



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: July 17, 2020

RE: July 21, 2020 CHA Board Meeting Agenda & Materials

Enclosed is the agenda packet for the CHA Board meeting next Tuesday, July 21, 2020. Included in the packet are staff memos and information related to each resolution. Please note the following:

Due to the COVID-19 pandemic, this meeting will be held virtually using the Zoom video conferencing feature. A link to log into the meeting will be sent to you through email.

CHA BOARD AGENDA ITEMS

Resolutions

- **Resolution 2849:** To approve an application to the City of Columbia for HOME and CDBG funding for our Kinney Point Project.
- **Resolution 2850:** To approve an application to the City of Columbia for HOME funding for Tenant-Based Rental Assistance Vouchers.

BOARD REPORTS

- **Affordable Housing Initiative:** Enclosed is an update on the CHA Affordable Housing Initiative.
- **Building Expansion Report:** A progress report on planning for the building expansion is included.
- **Coronavirus (COVID-19) Response Report:** A report on the CHA's preparations to respond to the COVID-19 virus.
- **CHA Management Reports:** Public Housing & Affordable Housing Properties, Housing Choice Voucher Program, and Safety. There is no Human Services report this month.
- **CHA Financial Reports:** Enclosed are the financial reports for May 2020.
- **Current Events:** A report on current events is enclosed.

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



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Open Meeting Notice

CHA Board of Commissioners Meeting

Date: Tuesday, July 21, 2020

Time: 5:30 p.m.

Place: Due to the COVID-19 pandemic, this will be a virtual meeting held through the Zoom video conferencing application. Those with computers with cameras may join with video and audio. Those without video access may listen in using computer audio or telephone. To receive an invitation to participate in the meeting send an email request to: columbiaha.info@gmail.com at least four (4) hours prior to the start of the meeting.

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of June 16, 2020 Open Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

RESOLUTIONS

Resolution 2849: To Authorize the Submission of Two City of Columbia Community Development Applications to Assist with the Construction of the Kinney Point Apartments Project: (1) \$250,000 for HOME Rental Production Funding for Construction and (2) \$100,000 Community Development Block Grant (CDBG) for Infrastructure Improvements.

Resolution 2850: A Resolution to authorize the submission of a \$100,000 HOME grant application to the City of Columbia to provide a two-year tenant-based rental assistance (TBRA) program for difficult to house populations with barriers to other housing assistance programs.

REPORTS

- VI. Affordable Housing Initiative Report
- VII. Building Expansion Update
- VIII. Coronavirus (COVID-19) Response Report
- IX. Monthly Management Reports for Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, and Safety.
- X. May 2020 Financial Report
- XI. Current Events

PUBLIC AND COMMISSIONER COMMENT

- XII.** Public Comment (Limited to 5 minutes per speaker)
- XIII.** Commissioner Comment
- XIV.** 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 June 16, 2020 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 via virtual meeting held through Zoom video conferencing application on June 16, 2020, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri, 65203. Mr. Hutton, Chair, called the meeting to order at 5:30 p.m.

II. Roll Call:

Present: Bob Hutton, Chair Commissioner
Robin Wenneker, Vice Chair Commissioner
Rigel Oliveri, Commissioner
Max Lewis, Commissioner

Absent: John French, Commissioner

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

Guests: Renita Duncan, CPA Partner, Rubin Brown
Alisha Barnum, Manager, Rubin Brown

III. Adoption of Agenda:

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

IV. Approval of May 19, 2020 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of May 19, 2020. A motion was made by Mr. Lewis and second by Ms. Wenneker. All Commissioners voted "aye" and Mr. Hutton declared the motion approved.

V. Public Comment.

There were no public comments.

VI. Presentation of the CHA FYE2019 Annual Audit.

Mr. Steinhaus explained that the presentation would be presented by Renita Duncan, CPA Partner from Rubin Brown, LLP. Ms. Duncan introduced Ms. Alisha Barnum, Manager, Rubin Brown who worked with her on this audit along with other team members that were staffed. Ms. Duncan stated that the presentation will consist of the review of the Viewpoints documents which highlights the results of the annual audit of the year ended December 31, 2019. Ms. Duncan explained that the audit was performed with generally accepted accounting principles as well as government auditing standards. Ms. Duncan reviewed the highlights noting that there were no difficulties encountered in dealing with management related to the performance of the audit. Ms. Duncan asked if there were any questions.

Ms. Duncan turned the floor over to Ms. Barnum so that she could go over the financial statements of the audits. Ms. Barnum reviewed the schedule of assets, schedule of liabilities and net position, schedule of revenues, grants and contributions and schedule of expenses and changes in net position. Ms. Duncan noted that the tenant revenue or operating grants are not fluctuating significantly year after year and this is truly just showing what is happening with the Low-Income Housing Tax Credit (LIHTC) Properties and the stages that they are in. Ms. Duncan reviewed the remaining timeline and stated that the single audit is expected to be completed by September 1, 2020 and the single audit submission to the federal audit clearinghouse is expected to be submitted by September 15, 2020 and the final audit submission the REAC submission is expected to be completed by September 15, 2020 as well.

Ms. Harvey asked that Ms. Duncan embellish on the fact that two programs will be audited during this single audit. Ms. Duncan stated that in the past only one major program has been audited. Ms. Duncan stated that because of the amount that CHA's Section 8 Program is awarded from federal funding, this program will have to be audited each year. Ms. Duncan stated that because the Section 8 audit went well last year with some findings, but they weren't material findings, so that program was considered to be a low risk program this year. Ms. Duncan explained that they then have to go in and assess smaller programs due to the risk assessment calculations. Ms. Duncan stated that both Section 8 and a 21st Century Grant are being audited. Ms. Weneker asked that if this program comes back as lower risk will the auditors have to continue to cycle through other smaller programs. Ms. Duncan stated yes.

Mr. Hutton asked if there were any other questions. Seeing none. Mr. Hutton thanked Ms. Duncan and Ms. Barnum for their presentation, and they left the zoom conference. Mr. Steinhaus reported that Ms. Harvey, Ms. Simmons and Ms. Tapia all did a great job with this audit and congratulated them on a clean audit.

RESOLUTIONS

- VII. Resolution 2848: A Resolution Authorizing the Housing Authority of the City of Columbia, Missouri to Submit a Rental Assistance Demonstration Program (RAD) Application for the "Kinney Point Apartments" Project to the U.S. Department of Housing and Urban Development (HUD) and Approving the Chief Executive Officer to Certify the Agreement to Comply with all Requirements of the RAD Program as Outlined in "Notice H-2019-9 PIH 2019-23 (HA)."**

Mr. Steinhaus reported that since the Providence Walkway Project was not awarded funding two years in a row, CHA lost their Commitments to enter a Housing Assistance Payment (CHAP) Contract. Mr. Steinhaus explained that as CHA is submitting a 9% Low-Income Housing Tax Credit (LIHTC) Application to the Missouri Housing Development Commission (MHDC) for the Kinney Point Apartments hopefully in September 2020, CHA is now in a position to apply for a HUD Rental Assistance Demonstration (RAD) "CHAP" for the Kinney Point Apartments' 36 unit project through this RAD Application. Mr. Hutton asked whether this was for all 120 future units or just Kinney Point. Mr. Steinhaus stated that this was just for Kinney Point. Mr. Hutton asked what happens if we don't receive that 9% allocation. Mr. Steinhaus stated that if CHA does not receive

the 9% then CHA would have to wait to reapply next year. Mr. Steinhaus reported that the Federal Home Loan Bank application has been submitted and we will be submitting the CDBG and HOME funds applications this summer. Mr. Steinhaus noted that CHA will not be able to accept CDBG HOME funds if MHDC does not grant the LIHTC funding.

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

Mr. Hutton called for a motion to approve Resolution 2848 as presented. A motion was made by Ms. Oliveri. Second by Ms. Wenneker. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, Wenneker, Oliveri, Hutton

No: None

VIII. Affordable Housing Initiative Report.

Mr. Steinhaus reviewed the affordable housing initiative report, reporting that the new layout of the plan was drawn up by the civil engineer, noting that the new layout puts all the parking in the back and leaves more green space in between the buildings. Mr. Steinhaus indicated to the board that one of the issues of the layout was the placement of the dumpster which is now located in the middle of the parking lot, stating that wherever the dumpster is placed there would need to be thickened concrete to handle the weight of the dumpster trucks. Mr. Steinhaus explained that in the previous layout the dumpster was in a location where CHA would have required thickened concrete throughout the entire parking lot and would have caused it to be more expensive. Mr. Steinhaus reviewed the site plan with the board, noting the bedroom sizes for each duplex and fourplex. Mr. Steinhaus indicated to the board that CHA had two issues with the previous design and decided to switch duplexes because there were varying elevations on the Trinity Site Plan and they would need to do a lot of dirt work in order to try to get things level. Mr. Steinhaus explained that if CHA built back on the existing spaces where they will tear down the duplexes they will eliminate that issue. Mr. Steinhaus stated that CHA currently has tandem parking on Trinity and in the previous design when they had it as a 4-plex they would need more parking to be up to code, which would turn all of the front yards into parking spaces, so with this design CHA can continue to do tandem parking but CHA is currently discussing with the city to remove no parking on Trinity as well as on Switzler. Ms. Wenneker inquired as to whether the Kinney Point Apartments had an entrance off of Garth Avenue. Mr. Steinhaus stated that they would meet with the city to discuss that to see if they will allow this to be possible, but he believes that they will because there are homes on Garth Avenue that have driveways. Mr. Hutton asked how many units will be left on Trinity to renovate. Mr. Steinhaus reported that because they switched from 4-plexes to duplexes they will have to redo the master plan and work the remaining units in the Providence Walkway site.

IX. Building Expansion Update.

Mr. Steinhaus reported that CHA has completed the final review and approval of the systematic design process on June 2, 2020 and began the review of the design development with the mechanical, electrical and plumbing engineer on June 9, 2020. Mr. Steinhaus indicated that the opinion of probable costs was discussed, and schematic design alternatives evaluated. Mr. Steinhaus reported that the design alternatives increased the estimated cost of the project to \$728,113 with the total projected project budget to also include fees for the architect, civil engineer and owner costs bringing the total projected cost to \$913,213. Mr. Steinhaus reviewed the available funding sources with the Board listing Section 8, CHA Business Activities and CHA Affordable Housing Development. Mr. Steinhaus reviewed the changes that were made to the original schematic design which included building renovation of the northwest pod (revised per CHA

corrected plan and minimizing MEP renovation), revised the restrooms to include only one ADA restroom, HVAC mini split in lieu of Standard DX Equipment, sidewalk with stairs to Switzler and dumpster pad with screening. Mr. Hutton inquired as to whether everything was ok with the parking lot and whether the cost was included in the projected cost. Mr. Steinhaus stated that additional parking would be located in the small park on the property and yes that the cost was included in the projected cost.

X. Coronavirus (COVID-19) Response Report.

Mr. Steinhaus reported that with the recent spike in COVID-19 cases in Boone County and the large gatherings of protesters, CHA will not be making any changes in the current workplace plans for the next two weeks. Mr. Steinhaus reviewed highlights from the workplace plan stating that applicants that have been pulled off of the HCV waiting list for mass briefings that will be limited to eight(8) people in the training room, the lobby will be limited to only four persons at a time with seating spaced out, clients will need to have their temperature taken at the door; any temperature over 100.4 will have to be turned away, wear mask and wash hands immediately upon entering the building. Mr. Steinhaus stated that the intercom system is working well, and the drop box is being utilized.

Mr. Steinhaus stated that the staff at the Moving Ahead Program is doing a great job with extensive safety protocols being out in place and approved by the State Department of Elementary and Secondary Education and the Columbia/Boone County Department of Health and Human Services. Mr. Steinhaus indicated that all CHA employees are to wear masks when in common areas (hallways, kitchen, etc.) with the only exception being that the employee is in their office alone.

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

Mr. Steinhaus reviewed the property management report stating that AMP 1 and Bear Creek occupancy is low with AMP 1 having 14 vacancies and Bear Creek with 6. Mr. Steinhaus stated that 10 units at AMP 1 were left vacant just in case the Providence Walkway Project was funded. Mr. Steinhaus stated that he was pleased to see that only one tenant had vacated the affordable housing units and went out with a Housing Choice Voucher because it had been higher in the previous months. Mr. Steinhaus indicated that there have been reports that some individuals that are on a fixed income have possibly stopped paying their rent, noting that if individuals that aren't on a fixed income lose their jobs they can come in and report the changes and have their rent adjusted. Mr. Steinhaus reported that his concern was that once July 24, 2020 comes, which is the end of the Eviction Moratorium, CHA may have to have several tenants enter into repayment agreements.

Mr. Steinhaus reported that is has been a busy month for all Program Specialists, each have continued to process and finalize annual recerts and interims without face to face contact. Mr. Steinhaus explained that funding for the Continuum of Care was awarded with \$429,445 for program subsidy and administrative fees. Mr. Steinhaus indicated that vouchers are under leased by about 130 vouchers and that is possibly due to trying to schedule briefings individually rather than in small groups. Mr. Steinhaus reviewed highlights from the Section 8 monthly management report.

Mr. Steinhaus reported that the Human Services team has really worked hard to adapt to the workplace plan and are still delivering meals to the kids of Moving Ahead who are not able to attend. Ms. Markt stated that things seems to be going well but attendance is a little down this week, but staff has been doing a good job keeping the kids entertained and maintained the small groups. Ms. Markt reported that they are continuing the online activities for the kids that aren't able to attend and their families that aren't able to

come into the office. Mr. Steinhaus reviewed the story provided by Jennifer Elms, Family Life Coach and HHC Program Coordinator about an HHC Participant that was struggling with some life battles.

Mr. Steinhaus reported that there were 49 calls for law enforcement on CHA property, 71 calls for EMS and Fire, 16 of the “medical” calls were at family sites, 16 were at Oak Towers, 9 were at Paquin Tower and 0 at Patriot Place. Mr. Steinhaus stated that Safety completed 45 reports, between midnight and 7:00 A.M. there were 5 calls for law enforcement and 10 medical dispatched calls with CHA responding to 3 which means Mr. Brotemarkle went out to check on them. Mr. Steinhaus explained that CHA Safety used to be staffed until 3:00 A.M. but is now a lot quieter. Mr. Steinhaus reported that there were 7 trespassing incidents which is an average number, with the incidents spread over CHA property. Mr. Steinhaus noted that all Safety Officers have been on the job practicing social distancing and wearing masks.

XII. April 2020 Financial Reports.

Mr. Hutton inquired if there was anything significant that the board should be worried about. Mr. Steinhaus indicated that Bryant Walkway I and Bryant Walkway II weren’t doing so well but believed this was due in part to stabilization and once they get to full occupancy the numbers will start to stabilize. Mr. Steinhaus reviewed the budgets from April 2020 for the properties and explained some of the surpluses and overages. Ms. Harvey stated that this report was only for April and that once they get the report for June the board will be able to see a clearer picture of the financials.

XIII. Current Events.

Mr. Steinhaus reported that he is serving as a member of the local FEMA Emergency Food and Shelter Board which met on May 27, 2020 to make allocations in total of \$120,000 to the local agencies to pay for mass shelter, hotel stays and rental assistance. Mr. Steinhaus noted that CHA was mentioned in one media article from the past month.

