204	171,560	-	-	-	-	-	-	8,979,183	-	8,979,183
HUD Voucher Admin Fees		-	870,009	-	-	-	-	-	-	-	-	870,009	-	870,009
Capital Grants	239,589	-	-	-	-	-	-	-	-	-	-	239,589	-	239,589
Management Fee	-	-	-	-	-	-	-	-	-	-	314,766	314,766	(290,142)	24,623
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	13,200	13,200	(13,200)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	139,043	139,043	(139,043)	-
Front Line Service Fee	8,000	22,954	-	-	-	-	-	-	4,671	1,890	-	37,515	(37,515)	-
Total Fee Revenue	680,708	22,954	8,875,309	369,204	171,560	-	-	-	4,671	1,890	467,008	10,593,304	(479,900)	10,113,404
Other Government Grants	-	-	-	-	-	827,782	-	-	-	-	-	827,782	-	827,782
Investment Income	18,319	91,853	9,204	-	-	848	15,581	-	2,673	369,316	4,764	512,558	-	512,558
Mortgage Interest Income	-	-	-	-	-	-	-	-	-	328,796	-	328,796	-	328,796
Fraud Recovery	1,390	-	3,430	-	-	-	-	-	-	-	-	4,820	-	4,820
Other Revenue	24,093	179,446	22,877	-	-	61,254	-	114,187	-	331,704	17,908	751,470	(225,235)	526,234
Total Revenue	1,068,746	3,880,718	8,910,820	369,204	171,560	911,425	25,724	114,187	7,344	1,031,706	489,681	16,981,113	(2,773,033)	14,208,080
Administrative Salaries	37,846	221,578	232,708	9,564	-	21,988	-	-	257,051	215,868	278,584	1,275,187	-	1,275,187
Auditing Fees	1,115	68,317	12,194	-	-	1,522	-	-	17,038	12,713	1,313	114,212	-	114,212
Management Fee	82,062	225,235	208,080	-	-	-	-	-	-	-	-	515,378	(515,378)	-
Bookkeeping/ LIHTC Asset														
Mgmt Fees	8,993	62,482	130,050	-	-	1,375	701	-	-	-	-	203,600	(139,043)	64,558
Advertising and Marketing	232	828	1,267	-	-	1,297	15	-	-	223	668	4,531	-	4,531
Employee Benefits - Admin.	16,446	65,262	74,709	3,829	-	1,889	-	-	65,283	56,292	71,199	354,908	-	354,908
Office Expenses	5,942	31,313	22,933	904	357	6,773	-	236	6,210	6,419	3,111	84,197	-	84,197
Legal Expense	1,439	5,604	-	-	-	-	150	-	1,333	3,536	3,411	15,473	-	15,473
Training & Travel	5,839	3,647	2,030	-	4,148	13,266	-	-	1,228	1,415	936	32,510	-	32,510
Other	8,855	34,194	116,025	3,635	16,266	18,113	1,109	1,360	3,620	24,097	31,991	259,263	-	259,263
Total Operating - Admin.	168,768	718,458	799,995	17,932	20,771	66,223	1,975	1,596	351,763	320,564	391,213	2,859,258	(654,420)	2,204,838
Asset Management Fee	13,200	-	-	-	-	-	-	-	-	-	-	13,200	(13,200)	-
Tenant Services - Salaries	8,208	42,867	-	-	114,984	450,679	-	-	-	-	-	616,739	-	616,739
Employee Benefit - Tenant Serv	628	13,536	-	-	33,647	97,097	-	-	-	-	-	144,909	-	144,909
Tenant Services - Other	7,525	81,073	450	-	-	313,801	-	-	264	-	-	403,114	-	403,114
Total Tenant Services	16,361	137,477	450	-	148,631	861,578	-	-	264	-	-	1,164,762	-	1,164,762

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
11 Months ended November 30, 2019

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Comm. Housing Trust	Affordable Housing General Partners	CHA Affordable Housing Dev.	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Water	23,773	88,518	702	-	-	1,906	93	-	702	702	702	117,096	-	117,096
Electricity	14,672	265,980	1,917	-	-	492	169	-	1,917	1,917	1,917	288,981	-	288,981
Gas	7,090	32,371	575	-	-	-	(67)	-	759	584	848	42,160	-	42,160
Sewer	25,131	70,534	129	-	-	1,977	128	-	129	129	129	98,287	-	98,287
Total Utilities	70,667	457,403	3,323	-	-	4,375	324	-	3,507	3,332	3,596	546,525	-	546,525
Maintenance - Labor	156,793	328,916	-	-	-	-	-	-	-	-	-	485,709	-	485,709
Maintenance - Materials	50,306	101,406	-	-	-	12,132	2,652	1,390	2,028	1,568	1,822	173,304	-	173,304
Maintenance Contracts	76,275	286,688	6,112	-	-	13,000	20,457	-	4,623	-	6,021	413,175	(37,515)	375,661
Employee Benefits - Maint.	47,754	110,859	-	-	-	-	-	-	-	-	-	158,612	-	158,612
Total Maintenance	331,127	827,868	6,112	-	-	25,133	23,109	1,390	6,651	1,568	7,843	1,230,800	(37,515)	1,193,285
Total Protective Services	26,490	5,594	-	-	-	-	-	132,450	-	-	-	164,535	-	164,535
Property Insurance	32,030	120,467	-	-	-	1,357	479	-	1,234	1,234	620	157,422	-	157,422
Liability Insurance	3,403	161	1,203	-	-	2,927	51	-	3,680	3,680	-	15,106	-	15,106
Workmen's Compensation	4,227	11,612	4,421	182	2,179	8,913	-	2,025	4,884	4,101	5,293	47,838	-	47,838
All Other Insurance	3,780	4,176	3,812	-	-	2,793	41	719	2,279	3,169	1,357	22,126	-	22,126
Total Insurance Premiums	43,441	136,416	9,437	182	2,179	15,990	572	2,744	12,077	12,184	7,271	242,492	-	242,492
Other General Expenses	63,576	10,661	30	-	-	-	20	-	5,027	61,881	459	141,654	-	141,654
Payments in Lieu of Taxes	25,831	155,474	-	-	-	1,674	925	-	-	-	-	183,904	-	183,904
Bad debt - Tenant Rents	2,006	16,789	-	-	-	-	-	-	-	-	-	18,795	-	18,795
Total Other Expenses	91,412	182,923	30	-	-	1,674	945	-	5,027	61,881	459	344,353	-	344,353
96/10 Interest of Mortgage (or Bonds) Payable	-	312,697	-	-	-	-	512	-	-	328,796	-	642,005	-	642,005
Interest on Notes Payable	7,723	361,853	-	-	-	-	-	-	-	-	-	369,576	-	369,576
96/30 Amortization of Loan Costs	-	68,458	-	-	-	-	-	-	-	-	-	68,458	-	68,458
Total Interest/Amortization	7,723	743,009	-	-	-	-	512	-	-	328,796	-	1,080,040	-	1,080,040
Total Operating Expenses	769,190	3,209,149	819,347	18,113	171,581	974,973	27,436	138,181	379,288	728,325	410,381	7,645,964	(705,135)	6,940,829
Excess of Operating Revenue over Operating Expenses	299,556	671,569	8,091,473	351,091	(22)	(63,547)	(1,712)	(23,994)	(371,944)	303,381	79,299	9,335,149	(2,067,898)	7,267,251
Extraordinary Maintenance	23,072	28,216	-	-	-	-	-	-	-	-	-	51,288	-	51,288
Housing Assistance Payments	-	-	7,992,730	351,464	-	-	-	-	-	-	-	8,344,194	(2,067,898)	6,276,296
Depreciation Expense	134,137	1,723,531	-	-	470	15,962	3,116	-	2,421	-	-	1,879,637	-	1,879,637
Total Expenses	926,399	4,960,896	8,812,077	369,578	172,051	990,935	30,552	138,181	379,288	730,746	410,381	17,921,084	(2,773,033)	15,148,050
Net Gain (Loss)	\$ 142,347	\$(1,080,178)	\$ 98,743	\$ (374)	\$ (492)	\$ (79,509)	\$ (4,828)	\$ (23,994)	\$ (371,944)	\$ 300,960	\$ 79,299	\$ (939,970)	\$ -	\$(939,970)