XIV. Public Comment

There was no public comment.

XV. Commissioner Comment

Mr. Lewis stated that the staff has done a great job with the audit and all board member concurred.

XVI. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Mr. Hutton. Second by Ms. Oliveri. Mr. Hutton called the meeting adjourned at 6:51 PM.

Bob Hutton, Chair

Date

Phil Steinhaus, Chief Executive Officer

Date

Certification of Public Notice

I, Phil Steinhaus, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on June 12, 2020, I posted public notice of the June 16, 2020 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 were also distributed to the public upon request.

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

Phil Steinhaus, Chief Executive Officer

Date



Housing Authority of the City of Columbia, Missouri

Board Resolution Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: July 21, 2020

RE: **Resolution 2849:** To Authorize the Submission of Two City of Columbia Community Development Applications to Assist with the Construction of the Kinney Point Apartments Project: (1) \$250,000 for HOME Rental Production Funding for Construction and (2) \$100,000 Community Development Block Grant (CDBG) for Infrastructure Improvements.

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

This 36-unit Kinney Point Apartments project will involve; constructing 24 new units on the vacant lot on 1 East Sexton Road, relocating residents from Trinity Place and Providence Walkway into these 24 new units, demolishing the 12 vacated units (five buildings) on Trinity Place and constructing 12 new units (five buildings) on Trinity Place.

HOME & CDBG funding from the City of Columbia's Community Development will be critical financial components for the success of this project. This funding also demonstrates the support of the City of Columbia for this project.

CHA is requesting Board approval to apply for \$250,000 in HOME and \$100,000 in CDBG of the City of Columbia's Community Development's 2021 funding allocations. The deadline for submission of these applications is Friday, August 14, 2020. If awarded, these funds will not be available until mid-year 2021, prior to the beginning of construction in early 2022 (if we receive LIHTC allocations). A Board resolution is required in submitting these applications.

HOME:

- The HOME Investment Partnerships Program was authorized by the Cranston-Gonzalez National Affordable Housing Act of 1990 (P.L. 101-625). HOME is a federal block grant program that provides funding to states and localities to be used exclusively for affordable housing activities to benefit low-income households.
- HOME funding may be applied towards new construction of affordable rental housing. This funding would be included as a funding source in support of the construction of this project.

CDBG:

- The Community Development Block Grant (CDBG) program is authorized under Title 1 of the Housing and Community Development Act of 1974 and is designed to be a flexible program that provides communities with resources to address a wide range of unique community development needs.
- Although the City of Columbia's CDBG funds may not be used for new construction, they may be used for infrastructure improvements of affordable housing developments. Infrastructure improvements for this project will include running sewer mains and lateral service lines, new water lines and meter pits, storm water detention improvements, and underground electric service lines.

CEO Recommendation: Adopt Resolution 2849 authorizing the submission of two City of Columbia Community Development applications to assist with the construction of the Kinney Point Apartments Project: (1) \$250,000 for HOME Rental Production funding for construction and (2) \$100,000 Community Development Block Grant (CDBG) for infrastructure improvements.

If the HOME and CDBG applications are awarded, Resolution 2849 also authorizes the execution of all applicable grant contract agreements and the implementation of the programs and projects as described in the grant applications.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2849

To Authorize the Submission of Two City of Columbia Community Development Applications to Assist with the Construction of the Kinney Point Apartments Project: (1) \$250,000 for HOME Rental Production Funding for Construction and (2) \$100,000 Community Development Block Grant (CDBG) for Infrastructure Improvements.

WHEREAS, The HOME Investment Partnerships Program was authorized by the Cranston-Gonzalez National Affordable Housing Act of 1990 (P.L. 101-625). HOME is a federal block grant program that provides funding to states and localities to be used exclusively for affordable housing activities to benefit low-income households (and) the Community Development Block Grant (CDBG) program is authorized under Title 1 of the Housing and Community Development Act of 1974 and is designed to be a flexible program that provides communities with resources to address a wide range of unique community development needs; and

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

WHEREAS, Columbia Housing Authority (CHA) has identified the need to replace 36 public housing units with newly constructed units in a project named Kinney Point Apartments; and

WHEREAS, CHA intends to apply for \$250,000 of HOME funds as a funding source for new construction, and \$100,000 of CDBG funds for infrastructure improvements for the Kinney Point Apartments project; and

WHEREAS, HOME & CDBG funding from the City of Columbia's Community Development will be critical financial components for the success of this project; and

WHEREAS, HOME & CDBG funding also demonstrates the support of the City of Columbia for this project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts Resolution 2849 authorizing the submission of two City of Columbia Community Development applications to assist with the construction of the Kinney Point Apartments Project: (1) \$250,000 for HOME Rental Production funding for construction and (2) \$100,000 Community Development Block Grant (CDBG) for infrastructure improvements.

BE IT FURTHER RESOLVED that if the HOME and CDBG applications are awarded, Resolution 2849 also authorizes the execution of all applicable grant contract agreements and the implementation of the programs and projects as described in the grant applications.

Bob Hutton, Chair

Phil Steinhaus, Secretary

Adopted July 21, 2020



Housing Authority of the City of Columbia, Missouri

Board Resolution Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: July 21, 2020

RE: **Resolution 2850:** A Resolution to Authorize the Submission of a \$100,000 HOME Grant Application to the City of Columbia to Provide a Two-Year Tenant-Based Rental Assistance (TBRA) Program for Difficult to House Populations with Barriers to Other Housing Assistance Programs.

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

Columbia Housing Authority is currently administering a Tenant-Based Rental Assistance program within Columbia's city limits with HOME funds awarded by the City of Columbia to house special under-served populations of very-low-income persons and families. Our program is used for persons with a mental illness, persons leaving correctional institutions with inadequate housing plans, persons who have completed substance abuse programs with inadequate housing plans and persons who are victims of domestic violence. As other housing programs are often full, or, as with our Housing Choice Voucher Program, waiting lists are often closed, the need for this program is ever present.

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

Staff Recommendation: Approve Resolution 2850 authorizing the submission of a \$100,000 HOME grant application to the City of Columbia to provide a two-year Tenant-Based Rental Assistance (TBRA) program for difficult to house populations with barriers to other housing assistance programs.

If the Tenant-Based Rental Assistance (TBRA) program application is awarded, Resolution 2850 also authorizes the execution of all applicable grant contract agreements and the implementation of the program as described in the grant application.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2850

A Resolution to Authorize the Submission of a \$100,000 HOME Grant Application to the City of Columbia to Provide a Two-Year Tenant-Based Rental Assistance (TBRA) Program for Difficult to House Populations with Barriers to Other Housing Assistance Programs.

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts Resolution 2850 authorizing the submission of a \$100,000 HOME grant application to the City of Columbia to provide a two-year Tenant-Based Rental Assistance (TBRA) program for difficult to house populations with barriers to other housing assistance programs..

BE IT FURTHER RESOLVED that if the Tenant-Based Rental Assistance (TBRA) program application is awarded, Resolution 2850 also authorizes the execution of all applicable grant contract agreements and the implementation of the program as described in the grant application.

Bob Hutton, Chair

Phil Steinhaus, Secretary

Adopted July 21, 2020



Housing Authority of the City of Columbia, Missouri

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To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Mark Brotemarkle, Director of Safety

Date: July 17, 2010

RE: Monthly Safety Department Report for June 2020

Law Enforcement calls for service totaled 100. 51 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 49 calls for law enforcement on CHA property, an average number of calls with, only seven case numbers drawn by law enforcement.

EMS and Fire responded to 96 calls for service. 35 of the "medical" calls were at family sites, 33 were at Oak Towers, 28 were at Paquin Tower, 0 at Patriot Place. The number of medical calls in the month of May were above average. In review of calls for service by Fire and Medics, it was discovered fire and medics are frequently dispatched together making the numbers appear higher.

Columbia Housing Authority Safety completed 60 reports, 6 were Check Welfare calls and assist resident-medical.

In June 2020, between midnight and 0700 hours, there were 12 law enforcement and 12 medical dispatched calls with, CHA Safety responding to 2 calls.

Columbia Housing Authority Safety investigated 5 Trespassing incidents, an average number, mainly taking place at Paquin Tower.

The Safety Department Offices being located in Paquin Tower continues to increase interaction with Paquin Tower residents which, has led to improved relationship building and information gathering. 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.

The Safety Department will be increasing parking surveillance, so we may determine if we have a need to increase or decrease trespass subject investigation.

The Safety Department will continue to follow up on reported and on view investigations to deter criminal behavior on Columbia Housing Authority property.

The overall calls for service in June were below average, likely in part due to the Covid19 Stay and steps taken at the high rises to limit access to those buildings. The Safety Department is seeing increased request to handle calls law enforcement historically responded to.

Columbia Housing Authority, Missouri
SAFETY STATISTICS - JUNE 2020 REPORT

DESCRIPTION ("Uniform Crime Report" Items Bolded)	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
911 Check							1			1
Administrative Details							1			1
Alarm										0
Animal Complaints/Bites										0
Arrest Non-resident/Controlled Sub										0
Arrest Resident/Controlled Substance										0
Arrest Non-Resident										0
Arrest/Resident										0
Assist Site Manager (or other staff)							1			1
Assault										0
Assault/Adult Abuse			1							1
Assault/Felony (aggravated assault)										0
Assist Resident/Medical						1	1			2
Check Subject/FI										0
Check Welfare						3	5			8
Child Abuse/Neglect										0
Civil Matter										0
Controlled Substance Investigation			1				1			2
Controlled Substance Invest/S-W										0
Death Investigation					1					1
Death Investigation/Homicide										0
Disturbance, Peace						1	2	1		4
Fire			0							0
Fire/Arson			1							1
Fire/Smoke/Fire Alarm							1			1
Follow-up Reports										0
Graffiti										0
Harassment		1								1
Informational Report	1		1		2		2		2	8
Juvenile Delinquency										0
Lease Violation						1	3			4
Lockout	3		1			1	3			8
Maintenance Problems										0
Miscellaneous (other)										0
Noise Complaint										0
Property Crime/Auto Theft										0
Property Crime/Burglary										0
Property Crime/Larceny						2	3			5
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							1			1
Threat to Self							1			1
Ticket Vehicle/CHA					1					1
Ticket Vehicle/Tow										0
Trespass Person/Arrest								1		1
Trespass Person/Investigate							3			3

Columbia Housing Authority, Missouri
SAFETY STATISTICS - JUNE 2020 REPORT

DESCRIPTION ("Uniform Crime Report" Items Bolded)	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
Trespass Person/Warning Issued			1							1
Unsecured Door(s)										0
Vice Crime										0
Vice Crime/Gambling										0
Weapons Offense							1			1
Weapons Offense/Arrest										0
Weapons Offense/Shots Fired										0
TOTALS:	4	1	7	0	4	9	31	2	2	60

FOOT PATROL (HOURS)	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
CHA Safety Staff										0

Training Hours (CHA Safety Staff)										0
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REPORTS GENERATED (CHA Safety)	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
Initial Report	4	1	7		4	9	31	2	2	60
Follow-Up Report										0
TOTALS:	4	1			4	9	31	2	2	53

TRESPASS REVIEW	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
Files Reviewed									6	6
Trespass Appeal									4	4
Names Removed from Trespass List									2	2

[Common Areas]

Non-residential areas such as the Administration Building & BBCC

DT (1)	Downtown (120 units)
SP (2)	Stuart Parker (84 units)
BW (3)	Bryant WW & Bryant WW II (90 units)
FUTURE	Next Conversion

BC	Bear Creek (76 units)
OT	Oak Towers (147 units)
PT	Paquin Tower (200 Units)
PP	Patriot Place (25 units)

[DT (1)] "Downtown": All downtown property that has not been converted to PBV - Excludes the following:

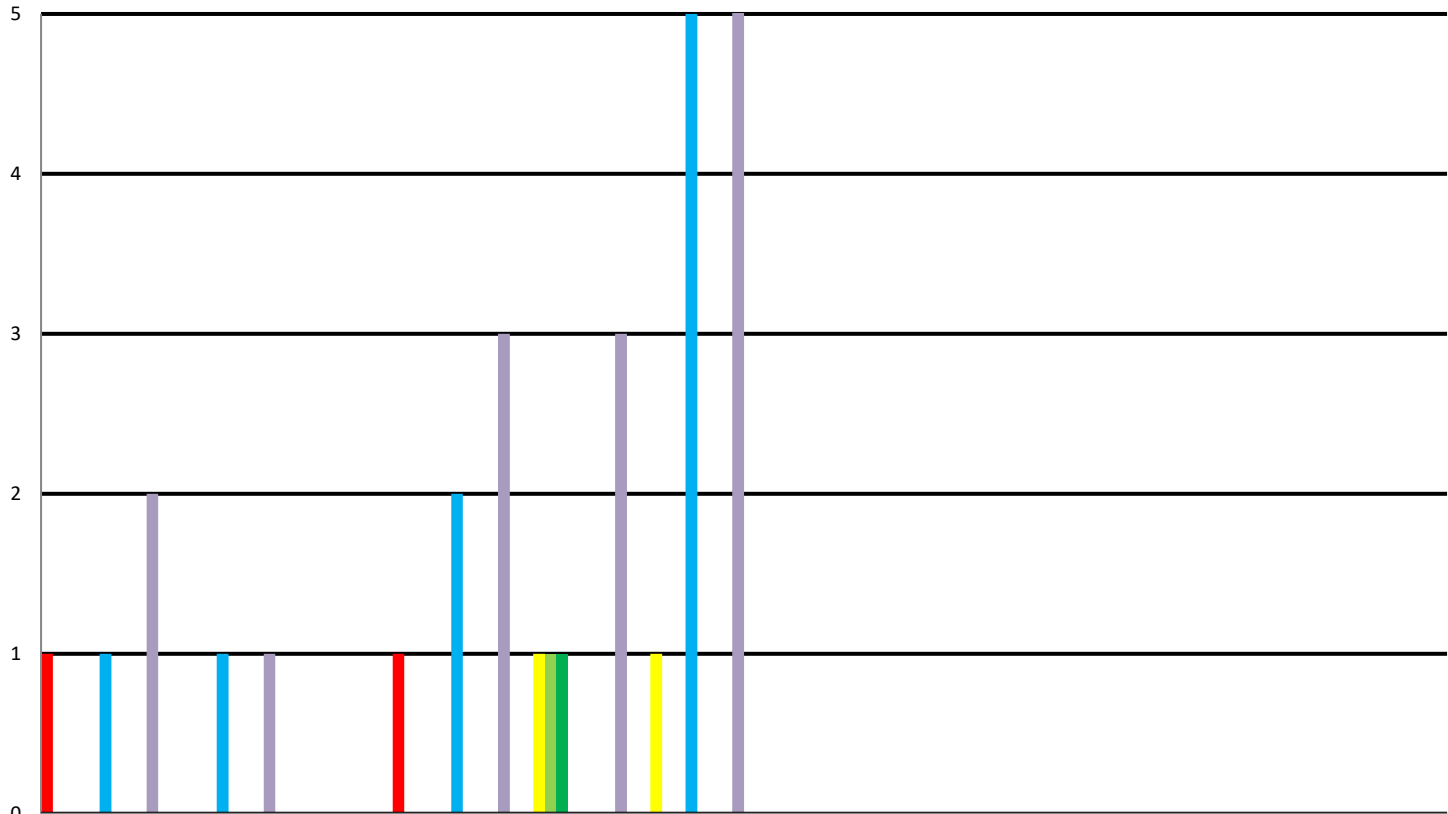
[SP (2)] "Stuart Parker" - Streets: Unity, Lincoln, Worley, Oak & Hicks

[BW (3)] "Bryant WW & Bryant WW II" - Streets: Allen, Allen WW, Bryant, Bryant WW, Park, Trinity, Lasalle & Pendleton

[FUTURE] Next conversion (most likely Providence WW)

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

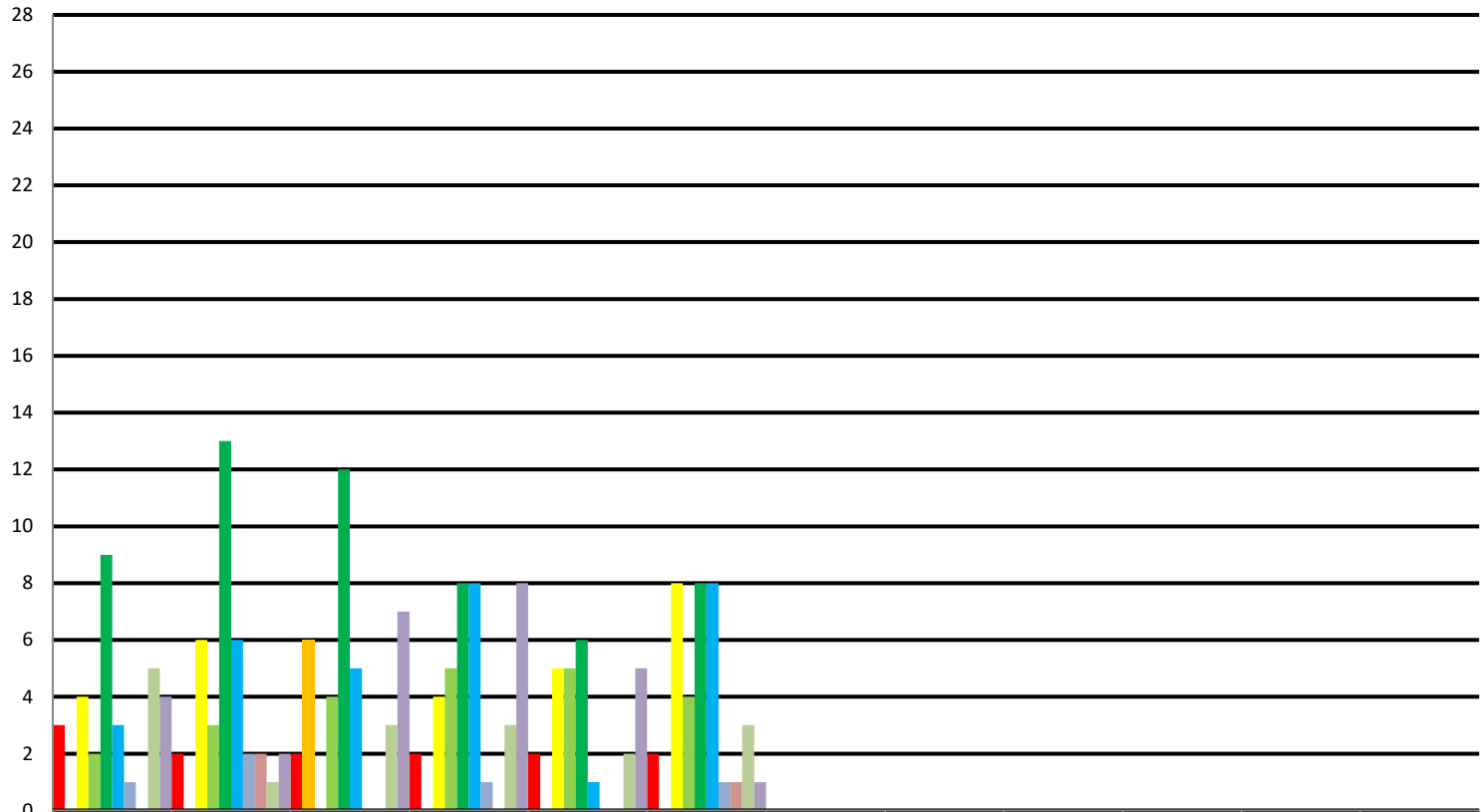
Number of Reported Incidents



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
■ Assault/Felony (aggravated assault)	1	0	0	1	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	1	1	0	0	0	0	0	0
■ Property Crime/Auto Theft	0	0	0	0	1	0	0	0	0	0	0	0
■ Property Crime/Burglary	0	0	0	0	1	0	0	0	0	0	0	0
■ Property Crime/Larceny	1	1	0	2	0	5	0	0	0	0	0	0
■ Robbery Offense	0	0	0	0	0	0	0	0	0	0	0	0
■ Sexual Assault/Rape	0	0	0	0	0	0	0	0	0	0	0	0
■ Stationary Patrol/Surveillance	0	0	0	0	0	0	0	0	0	0	0	0
■ Uniform Crime Reporting Totals	2	1	0	3	3	6	0	0	0	0	0	0

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

Number of Reported Incidents



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Assist Resident/Medical	3	2	2	2	2	2	0	0	0	0	0	0
Check Subject/FI	0	0	6	0	0	0	0	0	0	0	0	0
Check Welfare	4	6	0	4	5	8	0	0	0	0	0	0
Disturbance, Peace	2	3	4	5	5	4	0	0	0	0	0	0
Informational Report	9	13	12	8	6	8	0	0	0	0	0	0
Lockout	3	6	5	8	1	8	0	0	0	0	0	0
Suspicious Activity	1	2	0	1	0	1	0	0	0	0	0	0
Trespass Person/Arrest	0	2	0	0	0	1	0	0	0	0	0	0
Trespass Person/Investigate	5	1	3	3	2	3	0	0	0	0	0	0
Trespass Person/Warning Issued	4	2	7	8	5	1	0	0	0	0	0	0

Columbia Housing Authority
Law Enforcement Calls for Service
June 2020

	A	B	C	D	E	F	G	H	I	J
1	Call Date	Call Time	Event ID	Number	Nature	Numerics	Street	APT	Site	Agency
2	06/01/2020	23:47:37	2020128493		911 CHK	1004	ELLETA BLVD		BC	CPD
3	06/03/2020	14:58:11	2020130017		911 CHK	1027	ELLETA BLVD		BC	CPD
4	06/03/2020	15:27:59	2020130040		WIP	1200	ELLETA BLVD		BC	CPD
5	06/03/2020	22:57:23	2020130332		911 CHK	1208	ELLETA BLVD		BC	CPD
6	06/06/2020	14:34:34	2020132679		FOLLOW UP	104	ELLETA BLVD		BC	CPD
7	06/08/2020	20:53:46	2020134666		133D1 TRESPASS	1023	ELLETA BLVD		BC	CPD
8	06/09/2020	1:07:29	2020134827	2020004862	FOLLOW UP	1023	ELLETA BLVD		BC	CPD
9	06/11/2020	7:13:23	2020136780		SERVE EXPARTE	1015	ELLETA BLVD		BC	BCSD
10	06/11/2020	9:02:26	2020136835		FOLLOW UP	1004	ELLETA BLVD		BC	CPD
11	06/12/2020	18:36:58	2020138396			1008	ELLETA BLVD		BC	
12	06/12/2020	18:39:49	2020138400		119D2 HARASSMENT	1027	ELLETA BLVD		BC	CPD
13	06/14/2020	18:29:08	2020140053		911 CHK	1025	ELLETA BLVD		BC	CHA
14	06/14/2020	22:46:07	2020140239	2020005079	23D INTENTIONAL OD	1107	ELLETA BLVD		BC	CPD
15	06/16/2020	9:44:22	2020141620		107D1 URGENT ASST AGENCY	1008	ELLETA BLVD		BC	CPD
16	06/16/2020	14:18:24	2020141862		CHK SUBJ	1202	ELLETA BLVD		BC	CPD
17	06/16/2020	14:48:33	2020141895		113D2 VRBL DIST	1202	ELLETA BLVD		BC	CPD
18	06/16/2020	21:09:22	2020142190		133D1 TRESPASS	1027	ELLETA BLVD		BC	CPD
19	06/20/2020	23:12:25	2020145869		911 CHK	1019	ELLETA BLVD		BC	CPD
20	06/21/2020	2:49:51	2020145986		911 CHK	1004	ELLETA BLVD		BC	CPD
21	06/23/2020	13:12:52	2020148122		PRKNG VIOL	1004	ELLETA BLVD		BC	CPD
22	06/26/2020	12:15:33	2020151089		SERVE EXPARTE	1015	ELLETA BLVD		BC	BCSD
23	06/26/2020	19:12:50	2020151488		911 CHK	1027	ELLETA BLVD		BC	CPD
24	06/30/2020	15:55:14	2020154804	2020005625	DEATH INVEST	1010	ELLETA BLVD		BC	CPD
25										
26	Call Date	Call Time	Event ID	Number	Nature	Numerics	Street	APT	Site	Agency
27	06/02/2020	4:14:47	2020128613		ASST FIRE DEPARTMENT	408	LASALLE PL		BWW	CPD
28	06/02/2020	4:53:37	2020128620			410	LASALLE PL		BWW	
29	06/03/2020	11:45:01	2020129827		122O1 MISC REFERRAL	408	LASALLE PL		BWW	CPD
30	06/03/2020	15:09:56	2020130026	2020004660	ASST FIRE DEPARTMENT	408	LASALLE PL		BWW	CPD
31	06/04/2020	16:01:05	2020130952	2020004720	TRESPASS SUBJ	301	TRINITY PL		BWW	CPD
32	06/05/2020	7:25:17	2020131414		ANML CMLPNT	316	LASALLE PL		BWW	BCJC
33	06/05/2020	9:15:33	2020131500	2020004748	110B2 PAST RES BURG	216	LINCOLN DR		BWW	CPD
34	06/06/2020	13:52:49	2020132647		911 CHK	208	LINCOLN DR		BWW	CPD
35	06/13/2020	0:07:22	2020138651		911 CHK	23	BRYANT WALKWAY		BWW	CPD
36	06/13/2020	16:24:47	2020139162			320	LASALLE PL		BWW	
37	06/14/2020	18:43:19	2020140062	2006168	53O5 WTR MAIN BREAK	26	BRYANT WALKWAY		BWW	BCJC
38	06/15/2020	11:11:56	2020140686		911 CHK	311	TRINITY PL		BWW	CPD
39	06/16/2020	4:25:38	2020141422		119C1 HARASSMENT	22	BRYANT WALKWAY	A	BWW	CPD
40	06/17/2020	19:53:35	2020143074		DRUGS	213	ALLEN WALKWAY		BWW	CPD
41	06/18/2020	14:43:26	2020143751		SERVE PAPERS	323	TRINITY PL		BWW	BCSD
42	06/19/2020	14:57:39	2020144750		SERVE PAPERS	323	TRINITY PL		BWW	BCSD
43	06/19/2020	15:12:28	2020144760		911 CHK	15	BRYANT WALKWAY		BWW	CPD
44	06/19/2020	15:58:56	2020144806		911 CHK	17	BRYANT WALKWAY		BWW	CPD
45	06/19/2020	19:34:02	2020144966		911 CHK	311	TRINITY PL		BWW	CPD
46	06/20/2020	4:42:08	2020145260		911 CHK	313	TRINITY PL		BWW	CPD
47	06/20/2020	13:19:07	2020145517	2020005281	129C6 ORDER VIOL	410	LASALLE PL		BWW	CPD
48	06/20/2020	16:15:53	2020145615		129C2 WANTED PRSN	15	BRYANT WALKWAY		BWW	CPD
49	06/20/2020	17:59:55	2020145670		111B1 PAST DAMAGE/VANDALISM	27	BRYANT WALKWAY		BWW	CPD
50	06/21/2020	15:21:54	2020146317		911 CHK	311	TRINITY PL		BWW	CPD
51	06/23/2020	16:50:09	2020148308	2020005365	VANDALISM	217	ALLEN WALKWAY		BWW	CPD
52	06/24/2020	19:42:19	2020149416		119C2 THRT	302	ALLEN WALKWAY		BWW	CPD