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: January 21, 2020

RE: Transition to PayCor and One America

PayCor

The transition to PayCor, our new employee payroll system has been completed and employee training session have been conducted. There are still a few glitches to work out and a little bit of a learning curve in the transition. The PayCor software has some nice features that our previous payroll software did not have. Exporting data is smoother and some double entry issues with our old software were eliminated. PayCor also has the functionality to track on-call hours for maintenance staff, which can be complicated with different rates for weekdays, holidays, and weekends.

One America

The transition to One America, our new retirement account Custodian/Record Keeper has gone very smoothly. There was a blackout period while the funds were transferred, which has now ended. One America conducted a training session on their web site for all CHA employees. The training was well received, and the web site is easy to use and has great functionality.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

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

Current Events for November 2019 – January 2020

Current Events

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

- Phil Steinhaus participated in a City and County Sequential Intercept Mapping exercise that cross references services for persons with mental health services with the justice system.
- Phil Steinhaus participated in a meeting about the 2020 census.
- Phil Steinhaus and Bob Hutton attended a meeting sponsored by the Heart of Missouri United Way regarding their new initiative to recruit volunteers who are retired.
- Phil Steinhaus spoke on the David Lyle show about the Moving Ahead Program and CoMoGives.
- Phil Steinhaus served on the interview team for the new Boone County Community Services Manager.
- Phil Steinhaus spoke about affordable housing needs at a public hearing put on by the City of Columbia's Community Development Commission.
- Phil Steinhaus is participating in an affordable housing policy committee sponsored by two City Council members.
- An all CHA employee meeting was held to review the One America web site for employee retirement accounts.
- MHDC conducted a review of our Bryant Walkway property. The review went very well with no significant issues.
- Phil Steinhaus, Robin Wenneker, and other CHA staff attended the Columbia Values Diversity Celebration.
- Phil Steinhaus attended a community documentary and discussion panel event about the first land trust in the United States.
- Additional interviews were conducted to hire a new Accountant.

On-Going Community Committees and Task Forces

- Phil Steinhaus is serving on the city's Affordable Housing Summit Planning Committee.
- 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 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.
- Andrea Tapia is a key member 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.

Grant backs Jabberwocky Studios' work for inclusion

By Aarik Danielsen

Posted Dec 8, 2019 at 1:21 PM

Art, at its best, breaks down barriers between people living different lives — and between the more creative and pragmatic sides of an individual.

But breaking into the arts can come with its own set of barriers. Family finances keep some students from needed instruction. Even the simple act of getting a ride prevents potential young artists from enjoying creativity and collaboration.

Jabberwocky Studios exists to remove real obstacles in the way of area youth. The local organization, which is five years old next month, pursues an ambitious programming slate with a core conviction that inclusion is at the heart of the arts. This fall, Jabberwocky's work attracted the attention of Etsy and Mastercard, which awarded the program one of its \$40,000 Maker Cities grants. Jabberwocky was one of only five organizations in the nation to receive the grant.

Executive Director Linda Schust founded Jabberwocky after bearing witness to the angst that accompanies a lack of representation. As her family grew through transracial adoption, she watched her black daughter navigate the same spaces and opportunities as her white biological children.

"I could see firsthand how uncomfortable it is to be the only person that's like you in a space, and how much of a barrier that puts up," Schust said.

Schust did the mental math, considering the number of Columbia schoolchildren who might be missing out on experiences her children enjoyed. Drawing on her own background as a teacher, she drafted a model that would open a door to art education for kids from all sorts of situations.

Jabberwocky programming is free to children in families who qualify for free and reduced school lunches, or participate in Temporary Assistance for Needy Families or Supplemental Nutrition Assistance Program. Jabberwocky asks all students to make a donation, to encourage "skin in the game," Schust said, but no minimum amount is required. She estimated that 35 to 40 percent of Jabberwocky students pay no tuition.