Columbia Housing Authority
Law Enforcement Calls for Service
June 2020

	A	B	C	D	E	F	G	H	I	J
1	Call Date	Call Time	Event ID	Number	Nature	Numerics	Street	APT	Site	Agency
53	06/25/2020	10:43:24	2020149942		SERVE PAPERS	304	MCBAINE AVE		BWW	BCSD
54	06/30/2020	19:51:51	2020154960		911 CHK	300	TRINITY PL		BWW	CPD
55	06/30/2020	22:33:33	2020155089		911 CHK	203	PARK AVE		BWW	CPD
56										
57	Call Date	Call Time	Event ID	Number	Nature	Numerics	Street	APT	Site	Agency
58	06/04/2020	14:05:37	2020130814		SERVE PAPERS	201	SWITZLER ST		COM	BCSD
59	06/17/2020	18:15:48	2020142980		WIP	201	SWITZLER ST		COM	CPD
60										
61	Call Date	Call Time	Event ID	Number	Nature	Numerics	Street	APT	Site	Agency
62	06/01/2020	22:16:11	2020128455		119D3 THRT	217	BOONE DR		DT	CPD
63	06/04/2020	14:31:12	2020130841		SERVE PAPERS	400	PARK AVE		DT	BCSD
64	06/09/2020	12:22:34	2020135149		911 CHK	600	PARK AVE		DT	CPD
65	06/12/2020	22:26:27	2020138580		911 CHK	311	N PROVIDENCE RD		DT	CPD
66	06/17/2020	21:53:21	2020143178		911 CHK	401	TRINITY PL		DT	CPD
67	06/19/2020	19:01:35	2020144950		VEH REPO	308	PARK AVE		DT	CPD
68	06/23/2020	7:54:06	2020147847		PRKNG VIOL	400	PARK AVE		DT	CPD
69	06/25/2020	23:27:40	2020150599		SUSP INCIDENT	318	PARK AVE		DT	CPD
70	06/26/2020	4:47:50	2020150760		32D UNK PROB	614	PARK AVE		DT	CPD
71	06/26/2020	7:54:05	2020150835		129C1 SUSP PRSN	621	PARK AVE		DT	CPD
72	06/29/2020	12:44:02	2020153645		911 CHK	310	MOORE WALKWAY		DT	CPD
73										
74	Call Date	Call Time	Event ID	Number	Nature	Numerics	Street	APT	Site	Agency
75	06/07/2020	21:21:00	2020133754		125D1 URGENT CHK WELFARE	700	N GARTH AVE	418	OT	CHA
76	06/09/2020	15:41:53	2020135349		911 CHK	700	N GARTH AVE		OT	CPD
77	06/11/2020	17:44:10	2020137305		T TRFC STOP	700	N GARTH AVE		OT	CPD
78	06/12/2020	18:05:55	2020138373		911 CHK	700	N GARTH AVE	504	OT	CPD
79	06/14/2020	21:03:09	2020140162		130B2 PAST VEH THEFT	700	N GARTH AVE	403	OT	CPD
80	06/16/2020	13:33:29	2020141812		105A1 ANML CMLPNT	700	N GARTH AVE		OT	BCJC
81	06/16/2020	13:51:48	2020141831		ASST OFFICER	700	N GARTH AVE		OT	CPD
82	06/16/2020	14:07:42	2020141849		911 CHK	700	N GARTH AVE	414	OT	CPD
83	06/20/2020	15:20:31	2020145578		130D1 THEFT	700	N GARTH AVE		OT	CPD
84	06/21/2020	18:28:20	2020146444	2020005303	106C5 ASSLT JST OCC	700	N GARTH AVE	217	OT	CPD
85	06/24/2020	7:57:54	2020148790		SUSP VEH	700	N GARTH AVE		OT	CPD
86	06/24/2020	8:59:27	2020148850		FOLLOW UP	700	N GARTH AVE		OT	CPD
87	06/25/2020	9:51:12	2020149900		ASST OFFICER	700	N GARTH AVE	408	OT	CPD
88										
89	Call Date	Call Time	Event ID	Number	Nature	Numerics	Street	APT	Site	Agency
90	06/02/2020	14:02:33	2020128972	2020004622	TRESPASS SUBJ	2112	E BUSINESS LOOP 70		PP	CHA
91	06/03/2020	18:16:29	2020130158	2020004674	119C2 THRT	2112	E BUSINESS LOOP 70		PP	CPD
92	06/03/2020	19:31:30	2020130221		FOLLOW UP	2112	E BUSINESS LOOP 70		PP	CPD
93	06/03/2020	20:45:39	2020130261		FOLLOW UP	2112	E BUSINESS LOOP 70		PP	CPD
94	06/03/2020	21:21:00	2020130285			2112	E BUSINESS LOOP 70		PP	
95	06/13/2020	18:54:53	2020139241		TRESPASS SUBJ	2112	E BUSINESS LOOP 70		PP	CPD
96										
97	Call Date	Call Time	Event ID	Number	Nature	Numerics	Street	APT	Site	Agency
98	06/02/2020	2:36:19	2020128575		113B2 PEACE DIST	1201	PAQUIN ST	207	PT	CPD
99	06/09/2020	12:15:38	2020135147		130D1 THEFT	1201	PAQUIN ST		PT	CPD
100	06/11/2020	19:48:49	2020137397		ASSLT	1201	PAQUIN ST		PT	CPD
101	06/16/2020	18:33:52	2020142081		113D2 VRBL DIST	1201	PAQUIN ST		PT	CPD
102	06/16/2020	18:36:16	2020142082			1201	PAQUIN ST		PT	
103	06/16/2020	19:04:37	2020142104		DISTURBANCE	1201	PAQUIN ST		PT	CPD

Columbia Housing Authority
Law Enforcement Calls for Service
June 2020

	A	B	C	D	E	F	G	H	I	J
1	Call Date	Call Time	Event ID	Number	Nature	Numerics	Street	APT	Site	Agency
104	06/16/2020	22:00:10	2020142222		DISTURBANCE	1201	PAQUIN ST		PT	CPD
105	06/17/2020	14:53:15	2020142818		FOLLOW UP	1201	PAQUIN ST		PT	CPD
106	06/17/2020	18:32:19	2020142994		SUICIDAL SUBJ	1201	PAQUIN ST	411	PT	CPD
107	06/27/2020	7:51:19	2020151872		113C2 INTOX CHEM IMPAIRED	1201	PAQUIN ST	411	PT	CPD
108	06/27/2020	18:36:06	2020152279		CHK SUBJ	1201	PAQUIN ST		PT	CPD
109	06/28/2020	2:52:15	2020152621		CHK SUBJ	1201	PAQUIN ST	303	PT	CPD
110	06/28/2020	3:13:03	2020152630			1201	PAQUIN ST		PT	
111	06/28/2020	5:50:34	2020152657		FOLLOW UP	1201	PAQUIN ST	303	PT	CPD
112										
113	Call Date	Call Time	Event ID	Number	Nature	Numerics	Street	APT	Site	Agency
114	06/12/2020	8:57:15	2020137811	2020004994	130B1 PAST THEFT	206	UNITY DR	B	SP	CPD
115	06/25/2020	23:43:24	2020150609		911 CHK	223	UNITY DR		SP	CPD

Fire and Medical Calls on CHA Properties
June 2020

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
06/14/2020	19:22:18	2020140088	2006140031	13C DIABETIC PROB	1204	ELLETA BLVD		BC	CHA	BHC
06/14/2020	19:23:49	2020140090	2006170	13C DIABETIC PROB	1204	ELLETA BLVD		BC	CHA	CFD
06/14/2020	22:43:15	2020140236	2006140035	23D OD FENTANYL	1107	ELLETA BLVD		BC	CHA	BHC
06/14/2020	22:44:44	2020140237	2006176	31D UNCONSCIOUS	1107	ELLETA BLVD		BC	CHA	CFD
06/16/2020	14:22:24	2020141868	2006160035	EMS RESPONSE	1202	ELLETA BLVD		BC	CHA	UHC
06/17/2020	19:00:19	2020143023	2006170044	6D BREATHING PROB	1010	ELLETA BLVD		BC	CHA	BHC
06/17/2020	19:02:33	2020143027	2006306	6D BREATHING PROB	1010	ELLETA BLVD		BC	CHA	CFD
06/23/2020	21:03:28	2020148479	2006230042	12C SEIZURE	1201	ELLETA BLVD		BC	CHA	UHC
06/23/2020	21:05:13	2020148480	2006518	12C SEIZURE	1201	ELLETA BLVD		BC	CHA	CFD
06/28/2020	12:57:09	2020152826	2006703	ROUTINE TRANSPORT	1010	ELLETA BLVD		BC	CHA	CFD
06/30/2020	15:54:53	2020154803	2006300030	9E CARDIAC ARREST	1010	ELLETA BLVD		BC	CHA	BHC
06/30/2020	15:55:15	2020154805	2006780	9E CARDIAC ARREST	1010	ELLETA BLVD		BC	CHA	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
06/02/2020	4:03:20	2020128603	2005636	71C VEH FIRE THRT NON-STR	408	LASALLE PL		BWW	CHA	CFD
06/05/2020	7:11:02	2020131408	2006050005	17B FALL	310	LASALLE PL		BWW	CHA	UHC
06/05/2020	7:12:57	2020131409	2005789	17B FALL	310	LASALLE PL		BWW	CHA	CFD
06/05/2020	13:28:31	2020131724	2006050017	1A ABDOMINAL PAIN	15	BRYANT WALKWAY		BWW	CHA	UHC
06/05/2020	13:30:08	2020131726	2005803	1A ABDOMINAL PAIN	15	BRYANT WALKWAY		BWW	CHA	CFD
06/08/2020	20:54:31	2020134667	2006080048	26A SICK PRSN	400	PENDLETON WALKWAY		BWW	CHA	UHC
06/09/2020	21:24:00	2020135616	2005967	52B SMK ALRM	318	PENDLETON WALKWAY		BWW	CHA	CFD
06/09/2020	21:54:37	2020135640	2005970	52C SMK ALRM	318	PENDLETON WALKWAY		BWW	CHA	CFD
06/12/2020	11:33:16	2020137971	2006120016	1A ABDOMINAL PAIN	310	LASALLE PL		BWW	CHA	UHC
06/12/2020	11:35:01	2020137975	2006065	1A ABDOMINAL PAIN	310	LASALLE PL		BWW	CHA	CFD
06/13/2020	16:29:33	2020139165	2006130024	EMS RESPONSE	320	LASALLE PL		BWW	CHA	UHC
06/17/2020	8:26:41	2020142471	2006170008	1C ABDOMINAL PAIN	310	LASALLE PL		BWW	CHA	UHC
06/17/2020	8:29:47	2020142475	2006275	1C ABDOMINAL PAIN	310	LASALLE PL		BWW	CHA	CFD
06/20/2020	23:00:17	2020145853	2006200036	26A SICK PRSN	305	ALLEN WALKWAY		BWW	CHA	UHC
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
06/09/2020	15:02:49	2020135303	2006090033	6D BREATHING PROB	308	PARK AVE		DT	CHA	BHC
06/09/2020	15:04:23	2020135306	2005952	6D BREATHING PROB	308	PARK AVE		DT	CHA	CFD
06/09/2020	21:28:23	2020135621	2005969	52C FIRE ALRM	311	FISHER WALKWAY		DT	CHA	CFD
06/11/2020	16:38:46	2020137252	2006028	68A1 SMK INVEST OUTSIDE	316	PARK AVE		DT	CHA	CFD
06/19/2020	20:50:48	2020145030	2006383	FIRE ALRM	215	BOONE DR		DT	CHA	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
06/01/2020	2:04:25	2020127626	2006010002	17A4 FALL	700	N GARTH AVE	421	OT	APARTMENTS	UHC
06/01/2020	2:06:43	2020127627	2005589	17A4 FALL	700	N GARTH AVE	421	OT	APARTMENTS	CFD
06/01/2020	2:13:11	2020127632	2006010003	EMS RESPONSE	700	N GARTH AVE	421	OT	APARTMENTS	UHC
06/01/2020	3:41:47	2020127659	2006010006	17A4 FALL	700	N GARTH AVE	421	OT	APARTMENTS	UHC
06/01/2020	3:43:42	2020127660	2005593	17A4 FALL	700	N GARTH AVE	421	OT	APARTMENTS	CFD
06/02/2020	15:08:16	2020129042	2005664	COM STR FIRE	700	N GARTH AVE		OT	APARTMENTS	CFD
06/02/2020	15:08:41	2020129043	2006020023	COM STR FIRE	700	N GARTH AVE		OT	APARTMENTS	UHC
06/02/2020	15:08:53	2020129044	2005665	69E11X STR FIRE SING PT	700	N GARTH AVE		OT	APARTMENTS	CFD
06/02/2020	15:09:22	2020129046	2006020024	69E11X STR FIRE SING PT	700	N GARTH AVE		OT	APARTMENTS	UHC
06/03/2020	13:02:53	2020129917	2006030025	31A FAINTING	700	N GARTH AVE		OT	APARTMENTS	UHC
06/03/2020	13:04:48	2020129918	2005714	31A FAINTING	700	N GARTH AVE		OT	APARTMENTS	CFD
06/04/2020	10:49:22	2020130617	2006040006	6D BREATHING PROB	700	N GARTH AVE	411	OT	APARTMENTS	UHC
06/04/2020	10:52:11	2020130620	2005742	6D BREATHING PROB	700	N GARTH AVE	411	OT	APARTMENTS	CFD
06/08/2020	15:38:19	2020134414	2006080029	26A SICK PRSN	700	N GARTH AVE	310	OT	APARTMENTS	UHC
06/09/2020	9:20:20	2020134989	2006090011	17B FALL	700	N GARTH AVE	818	OT	APARTMENTS	UHC
06/09/2020	9:22:16	2020134990	2005937	17B FALL	700	N GARTH AVE	818	OT	APARTMENTS	CFD
06/09/2020	22:03:23	2020135651	2006090052	17A3 FALL	700	N GARTH AVE	511	OT	APARTMENTS	UHC
06/09/2020	22:20:03	2020135664	2005971	17A3 FALL	700	N GARTH AVE	511	OT	APARTMENTS	CFD
06/13/2020	14:34:09	2020139066	2006130019	31D UNCONSCIOUS	700	N GARTH AVE	218	OT	APARTMENTS	UHC
06/13/2020	14:36:13	2020139069	2006118	31D UNCONSCIOUS	700	N GARTH AVE	218	OT	APARTMENTS	CFD
06/13/2020	18:33:41	2020139232	2006130027	17B FALL	700	N GARTH AVE	301	OT	APARTMENTS	UHC
06/13/2020	18:35:45	2020139233	2006120	17B FALL	700	N GARTH AVE	301	OT	APARTMENTS	CFD
06/13/2020	19:44:54	2020139271	2006130031	17B FALL	700	N GARTH AVE	301	OT	APARTMENTS	UHC

Fire and Medical Calls on CHA Properties
June 2020

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
06/13/2020	19:48:08	2020139274	2006122	17B FALL	700	N GARTH AVE	301	OT	APARTMENTS	CFD
06/14/2020	11:18:21	2020139767	2006140020	17B FALL	700	N GARTH AVE	301	OT	APARTMENTS	UHC
06/14/2020	11:21:31	2020139768	2006155	17B FALL	700	N GARTH AVE	301	OT	APARTMENTS	CFD
06/14/2020	14:59:42	2020139919	2006140024	26A SICK PRSN	700	N GARTH AVE	613	OT	APARTMENTS	UHC
06/20/2020	23:25:59	2020145878	2006200037	26A SICK PRSN	700	N GARTH AVE	207	OT	APARTMENTS	UHC
06/21/2020	8:43:13	2020146058	2006210006	26C SICK PRSN	700	N GARTH AVE	207	OT	APARTMENTS	UHC
06/21/2020	8:46:51	2020146062	2006427	26C SICK PRSN	700	N GARTH AVE	207	OT	APARTMENTS	CFD
06/25/2020	11:29:56	2020149978	2006250013	26B SICK PRSN	700	N GARTH AVE	818	OT	APARTMENTS	UHC
06/26/2020	8:59:02	2020150894	2006260010	19C1 IMPLANTED DEFIB FIRING	700	N GARTH AVE		OT	APARTMENTS	UHC
06/26/2020	9:01:17	2020150896	2006610	19C1 IMPLANTED DEFIB FIRING	700	N GARTH AVE		OT	APARTMENTS	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
06/01/2020	12:19:20	2020127928	2006010016	21B HEMORRHAGE	1201	PAQUIN ST	1509	PT	APARTMENTS	BHC
06/01/2020	12:22:23	2020127931	2005605	21B HEMORRHAGE	1201	PAQUIN ST	1509	PT	APARTMENTS	CFD
06/02/2020	13:10:30	2020128929	2005654	COM STR FIRE	1201	PAQUIN ST	301	PT	APARTMENTS	CFD
06/02/2020	13:12:52	2020128931	2006020024	69E COM STR FIRE	1201	PAQUIN ST	301	PT	APARTMENTS	BHC
06/02/2020	13:14:07	2020128933		COM STR FIRE	1201	PAQUIN ST	301	PT	APARTMENTS	CFD
06/02/2020	13:22:33	2020128938		COM STR FIRE	1201	PAQUIN ST		PT	APARTMENTS	CFD
06/02/2020	14:41:30	2020129012		COM STR FIRE	1201	PAQUIN ST		PT	APARTMENTS	CFD
06/02/2020	19:44:49	2020129301	2006020053	17D FALL	1201	PAQUIN ST	1508	PT	APARTMENTS	BHC
06/02/2020	19:47:43	2020129306	2005679	17D FALL	1201	PAQUIN ST	1508	PT	APARTMENTS	CFD
06/03/2020	7:47:32	2020129618	2006030010	26A SICK PRSN	1201	PAQUIN ST	1513	PT	APARTMENTS	UHC
06/04/2020	21:32:51	2020131207	2006040046	17A2 FALL	1201	PAQUIN ST	1509	PT	APARTMENTS	BHC
06/04/2020	21:34:58	2020131209	2005780	17A2 FALL	1201	PAQUIN ST	1509	PT	APARTMENTS	CFD
06/06/2020	0:01:58	2020132258	2006060001	26C SICK PRSN	1201	PAQUIN ST	1513	PT	APARTMENTS	BHC
06/06/2020	0:04:56	2020132262	2005821	26C SICK PRSN	1201	PAQUIN ST	1513	PT	APARTMENTS	CFD
06/10/2020	19:55:01	2020136463	2006100026	17B FALL	1201	PAQUIN ST	713	PT	APARTMENTS	BHC
06/15/2020	14:21:47	2020140871	2006150017	MEDICAL EMERGENCY	1201	PAQUIN ST	809	PT	APARTMENTS	BHC
06/15/2020	14:23:12	2020140874	2006203	MEDICAL EMERGENCY	1201	PAQUIN ST	809	PT	APARTMENTS	CFD
06/17/2020	23:30:33	2020143244	2006170044	17B FALL	1201	PAQUIN ST	112	PT	APARTMENTS	UHC
06/19/2020	22:10:05	2020145074	2006190037	6C BREATHING PROB	1201	PAQUIN ST	1305	PT	APARTMENTS	BHC
06/19/2020	22:11:51	2020145076	2006387	6C BREATHING PROB	1201	PAQUIN ST	1305	PT	APARTMENTS	CFD
06/21/2020	7:30:02	2020146035	2006210002	17B FALL	1201	PAQUIN ST	1305	PT	APARTMENTS	UHC
06/21/2020	7:33:47	2020146036	2006424	17B FALL	1201	PAQUIN ST	1209	PT	APARTMENTS	CFD
06/25/2020	15:06:43	2020150177	2006250025	17B FALL	1201	PAQUIN ST		PT	APARTMENTS	UHC
06/25/2020	15:09:57	2020150180	2006577	17B FALL	1201	PAQUIN ST		PT	APARTMENTS	CFD
06/28/2020	0:00:35	2020152533	2006280001	10C CHEST PAIN	1201	PAQUIN ST	1102	PT	APARTMENTS	BHC
06/28/2020	0:03:17	2020152537	2006683	10C CHEST PAIN	1201	PAQUIN ST	1102	PT	APARTMENTS	CFD
06/28/2020	3:06:59	2020152629	2006685	KNOX BOX ASST	1201	PAQUIN ST	3030	PT	APARTMENTS	CFD
06/28/2020	3:14:58	2020152632	2006280004	EMS RESPONSE	1201	PAQUIN ST	303	PT	APARTMENTS	UHC
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
06/06/2020	21:49:37	2020132997	2006060031	17B FALL	201	HICKS DR		SP	CHA	UHC
06/06/2020	21:51:21	2020133001	2005850	17B FALL	201	HICKS DR		SP	CHA	CFD
06/18/2020	10:08:39	2020143540	2006180013	17A2 FALL	223	UNITY DR	B	SP	CHA	UHC
06/18/2020	10:10:21	2020143542	2006326	17A2 FALL	223	UNITY DR	B	SP	CHA	CFD

CHA Safety Reports on CHA Properties
June 2020

ALEIR RPT	Call Date	Call Time	Nature	Numerics	Street	Apt	Site	Safety Officer
20200281	6/1/2020	15:36	Disturbance Persons	1201	Paquin Street	314	PT	Don Hawkins
20200282	6/1/2020	16:15	Property Crimes/Larceny	700	Garth Avenue North	316	OT	Don Hawkins
20200283	6/2/2020	13:10	Fire/Smoke/Fire Alarm Sounding	1201	Paquin Street	308	PT	Don Hawkins
20200284	6/2/2020	13:50	Trespass Person/Arrest	2112	Business Loop 70 East	210	PP	Don Hawkins
20200285	6/3/2020	13:00	Trespass Person Investigation	1201	Paquin Street	1401	PT	Don Hawkins
20200286	6/3/2020	16:41	Check Welfare	700	Garth Avenue North	212	OT	Don Hawkins
20200287	6/3/2020	13:15	Lease Violation	1201	Paquin Street	1503	PT	Don Hawkins
20200288	6/3/2020	20:27	Lock Out	1201	Paquin Street	512	PT	Tara Thomason
20200289	6/3/2020	4:03	Fire/Arson	408	LaSalle Place		BWW	Don Hawkins
20200290	6/4/2020	13:12	Property Crimes/Larceny	1201	Paquin Street	801	PT	Don Hawkins
20200291	6/4/2020	15:55	Trespass Person Warning Issued	301	Trinity Place		BWW	Don Hawkins
20200292	6/4/2020	23:01	Information Report	301	Providence Road N		COM	Tara Thomason
20200293	6/5/2020	16:48	Information Report	1004	Elletta Blvd		BC	Don Hawkins
20200294	6/5/2020	17:01	Information Report	1109	Elletta Blvd		BC	Tara Thomason
20200295	6/6/2020	16:04	Check Welfare	700	Garth Avenue North	515	OT	Tara Thomason
20200296	6/6/2020	16:49	Check Welfare	1201	Paquin Street	1509	PT	Tara Thomason
20200297	6/6/2020	17:43	Trespass Person Investigation	1201	Paquin Street	506	PT	Tara Thomason
20200298	6/7/2020	14:16	Information Report	1201	Paquin Street	303	PT	Kevin Keith
20200299	6/7/2020	14:06	Check Welfare	1201	Paquin Street	503	PT	Kevin Keith
20200300	6/7/2020	14:06	Controlled Substance Investigation	1201	Paquin Street	1509	PT	Kevin Keith
20200301	6/7/2020	21:21	Check Welfare	700	Garth Avenue North	418	OT	Kevin Keith
20200302	6/8/2020	12:55	Suspicious Activity	1201	Paquin Street	Parking	PT	Don Hawkins
20200303	6/10/2020	22:15	lock Out	310	Fisher Walkway		DT	Tara Thomason
20200304	6/11/2020	8:31	Property Crimes/Larceny	700	Garth Avenue North	420	OT	Mark Brotemarkle
20200305	6/11/2020	19:46	Trespass Person Investigation	1201	Paquin Street	506	PT	Tara Thomason
20200306	6/9/2020	17:54	Lease Violation	1201	Paquin Street	303	PT	Mark Brotemarkle
20200307	6/13/2020	13:52	Check Welfare	1201	Paquin Street	1509	PT	Don Hawkins
20200308	6/13/2020	18:54	Disturbance Persons	2112	Business Loop 70 East	208	PP	Don Hawkins
20200309	6/13/2020	18:33	Assist Resident/Medical	700	Garth Avenue North	301	OT	Kevin Keith
20200310	6/13/2020	18:50	Lease Violation	700	Garth Avenue North	820	OT	Kevin Keith
20200311	6/13/2020	20:55	911 Checks	1201	Paquin Street	402	PT	Kevin Keith
20200312	6/15/2020	13:50	Ticket Vehicle/CHA	1004	Elletta Blvd		BC	Don Hawkins
20200313	6/16/2020	23:36	Lock Out	1201	Paquin Street	411	PT	Mark Brotemarkle
20200314	6/16/2020	20:30	Disturbance Persons	1201	Paquin Street	411	PT	Don Hawkins
20200315	6/17/2020	13:35	Threat To Self	1201	Paquin Street	411	PT	Don Hawkins
20200316	6/17/2020	14:08	Information Report	301	Providence Road N		COM	Don Hawkins
20200317	6/17/2020	19:51	Controlled Substance Investigation	213	Allen Walkway		BWW	Tara Thomason
20200318	6/18/2020	17:04	Information Report	325	Trinity Place		DT	Tara Thomason
20200319	6/18/2020	18:08	Lock Out	310	Fisher Walkway		DT	Don Hawkins
20200320	6/18/2020	20:57	Lock Out	700	Garth Avenue North	219	OT	Tara Thomason
20200321	6/19/2020	16:49	Lock Out	322	LaSalle Place		BWW	Don Hawkins
20200322	6/20/2020	15:45	Check Welfare	1201	Paquin Street	1509	PT	Tara Thomason
20200323	6/20/2020	17:57	Information Report	27	Bryant Walkway		BWW	Tara Thomason
20200324	6/22/2020	12:05	Assist Site Manger/Other Staff	1201	Paquin Street	303	PT	Kevin Keith
20200325	6/22/2020	13:15	Lock Out	1201	Paquin Street	1304	PT	Don Hawkins
20200326	6/21/2020	18:28	Disturbance Persons	700	Garth Avenue North	305	OT	Kevin Keith
20200327	6/23/2020	16:22	Property Damage	217	Allen Walkway		BWW	Don Hawkins
20200328	6/25/2020	15:00	Assist Resident/Medical	1201	Paquin Street	1104	PT	Tara Thomason
20200329	6/25/2020	16:23	Lease Violation	1201	Paquin Street	303	PT	Don Hawkins
20200330	6/25/2020	21:25	Information Report	1201	Paquin Street	802	PT	Tara Thomason
20200331	6/26/2020	20:02	Weapons Offenses	1201	Paquin Street	411	PT	Tara Thomason
20200332	6/26/2020	21:20	Property Damage	1201	Paquin Street	305	PT	Tara Thomason
20200332	6/27/2020	12:00	Administrative Details	1201	Paquin Street	411	PT	Kevin Keith
20200333	6/27/2020	14:14	Lock Out	307	Moore Walkway		DT	Don Hawkins
20200334	6/28/2020	2:52	Check Welfare	1201	Paquin Street	303	PT	Kevin Keith
20200335	6/29/2020	15:38	Property Crimes/Larceny	1201	Paquin Street	506	PT	Don Hawkins
20200335	6/29/2020	15:40	Property Crimes/Larceny	1201	Paquin Street	506	PT	Mark Brotemarkle
20200336	6/30/2020	9:47	Assault Adult Abuse	15	Bryant Walkway		BWW	Mark Brotemarkle
20200337	6/30/2020	12:18	Harassment	210	Unity Drive	B	SP	Don Hawkins
20200338	6/30/2020	15:54	Death Investigation	1010	Elletta Blvd		BC	Don Hawkins



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners
From: Phil Steinhaus, CEO
Date: July 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 (April-May 2020)

Trinity Place & Providence Walkway Apartments 2020

2020 Project

The CHA submitted applications for low-income housing tax credit (LIHTC) funding to the Missouri Housing Development Commission (MHDC) in 2018 and 2019 to renovate and replace respectively apartments in the Providence Walkway and Trinity Place areas. During our strategic planning review process of the 2018 and 2019 applications, it became apparent that we needed a master plan for our final 120 public housing units that would result in new construction on bare ground for each project, if possible. If the CHA is to proceed with new construction for our final 120 public housing units, being able to build on bare ground helps to resolve two major issues:

1. **Relocation Issues:** Building new apartments allows the CHA to easily relocate our residents once the new units are completed with minimal interruption in their daily lives. The one downside is that children in these families might have to change schools.
2. **LIHTC Construction Timing Issues:** The LIHTC program requires that construction be completed, and units filled within a two-year (24 months) time frame. Tearing down and replacing existing units that are partially occupied make this a near impossible feat. It would be a formidable task to relocate all the residents from the property during the construction process due to the demolition process and the process to replace the infrastructure.

Rethinking the Project and the Process

After much thought and internal deliberations, CHA staff have concluded that the best option is to build as many replacement units on the property we own at 1 East Sexton Road, which has an acreage of 1.96 acres. This property was named “Kinney Point” after the late Marvin Kinney, on a previous attempt at new construction.

Our plan is to construct 24 new units on our Kinney Point property, once we relocate residents from the corresponding units on Trinity Place and Providence Walkway, we will demolish the empty buildings in preparation for redevelopment of the Trinity Place and Providence Walkway sites in the future. As part of this first phase, we would also demolish five (5) buildings on the northwest side of Trinity Place. (One 3-bedroom 4-plex and four 4-bedroom duplexes.) Four three-bedroom duplexes and one one-bedroom fourplex will be constructed on the northwest side of Trinity Place bringing the total new units in this phase to 36 units.

With this plan we would only have to relocate or not refill the twelve units on the northwest side of Trinity Place so that we could demolish these five buildings and replace them with four three-bedroom duplexes and one one-bedroom fourplex. By switching from two 3-bedroom fourplexes to four 3-bedroom duplexes a lot of parking issues are resolved.

This plan reduces many relocation issues and costs. It also results in our goal of having bare ground to work with on the next project. The downside is that the costs of demolition between projects may have to be funded with sources other than LIHTC funding. This is because when you add the cost of demolition and infrastructure replacement to any project, the result is a project that approaches or exceeds the MHDC total development cost limit, thus making our project less competitive for 9% LIHTC funding.

Another downside of new construction is that the new properties will need to meet existing city codes, in particular, parking requirements which will significantly reduce green space on the property and very likely will result in stormwater mitigation requirements. We will need to receive the highly competitive 9% LIHTC funding in order to replace our final 120 units of public housing with new construction.

On May 26, 2020 CHA staff held a conference call with Planning Department Staff from the City of Columbia to conduct an initial plan review. Several items were discussed that affect our plans. We are taking staff comments into consideration as we proceed with finalizing our site layouts.

A second call with City Planning Department staff is being arranged in order to review the design changes to the Kinney Point layout and the configuration of the duplexes on Trinity Place.

Trinity Place & Providence Walkway, East Park Avenue, and Fisher Walkway Strategic Planning Process

Our current master plan will have four phases as follows:

1. Kinney Point and Northwest Trinity Place 36 Units
2. Southeast Trinity Place & Providence Walkway 34 Units
3. East Park Avenue 40 Units
4. Fisher Walkway 30 Units
- Total 140 Units

This plan is subject to amendment as we move through the process. There four main goals:

1. Achieve the correct size of each project to be within 30-50 new units.
 - a. Projects that are too small have high administrative costs and lower returns.
 - b. Projects that exceed 50 units are too large and costly to be competitive for LIHTC funding.
2. Plan projects that can be completed and filled within the 24-month LIHTC funding window.
3. Reduce the amount of temporary relocation of current residents.
4. End up with bare ground/empty units to demolish for the next phase of the plan.

It is worth noting that 9% low-income housing tax credits will be required for each phase of the plan.

Rental Assistance Demonstration (RAD) Program Expansion and Approval

In 2017, the CHA was issued a multiphase RAD award for our remaining 120 public housing units to be renovated. However, since our two previous applications for LIHTC funding were not approved, our multiphase RAD award was rescinded, and we have submitted a new RAD application and are awaiting approval. Fortunately, the cap on RAD units has been lifted, therefore our application for a multiphase award should be approved.