Jabberwocky's offerings expand as Schust and her team listen "to people who know" what the community needs — board members, civic leaders and fellow artists. Investing in these relationships and paying attention to its surroundings has prompted Jabberwocky to grow its schedule beyond what Schust originally envisioned.

Hip-hop and breakdancing are the most developed programs at Jabberwocky, Schust said. The organization also offers instruction in visual art, theater, vocal music and DJing. Jabberwocky has formed a slam poetry program, works with English-language learners in local public schools and helps present events like the annual Africa Fest.

Often art gets students in the door but, once they're there, Jabberwocky instructors steer them toward other avenues for expression and exploration.

"Part of what we are trying to do is to make sure that everybody has access to the arts," Schust said. "But part of what we've evolved to doing is using the arts to build equity in other ways."

Jabberwocky mounts what Schust called a true STEAM program, one which emphasizes the arts but also teaches students programming skills and scientific principles. She has seized the opportunity to introduce important social issues as subject matters for the program's young slam poets.

When theater educator Jenna Arnold moved to Columbia from Madison, Wisconsin, she sought out rental spaces where she could offer instruction. Sitting down with Jabberwocky principals, she scratched her own plans and joined the organization. In Jabberwocky, she found kindred artistic and educational spirits.

Arnold has created a new theater initiative that doubles down on Jabberwocky's emphasis on inclusion. Arnold envisions a company free of restraint, able to offer students opportunities to see themselves on stage in roles that have been historically unavailable to them.

Arnold's first Jabberwocky production, "Elf Jr.," will hit the Launer Auditorium stage Dec. 15. The show, based on the big-screen Christmas vehicle, includes a number of students from the J.W. "Blind" Boone Community Center. Casting without type, "Elf Jr." features a girl in Will Ferrell's lead role, Buddy the Elf, and a black Santa Claus, Arnold said.

"There's lots of different ways that people of all different backgrounds can see that theater is for them," she said.

Going forward, Arnold hopes to mount shows that feature older youth and tackle challenging subject matters. She views theater as a medium of motion, rather than one which provides a static experience. Giving an audience 90 minutes' worth of entertainment, then encouraging and even hosting greater community conversations, allows the art form to live up to its potential.

Ian Kemey, a 14-year-old Rock Bridge High School student, has grown along with Jabberwocky's programming. Kemey took hip-hop dance classes in the organization's earliest days, and now participates in the poetry program. Delivering his poetry is a welcome means of self-expression and has helped him develop public-speaking skills, he said.

More than the artistic skills he has gained, Kemey is encouraged by the friends he's made at Jabberwocky and by the organization's kindness, which he said has rubbed off on him. He volunteers with Jabberwocky outside its doors, painting murals and helping at community events. He plans to continue taking classes at Jabberwocky through his high-school years, and said he'd even extend his time if he went to college locally.

Kemey's experience is the kind Schust hopes to foster. The most interesting art happens, she said, at the intersection where people with different "lived experiences" meet.

More than this, she views Jabberwocky as an incubator for curiosity and community-building. If your child wants to dance professionally, Jabberwocky won't be their final destination, she said. But students and

teachers who come to the arts for personal and relational development just might find a place that feels like home.

Unattended cooking was cause of weekend fire

COLUMBIA, Mo. (KMIZ)

By Barry Mangold, January 6, 2020 9:29 am

Unattended cooking was determined to be the cause of a weekend fire, according to the Columbia Fire Department.

Firefighters evacuated a home in Columbia Sunday afternoon because of a structure fire.

The Columbia Fire Department said in a [tweet](#) that all occupants of the home in the 200 block of Unity Dr. were out of the building with no injuries reported.



Columbia Firefighters respond to structure fire on Unity Dr. on Sunday afternoon.

Several firetrucks and one Columbia police officer were at the scene around 3 p.m. Sunday.



CFD units working a Residential Structure Fire on Unity Dr. All occupants out of the Structure with no injuries reported

The fire caused about \$5,000 in damage, fire officials said.