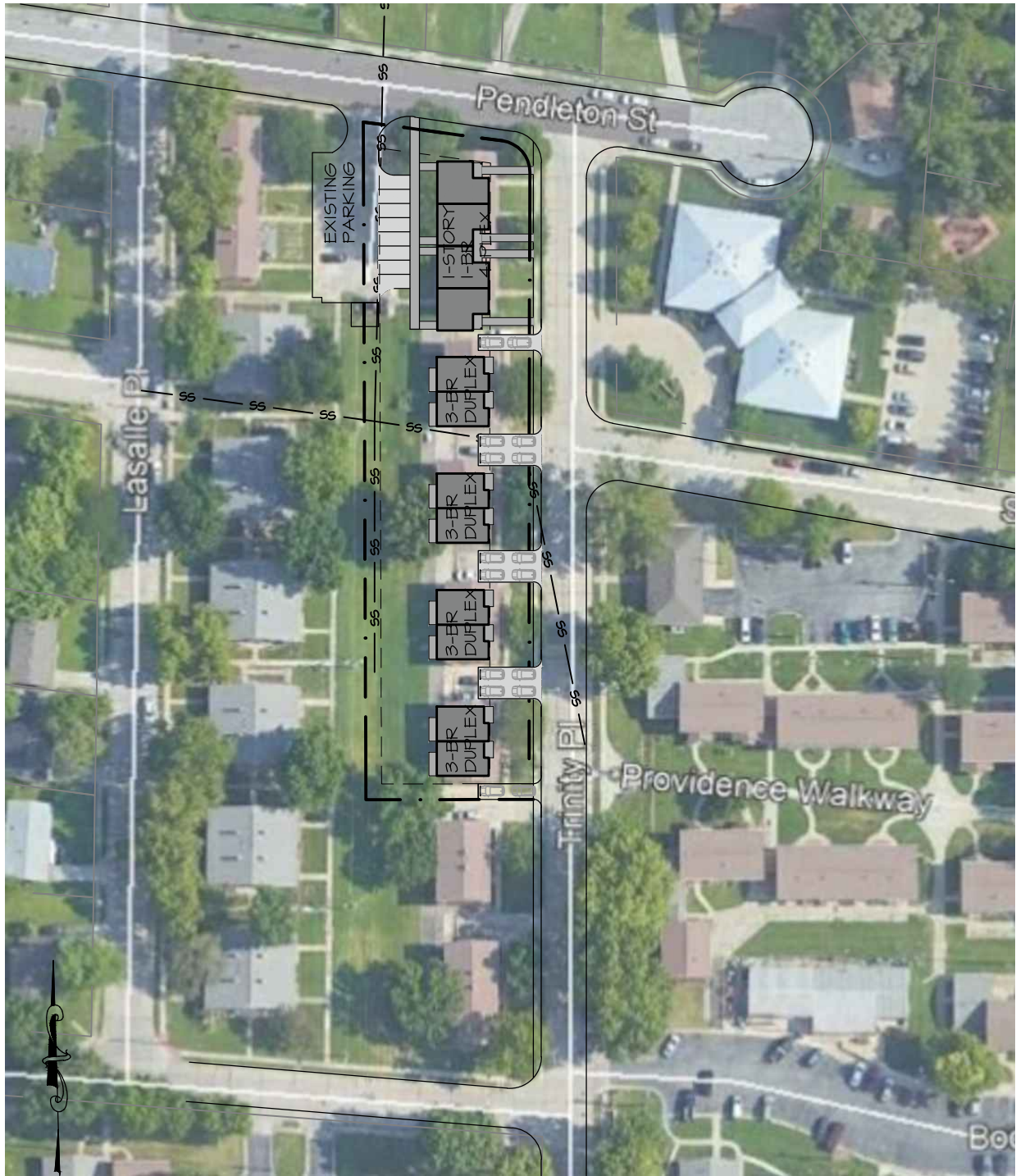
The RAD program requires that the CHA hold two informational meeting that will be relocated as a result of the Kinney Point Apartments project. Phil Steinhaus and Housing Manager, Veronica Martin held a series of informational meetings with residents the week of May 18, 2020. There are seven (7) different languages spoken among our residents which required separate meetings with language interpretation provided. The languages are English, Arabic, Chinese, French, Kirundi, Lingala, and Swahili.



KINNEY POINT SITE PLAN

SCALE: 1" = 50'-0"

MAY 2020



UNIT MIX:
 (4) 1-BR UNITS
 (8) 3-BR UNITS
 (12) TOTAL UNITS

(24) PARKING SPACES

SCALE: 1" = 100'-0"

JUNE 2020

TRINITY SITE PLAN

KINNEY POINT APARTMENTS

Columbia, Missouri







Housing Authority of the City of Columbia, Missouri

Board Staff Memo

To: CHA Board of Commissioners
 From: Phil Steinhaus, CEO
 Date: July 21, 2020
 RE: Administration Office Space Planning Process Report

CHA staff completed the final review and approval of the schematic design process on June 2, 2020 and began the review of the design development with the mechanical, electrical, and plumbing engineer on June 9, 2020.

The schematic design review included finalizing the offices and other workspaces, meeting with the civil engineer for an update in civil engineering issues, and a review of structural design issues. Mechanical design issues were discussed including the addition of one ADA restroom in the new addition.

The demolition keynotes were reviewed and revised. New work items were discussed. The roof design, HVAC, electrical, lighting, sanitary sewer, and water and gas plans were reviewed.

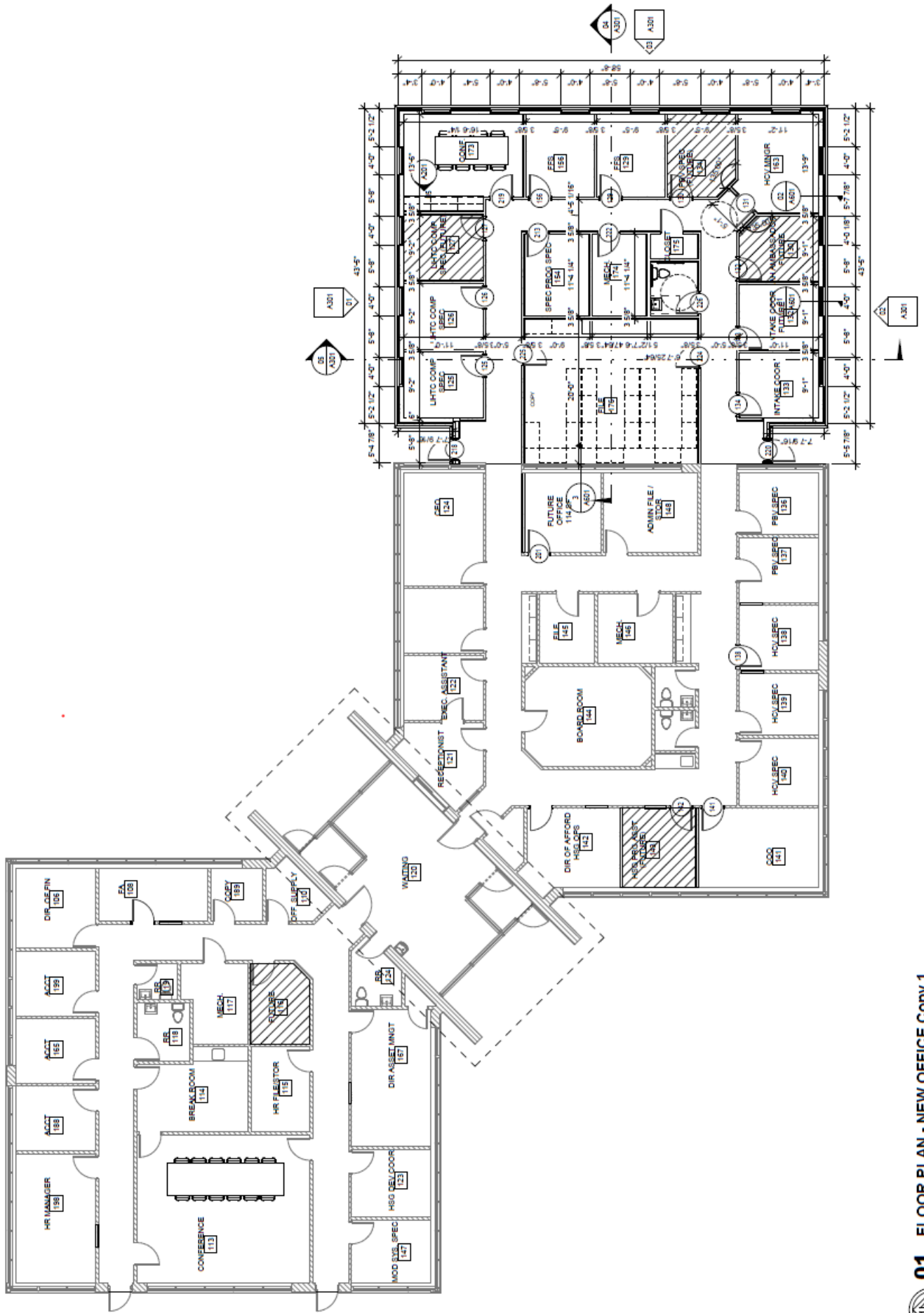
The Opinion of Probable Costs has been finalized and signed as of July 15, 2020. A copy of the Opinion of Probable Costs and design alternatives is attached. The design alternatives increased the estimated cost of the project to \$699,091. The total projected project budget also includes fees for the architect, civil engineer and owner costs bringing the total projected cost to \$864,191.

Projected Project Budget	
Feasibility Study and Engineer costs	\$ 36,750
Construction Costs	\$ 699,091
Architect	\$ 67,500
Civil Engineer	\$ 25,850
Owner Costs*	\$ 65,000
Total Project Cost	\$ 864,191
Bid Alternates	\$ 12,790
* Owner costs include furnishing, furniture, equipment, permit fees, etc.	

With this in mind, I wanted to get the Board's approval of the final estimated project costs and provide a financing plan.

Available Funding Sources:

- Section 8.....\$101,750**
 This amount will be used for the Feasibility Study, furnishings, furniture and equipment for Section 8 staff moving to the addition.
- CHA Business Activities\$150,000**
 Available cash on hand. CHA Business Activities will need to borrow the remaining project costs from CHA Affordable Housing Development.
- CHA Affordable Housing Development\$520,000**
 CHA Affordable Housing Development currently has \$520,000 in cash on hand to lend to CHA Business Activities.
- CHA Affordable Housing Development\$205,000**
 Receipt of an additional \$205,000 is pending the payment of deferred developer fees from Bryant Walkway and Bryant Walkway II. Leaving an \$79,769 available if costs should exceed the above estimate.
- Total.....\$976,750**





Project: COLUMBIA HOUSING AUTHORITY
ADMINISTRATION BUILDING ADDITION AND RENOVATION

Submission: 100% DESIGN DEVELOPMENT
OPINION OF PROBABLE CONSTRUCTION COST (OPC)

Project No: SOA No. 19072
Date: 7/15/2020 - Revised to eliminate casework
Checked By: Jen Hedrick/Adrienne Stolwyk
Simon Oswald Architecture (SOA)

CHA Administration Building Addition & Renovation

OPC Summaries	Low Cost	High Cost	Avg Cost
Preliminary Design Opinion of Probable Cost (April 2020)	\$ 587,200	\$ 675,225	\$ 631,213
			Cost
Design Development (DD)			
Civil / Site work			\$ 103,662
Building Renovation of NW Pod			\$ 16,887
Building Renovation of SE Pod			\$ 23,009
Building Addition (includes restroom and mini-split per change in SD)			\$ 555,533
SD TOTAL (includes 5% contingency)			\$ 699,091
		Cost	Cost + DD Total
Bid Alternate			
Sidewalk w/ Stairs (to Switzler)		\$ 3,431	\$ 702,522
Budget to Include in case it is necessary			
Dumpster Pad w/ Screening		\$ 9,358	\$ 708,449
All Above Alternates Combined TOTAL		\$ 12,790	\$ 711,881



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: All CHA Employees – HIGH IMPORTANCE

From: Phil Steinhaus, CEO

Date: July 17, 2020

RE: COVID-19 Workplace Plans

As the number of COVID-19 positive cases continue to rise in Boone County, I believe it is prudent to maintain our current workplace plan to keep our employees and those we serve safe from the virus while continuing to provide housing to those in need.

Therefore, I am leaving our current workplace plans in place until such a time that COVID-19 cases start to decrease in Boone County.

The advice from the Health Department is to avoid extended in-person contact even if all parties are wearing masks. **No more than 15 minutes.** Wearing a mask is still an effective method for preventing the spread of COVID-19 in public. **Social distancing should be practiced during any in-person contact.**

I greatly appreciate everyone's combined efforts in keeping the CHA safe and functioning.

Workplace Plan

- Appointments to see clients in the Administration Building will not be allowed except in special circumstances as approved by your supervisor. If an in-office visit is approved we will follow our standard procedure of temperature taking, mask wearing, washing hands and social distancing in the training room only. The training room must be sanitized before and after any meetings.
- We will continue to limit in-person contact with Participants, Applicants and the Public. This means all Intakes, Briefings, Annual Recertifications and Interims will be conducted via U.S. Postal Service, Telephone and/or Video Conference if possible. Cameras for video conferencing can be checked out from Rick Hess.
- CHA Intake and Housing Specialists will mail out all required documentation needed to complete Annual Recertifications, Interims, Intakes and Briefings. Each packet will contain a self-addressed postage paid return envelope to ensure all documents are delivered timely to the assigned Specialist.
- HCV and Affordable Housing briefings will be conducted remotely using the telephone or video conferencing.
- Speaking with other staff is encouraged by phone, email, or meetings where you stand in the doorway rather than face-to-face.

- Staff meetings with multiple staff may be held where social distancing can be practiced and masks are worn.
- Our Safety Department will continue to operate as in the past few weeks responding to calls over the phone whenever possible and practicing social distancing.
 - Safety Officers will wear masks while on duty outside of the safety office.
 - Safety Officers will use their thermometers to check for elevated temperatures when social distancing is not possible. Temperatures should not exceed 100.4°.
- Blind Boone Community Center: A video intercom has been installed to control the entrance into the lobby of the Family Self-Sufficiency Center and the Moving Ahead Program area. Working with individuals will be remotely by phone, email, or video conferencing.
- If circumstances require an in-person meeting at the Family Self-Sufficiency Center, individuals will be admitted after pre-screening. Residents will be asked to wear a mask, have their temperature taken and sanitize hands upon entering the lobby. In-person conversations with case managers will be conducted through the Family Self-Sufficiency Center lobby reception window.
- The Moving Ahead Program will continue to operate this summer. Extensive safety protocols have been put in place and approved by the State Department of Elementary and Secondary Education and the Columbia/Boone County Department of Health and Human Services.
- A video intercom was installed at the outside doors of the Administration Building to allow visitors to communicate with the front desk.
- Visitors will be encouraged to use the drop box or regular mail to return paperwork.
- A magazine rack full of CHA forms has been set up in the vestibule next to the drop box. Visitors will be able to enter the vestibule to pick up forms but may not enter the building unless approved by your supervisor.
- No visitors will be allowed in the Administrative side of the building except in special circumstances.
- All CHA employees will wear masks when in common areas (hallways, kitchen, etc.) The only exception is when an employee is working alone in their office. Masks are provided. ***Masks are for the protection of your fellow employees and any residents or visitors. You may be contagious and asymptomatic without knowing it.***
- CHA staff working in our remote housing sites will continue working within the guidelines outlined by their supervisor.
- Maintenance staff in our family sites will only be completing emergency work orders with the following safety precautions:
 - Maintenance staff will ask the resident if anyone is feeling sick or has been sick before entering the apartment.
 - Maintenance staff will wear masks and gloves when entering apartments.
 - Maintenance staff will ask the resident to maintain social distancing and stay in the other room while the maintenance procedure is being performed.
 - Maintenance staff will follow proper disinfecting procedures after leaving the apartment.

- Maintenance staff in Paquin Tower and Oak Towers will continue to complete non-emergency work orders as long as they feel safe doing so.
- Any unused Emergency Sick Leave (ESL) hours can continue to be used for the following reasons that qualify under the Families First Coronavirus Response Act (FFCRA). If you qualify, please contact Jeanette Nelson, HR Manager to discuss.
 - A health care provider has advised the employee to self-quarantine or isolate due COVID-19.
 - Employee is experiencing symptoms of COVID-19 and seeking a medical diagnosis.
 - The employee is caring for an individual who is subject to quarantine or isolate due COVID-19 or who is subject to medical advice to self-quarantine or isolate due COVID-19.
 - Employee is caring for the employee's child whose school has been closed or place of care is unavailable due to COVID-19 precautions.
 - When there is a federal, state or local "stay-at-home" order in place.
- *Up to an additional 10 weeks of **paid expanded family and medical leave** at two-thirds the employee's regular rate of pay where an employee is unable to work due to a bona fide need for leave to care for a child whose school or child care provider is closed or unavailable for reasons related to COVID-19. If you qualify for this paid leave, please contact Jeanette Nelson, HR Manager to discuss.*

Please keep in mind the following:

- We don't know how long this will last and if we continue to see a resurgence of the virus, things may tighten down even more. In that event, you will need any banked Emergency Sick Leave hours that you currently have as well as regular sick leave and vacation time.
- Don't waste Emergency Sick Leave, Regular Sick Leave, or Vacation Time, if you are not actually sick. You may need it in the future.

What Happens Next?

We will continue to monitor the situation and keep you informed of any changes in business practices as the need arises.

- It is important to remember we are an essential service and in this time of crisis and job loss, we need to be on the front lines providing housing assistance to those most in need. This includes filling as many units as possible and leasing as many vouchers as possible.

PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR JUNE 2020

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
AMP 1	120 Units	0%	9%	63	52	83%	1	\$1,096.79	2	30+	4	\$0.00
Bear Creek Apts	78 Units	4%	8%	47	36	77%	2	n/a	n/a	n/a	n/a	n/a
Oak Tower	147 Units	0%	19%	58	40	69%	2	\$478.24	2	30+	17	not billed yet
PAQUIN	200 Units	0%	1%	93	73	78%	1	\$631.30	1	60+	1	\$963.97
Stuart Parker	84 Units	0%	32%	42	24	57%	2	n/a	0	n/a	n/a	n/a
Patriot Place	25 Units	0%	17%	17	8	47%	1	\$416.68	1	30	1.00	\$225.08
BWW	54 Units	0%	18%	11	10	90%	1	\$0.00	0	0	0	82.50
BWWII	36 Units	0%	33%	6	4	66%	2	\$868.00	1	34	5	0.00

MANAGEMENT OPERATIONS	HUD VACANCY LOSS	6/1-6/30/2020 OCCUPANCY %	JUNE RENT COLLECTED	Vacancy last day of month	Vacancy last day of month	Vacancy last day of month	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+	JUNE	JUNE	%	# DEL	New /mnt			
AMP 1	\$4,560.57	88%	95%	2	1	12	1	3	32%	33	0	0	\$5,556.58	12
Bear Creek Apts	\$1,131.30	95%	96%	0	0	2	4	1	19%	14	0	1	\$4,000.53	13
Oak Tower	\$2,126.25	97%	96%	2	1	0	6	4	15%	22	0	0	\$10,438.75	35
SPP PAQUIN	\$3,146.05	96%	97%	1	3	5	3	1	17%	33	0	0	\$3,790.20	17
Stuart Parker	\$2,192.85	96%	97%	1	0	3	2	1	23%	18	0	0	\$6,243.69	21
Patriot Place	\$26.77	99%	99%	1	0	0	0	1	13%	3	0	0	\$0	0
BWW	\$546.73	97%	97%	0	1	0	1	0	11%	6	0	0	\$3,428.15	21
BWWII	\$17.81	83%	98%	1	0	2	0	1	9%	3	0	0	\$816.90	4

<p>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</p> <p>Occupancy – the percentage of occupied units, scored in PHAS. Calculated for last day of month. A = 98% or greater B = 96% to <98% C = 94% to <96% D = 92% to <94% F = Less than</p>	<p>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%</p> <p>Emergency Work Orders – Must be Repaired within 24 hours. A = 99% or above</p>	<p>Tenant Generated Work Orders - Ave. # days to complete A = < 3 days C = 3 - < 10 days E = 10+ days</p> <p style="text-align: right;">Delinquency Rate % and # = % of accounts delinquent to number of tenants in possession</p>
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Affordable Housing Programs

Housing Choice Voucher (HCV) Program

The Housing Choice Voucher (HCV) Program Staff continue to make great strides issuing HCV vouchers and meeting program expectations. Program operations continue despite social distancing concerns due to COVID-19. Individuals and families experiencing financial hardships have been encouraged to notify our office for assistance in addressing their financial burden due to changes in income and/or loss of job. So far, the CHA has seen an increase in Housing Assistance Payments (HAP), in the past several months due to participant job loss and/or reduced working hours.

The 2018 HCV waitlist currently has 460 applicants seeking program subsidy. In reviewing the applicant preferences there are approximately 194 applicants that have a preference ranging from elderly disabled to household with income. The remaining 266 applicants claimed no preferences; which means, that full HAP subsidy payments could be made by the CHA.

This could be a record year where full HAP payments are made for program participants that have experienced a loss of household income. We are fortunate to have adequate funding to address the needs of the program participants who will benefit from full program subsidy.

Family Self-Sufficiency (FSS) Program

Shantise Sipho and ElTonya Rhoades have done an exceptional job increasing the number of Family Self-Sufficiency (FSS) program participant enrollments this past several months. In March 2020, the total number of participants enrolled were 97 and as of June 30, 2020, there are 130 active FSS participants.

We would like to congratulate the June 2020 FSS Graduates. All graduates begin the program with goals that seem unattainable and unbelievable; however, CHA's FSS program graduates shows a great deal of determination and self-discipline. Both graduates completed all of their self-established goals.

Graduate 1 created and accomplished the following goals:

- Completed Money Smart,
- Graduated from the Nursing Program at Columbia College,
- Obtained full-time employment in a hospital setting,
- Increased annual income from zero to \$63, 074.00.

Graduate 2 created and accomplished the following goals:

- Completed the Missouri Career Readiness Course,
- Improved and maintained a high credit score,
- Established a savings account,
- Obtained Full-Time Employment,
- Increased annual income from \$1800 to \$34,080.

We are proud of the accomplishments each graduate has achieved and we wish them continued success.

Family Self-Sufficiency Program	June
FSS Participants	130
Graduates	2
New Applicants	13
Number of Participants Escrowing	80
Number of Participants Employed	73
Total Escrow Balance	\$248,158.00

Continuum of Care (COC) Program

The CHA continues to provide Continuum of Care Program vouchers to the most vulnerable chronically homeless individuals within our community.

811 Mainstream Vouchers

The CHA has partnered with the Voluntary Action Center and the Functional Zero Task Force to provide 811 Mainstream vouchers to individuals and families with a disability exiting an institution. We currently have approximately 4 vouchers remaining, and we continue to monitor our 2018 HCV wait list to identify individuals who are eligible to receive an 811 Mainstream voucher.

Veteran Affairs Supportive Housing (VASH) Program

The CHA partners with VA to provide vouchers to chronically homeless Veterans within our community who are in need of program subsidy. The VA is working hard utilize the remaining VASH vouchers to provide housing for the community's homeless veterans.

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

June 30, 2020

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-20	\$ 7,385,385	\$ 615,449	\$ 195	\$ 527	\$ 533,053	\$ (82,395)	1,011	1,212	1,011	1,181	(170)	(170)	9	12	83%	87%	83%	87%	9	0.9%	9	0.9%
Feb-20	\$ 6,852,332	\$ 622,939	\$ 189	\$ 536	\$ 548,212	(157,122)	1,023	1,212	2,034	1,176	(153)	(324)	4	18	84%	88%	84%	87%	3	0.3%	6	0.6%
Mar-20	\$ 6,304,120	\$ 630,412	\$ 193	\$ 537	\$ 550,381	(80,031)	1,024	1,212	3,058	1,173	(149)	(473)	4	6	84%	87%	84%	87%	4	0.4%	5	0.5%
Apr-20	\$ 5,753,738	\$ 639,304	\$ 182	\$ 547	\$ 557,023	(82,281)	1,019	1,212	4,077	1,170	(151)	(623)	4	6	84%	87%	84%	87%	7	0.7%	6	0.6%
May-20	\$ 5,196,716	\$ 649,589	\$ 175	\$ 557	\$ 567,111	(82,478)	1,018	1,212	5,095	1,166	(148)	(771)	3	14	84%	87%	84%	87%	6	0.6%	6	0.6%
Jun-20	\$ 4,629,604	\$ 661,372	\$ 172	\$ 514	\$ 574,712	(86,660)	1,022	1,212	6,117	1,287	(265)	(1,037)	12	11	84%	87%	84%	87%	9	0.9%	6	0.6%

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

June 30, 2020

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-20	\$ 2,495,803	\$ 207,984	\$ 247.44	\$ 301	\$ 179,832	(28,151)	577	597	577	597	(20)	(20)	21	-	96.6%	86.5%	96.6%	86.5%	11	1.9%	11	1.9%
Feb-20	\$ 2,315,970	\$ 210,543	\$ 242.40	\$ 307	\$ 183,049	(27,494)	572	597	1,149	597	(25)	(45)	17		95.8%	86.9%	96.2%	86.7%	5	0.9%	8	1.4%
Mar-20	\$ 2,132,921	\$ 213,292	\$ 241.94	\$ 304	\$ 181,232	(32,060)	574	597	1,723	597	(23)	(68)	21		96.1%	85.0%	96.2%	86.1%	10	1.7%	9	1.5%
Apr-20	\$ 1,951,689	\$ 216,854	\$ 182.16	\$ 321	\$ 191,853	(25,002)	569	597	2,292	597	(28)	(96)	9		95.3%	88.5%	96.0%	86.7%	9	1.6%	9	1.5%
May-20	\$ 1,759,837	\$ 219,980	\$ 225.26	\$ 340	\$ 191,171	(28,809)	563	597	2,855	597	(34)	(130)	11		94.3%	86.9%	95.6%	86.7%	8	1.4%	9	1.5%
Jun-20	\$ 1,568,666	\$ 224,095	\$ 228.62	\$ 316	\$ 187,891	(36,204)	565	597	3,420	597	(32)	(162)	18		94.6%	83.8%	95.5%	86.3%	10	1.8%	9	1.5%

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

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

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

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

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

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

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

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

Total vouchers available = 1132

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

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

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

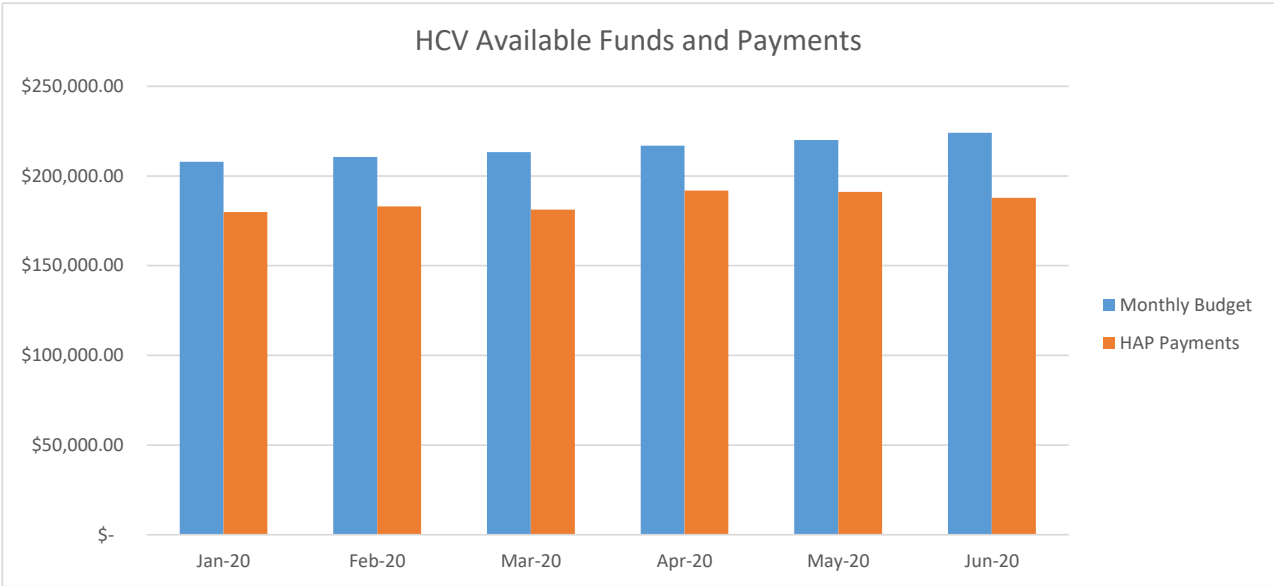
Current Vouchers Looking: This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit.

Homeownership: Current number of homeownership vouchers

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

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

June 2020





Housing Authority of the City of Columbia, Missouri

Monthly Financial Reports Staff Memo

To: Board of Commissioners
From: Mary Harvey, Director of Finance
Date: July 21, 2020
RE: May 2020 Financial Reports

CARES Act

Downtown's Public Housing (AMP 1), has up to \$55,851 in supplemental operating funds for Corona virus aid. Sanitation supplies and masks for the Blind Boone Community Center are paid from AMP 1's funds.

Section 8 has up to \$198,758 in CARES Act funding. These funds can be used for the Section 8 programs operating from the Administration Building and our six Project Based Voucher projects.

CARES Act Revenue is based on Cares Act Expenses. The year to date paid emergency leave has not been re-allocated to Cares Act Expenses. A year to date adjustment will be made, once HUD provides the details on how the Cares Act revenue and expenses are to be reported.

Section 8-Housing Choice Voucher Program

Admin Fee revenue earned is 3% (\$13,925) under budget and \$5,796 less than last year to date.

Total Operating Expenses are 6% (\$23,413) under budget and \$16,885 higher than last year to date. Salaries and benefits are \$14,079 under budget because the department has had two vacant positions that were filled in April.

Administration has a year to date net gain of \$10,378.

HUD PHA Operating Grants – HAP (Housing Assistance Payments) are \$11,415 under budget and \$77,536 less than last year to date.

Total Housing Assistance Payments are 3% (\$122,483) under budget and \$57,146 higher than last year to date. In addition to participants experiencing a loss in income due to the pandemic, the program also had an increase in the payment standards and utility allowances that are increasing the average payment per voucher. As of May, the average HCV payment has increased 6% from \$5,527.25 in January to \$557.08. The average PBV payment has increased 9% from \$311.67 in January to \$339.56.

AMP 1-Downtown

Total Tenant Revenue is 13% (\$19,670) lower than budget and \$29,395 less than last year to date.

HUD's PHA Operating grant disbursements are 17% (\$33,695) less than budget and \$12,340 less than last year to date.

AMP 1-Downtown (continued)

Total Revenue is 10% (\$37,238) lower than budget and \$23,382 less than last year to date.

Administrative expenses are 15% (\$10,522) under budget and \$218 higher than last year to date.

Total Utilities are 19% (\$7,269) under budget and \$3,346 higher than last year to date.

Total Maintenance expenses are 5% (\$7,157) under budget and \$3,577 higher than last year to date.

Other General Expenses are \$24,509 over budget. This is due to \$33,732 (50%) of the excess EPC savings were paid to the COCC. The remaining 50% was used to pay down the principal of the EPC loan.

Total Operating Expenses are 1% (\$5,096) under budget and \$24,289 higher than last year to date.

AMP 1 has a year to date net loss of \$7,426 before depreciation and debt principal payments.

Stuart Parker Housing Development Group, LP

Total Tenant Revenue is \$3,646 under budget due to the high number of vacancies and \$6,240 higher than last year to date.

Total Revenue is 2% (\$16,319) under budget and \$1,812 less than last year to date. Due to changes in the cable service contract the property is no longer receiving rebates.

Administrative expenses are 14% (\$22,514) under budget and \$22,108 higher than last year to date.

Total Utilities are 9% (\$8,544) under budget and \$2,325 higher than last year to date.

Total Maintenance expenses are 3% (\$4,865) under budget and \$170,869 higher than last year to date.

Total Operating Expenses are 6% (\$47,072) under budget and \$145,406 higher than last year to date.

Stuart Parker has a net gain of \$89,937 before depreciation and replacement reserve deposits. Any gains will be used to reimburse the General Partner for security services, seller financing interest and principal to CHA Business Activities.

Bear Creek Housing Development Group, LP

Total Tenant Revenue is 1% (\$3,189) under budget and \$3,219 higher than last year to date.

Total Revenue is 3% (\$8,369) under budget and \$3,644 less than last year to date.

Administrative expenses are 3% (\$1,358) over budget and \$6,648 higher than last year to date.

Total Utilities are 11% (\$2,185) under budget and \$725 less than last year to date.

Bear Creek Housing Development Group, LP (continued)

Total Maintenance expenses are 5% (\$3,391) under budget and \$3,510 less than last year to date.

Total Operating Expenses are 1% (\$1,198) under budget and \$39,069 higher than last year to date.

Bear Creek has a net gain of \$9,366 before depreciation, debt payments and replacement reserve deposits. Any gains will be used to reimburse the General Partner for security services and the deferred developer fees payable the CHA Affordable Housing Development.

Oak Towers Housing Development Group, LP

Total Tenant Revenue is 3% (\$13,356) under budget due and \$12,369 higher than last year to date.

Total Revenue is \$1,476 under budget and \$8,132 higher than last year to date.

Administrative expenses are 26% (\$25,379) under budget and \$14,197 less than last year to date. Salaries and benefits are \$21,488 under budget due to the vacant Assistant Manager position that has been filled in July.

Total Utilities are 11% (\$6,714) under budget and \$2,171 less than last year to date.

Total Maintenance expenses are 2% (\$2,135) under budget and \$4,534 higher than last year to date.

Total Operating Expenses are 2% (\$7,748) over budget and \$53,242 higher than last year to date.

Oak Towers has a net gain of \$91,167 before depreciation, debt principal payments and replacement reserve deposits. Any gains will be used to reimburse the General Partner for security services and seller financing interest and principal to CHA Business Activities

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

Total Revenue is 2% (\$1,869) higher than budget and \$6,403 higher than last year to date.

Total Administrative expenses are 10% (\$1,915) over budget and \$3,642 higher than last year to date.

Total Utilities are 11% (\$1,047) under budget and \$123 less than last year to date.

Total Maintenance expenses are 27% (\$4,559) over budget and \$1,936 higher than last year to date. This is due to the purchase of replacement flags for the property in January.

Total Operating Expenses are 9% (\$5,542) over budget and \$5,763 higher than last year to date.

Mid-Missouri Veterans has a net gain of \$13,603 before depreciation, debt principal payments and replacement reserve deposits. Any gains will be used to pay down the loan principal due to the Columbia Community Housing Trust.

Bryant Walkway Housing Development Group, LP

Total Revenue is 2% (\$2,455) lower than budget and \$3,781 less than last year to date. Last year's revenue included energy rebates from the energy savings improvements made during the renovations.

Total Administrative expenses are 9% (\$3,707) under budget and \$5,829 higher than last year to date.

Total Utilities are 54% (\$4,668) over budget and \$2,940 less than last year to date. Gas and electric are over budget due to the higher number of vacant units than budgeted.

Total Maintenance expenses are 15% (\$5,375) under budget and \$1,943 higher than last year to date.

Interest Expense is \$31,161 over budget due to an extension on the pay-off of the construction bonds.

Total Operating Expenses are 22% (\$26,332) over budget and \$55,649 higher than last year to date.

Bryant Walkway has a net loss of \$3,881 before depreciation, debt principal payments and replacement reserve deposits.

Bryant Walkway II Housing Development Group, LP

Total Revenue is 1% (\$547) below budget and \$2,695 less than last year to date.

Total Administrative expenses are 12% (\$2,643) over budget and \$3,191 higher than last year to date. Legal expenses are \$1,241 higher than budgeted.

Total Utilities are 28% (\$1,633) over budget and \$1,019 less than last year to date. Gas and electric utilities are due to vacant units.

Total Maintenance expenses are 8% (\$1,430) under budget and \$1,141 higher than last year to date.

Interest Expense is \$8,261 over budget due to an extension on the pay-off of the construction bonds.

Total Operating Expenses are 12% (\$10,563) over budget and \$33,164 higher than last year to date.

Bryant Walkway II has a net loss of \$7,297 before depreciation, debt principal payments and replacement reserve deposits.

Central Office Cost Center (COCC)

Total Revenue is \$203 higher than budget and \$20,347 less than last year to date.

Total Operating Expenses are 24% (\$53,818) under budget and \$17,940 less than last year to date. Salaries and Employee Benefits are \$40,620 under budget, in part due to a second executive assistant position that we've been unable to fill due to lack of office space for the position.

The COCC has a year to date net gain of \$47,215.

CHA Business Activities (CHA BA)

Investment Income includes \$2,576 in bank interest earned and \$188,732 in seller financing interest earned to date. Receipt of the seller financing interest is pending on each projects' available 2020 year-end cash flow.

LIHTC management fees are 12% (\$21,192) under budget. An increase in management fees was budgeted but disapproved by the tax credit investors.

Operating Expenses are 3% (\$11,593) over budget.

CHA Business Activities has a year to date net gain of \$37,814 before depreciation.



Columbia Housing Authority
201 Switzler Street
Columbia, MO 65203

HOUSING AUTHORITY

of the City of Columbia, Missouri

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MONTHLY FINANCIAL STATEMENTS

(unaudited)

May 31, 2020

Fiscal Year End

December 2020

Month 5 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

	5 Months Ending 05/31/2020			Year to Date	Budget	Variance	Percent of Variance
	Current Month	Budget	Variance				
HUD PHA Operating Grants - HAP	730,493	739,167	(8,674)	3,684,418	3,695,833	(11,415)	0%
HUD Admin Fees Earned	80,619	81,571	(952)	393,930	407,855	(13,925)	-3%
Cares Act - COVID-19 Revenue	12,694	0	12,694	18,643	0	18,643	
Total Fee Revenue	823,806	820,738	3,069	4,096,991	4,103,688	(6,697)	0%
Investment Income - Unrestricted	290	-	290	2,850	-	2,850	#DIV/0!
Fraud Recovery - HAP	75	-	75	581	-	581	0%
Fraud Recovery - Admin	75	-	75	581	-	581	0%
FSS Forfeitures	-	-	-	4,253	-	4,253	
Total Revenue	824,246	820,738	3,509	4,109,207	4,103,688	5,519	0%
Administrative Salaries	26,812	24,739	2,073	116,398	123,697	(7,299)	-6%
Auditing Fees	3,606	2,500	1,106	15,706	12,500	3,206	26%
Management Fee	19,032	19,685	(653)	95,664	98,425	(2,761)	-3%
Book-keeping Fee	11,895	12,303	(408)	59,790	61,516	(1,726)	-3%
Advertising and Marketing	-	25	(25)	1,114	125	989	791%
Employee Benefit contributions - Administrative	8,342	8,625	(282)	36,343	43,123	(6,780)	-16%
Office Expenses	4,103	1,695	2,409	11,065	8,473	2,592	31%
Training & Travel	16	917	(901)	1,292	4,583	(3,291)	-72%
Other Administrative Expenses	5,575	10,583	(5,008)	44,572	52,917	(8,344)	-16%
Total Operating - Administrative	79,381	81,072	(1,690)	381,945	405,358	(23,413)	-6%
Cares Act - COVID-19 Expenses	12,694	-	12,694	18,643	-	18,643	
FSS Participation Services	38	-	38	93	-	93	
Total Tenant Services	12,732	-	12,732	18,737	-	18,737	
Total Utilities	275	327	(52)	1,694	1,635	59	4%
Bldg. Maintenance	465	550	(85)	2,665	2,750	(85)	-3%
Insurance Premiums	937	919	18	4,451	4,596	(145)	-3%
Other General Expenses	200	-	200	85	-	85	#DIV/0!
Total Operating Expenses	93,990	82,868	11,123	409,577	414,339	(4,762)	-1%
Excess of Operating Revenue over Operating Expenses	730,256	\$ 737,870	\$ (7,614)	\$ 3,699,630	\$ 3,689,349	\$ 10,281	0%
HCV	512,988	500,550	12,438	2,394,562	2,502,750	(108,188)	-4%
Homeownership	3,955	3,700	255	19,629	18,500	1,129	6%
Portable Housing Assistance Payments	5,668	12,376	(6,708)	40,470	61,880	(21,410)	-35%
S8 FSS Payments	9,322	10,000	(678)	55,971	50,000	5,971	12%
VASH Housing Assistance Payments	53,033	46,589	6,444	254,911	232,946	21,965	9%
RAD PBV Housing Assistance Payments	199,607	190,665	8,942	931,373	953,323	(21,950)	-2%
Total Housing Assistance Payments	784,572	763,880	20,692	3,696,916	3,819,400	(122,483)	-3%
Total Expenses	878,563	846,748	31,815	\$ 4,106,493	\$ 4,233,739	\$ (127,246)	-3%
Net Gain (Loss)	(54,316)	(26,010)	(28,306)	\$ 2,713	\$ (130,051)	\$ 132,765	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 27,023	\$ 34,699	\$ (7,676)	\$ 152,136	\$ 173,495	\$ (21,359)	-12%
Vacancy Loss	(4,718)	(5,942)	1,224	(24,995)	(29,710)	4,714	-16%
Tenant Revenue - Other	140	1,113	(973)	2,541	5,566	(3,025)	-54%
Total Tenant Revenue	22,445	29,870	(7,425)	129,681	149,351	(19,670)	-13%
HUD PHA Operating Grants	12,647	40,313	(27,666)	167,870	201,565	(33,695)	-17%
Cares Act - COVID-19 Revenue	1,234	0	1,234	1,234	0	1,234	
Total Grant Revenue	13,881	40,313	(26,432)	169,104	201,565	(32,461)	-16%
Investment Income - Unrestricted	400	1,498	(1,097)	5,794	7,489	(1,695)	-23%
Fraud Recovery	178	-	178	734	-	734	0%
Other Revenue	10,399	3,258	7,141	26,642	16,289	10,353	64%
Total Revenue	47,303	74,939	(27,636)	337,455	374,694	(37,238)	-10%
Administrative Salaries	3,754	3,614	139	18,374	18,072	301	2%
Auditing Fees	361	417	(55)	2,097	2,083	13	1%
Management Fee	5,088	6,805	(1,717)	25,102	34,025	(8,923)	-26%
Book-keeping Fee	788	738	50	3,885	3,690	195	5%
Advertising and Marketing	-	8	(8)	20	42	(22)	-53%
Employee Benefit contributions - Administrative	1,844	1,190	654	3,977	5,949	(1,972)	-33%
Office Expenses	740	573	167	4,658	2,865	1,793	63%
Legal Expense	200	125	75	973	625	348	56%
Training & Travel	11	192	(181)	44	958	(914)	-95%
Other	448	792	(343)	2,617	3,958	(1,342)	-34%
Total Operating - Administrative	13,234	14,453	(1,219)	61,746	72,267	(10,522)	-15%
Asset Management Fee	1,200	1,200	-	6,000	6,000	-	0%
Tenant Services - Salaries	-	309	(309)	209	1,544	(1,335)	-86%
Cares Act - COVID-19 Expenses	1,234	-	1,234	1,234	-	1,234	
Employee Benefit Contributions - Tenant Services	-	42	(42)	16	211	(195)	-92%
Tenant Services - Other	400	917	(517)	2,365	4,583	(2,218)	-48%
Total Tenant Services	1,634	1,268	366	3,824	6,338	(2,514)	-40%
Water	2,600	2,373	227	9,920	11,865	(1,945)	-16%
Electricity	940	2,426	(1,486)	6,454	12,130	(5,675)	-47%
Gas	620	1,820	(1,200)	3,932	9,098	(5,166)	-57%
Sewer	2,890	1,109	1,781	11,063	5,547	5,517	99%
Total Utilities	\$ 7,050	\$ 7,728	\$ (678)	\$ 31,370	\$ 38,639	\$ (7,269)	-19%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 12,507	\$ 13,385	\$ (878)	\$ 68,213	\$ 66,923	\$ 1,290	2%
Maintenance - Materials & Other	2,344	3,830	(1,486)	16,015	19,150	(3,135)	-16%
Maintenance and Operations Contracts	4,771	9,042	(4,271)	36,977	45,208	(8,232)	-18%
Employee Benefit Contributions - Maintenance	5,252	4,443	809	25,134	22,215	2,919	13%
Total Maintenance	24,873	30,699	(5,826)	146,338	153,495	(7,157)	-5%
Total Protective Services	2,740	2,846	(106)	13,918	14,231	(313)	-2%
Total Insurance Premiums	4,175	4,052	122	20,813	20,261	552	3%
Other General Expenses	1,000	3,750	(2,750)	43,259	18,750	24,509	131%
Payments in Lieu of Taxes	1,526	1,934	(409)	9,577	9,670	(93)	-1%
Bad debt - Tenant Rents	(880)	723	(1,603)	2,100	3,613	(1,513)	-42%
Total Other General Expenses	1,645	6,407	(4,761)	54,936	32,033	22,903	71%
Interest on Notes Payable	570	747	(176)	2,958	3,734	(776)	-21%
Total Operating Expenses	57,122	69,400	(12,278)	341,903	346,999	(5,096)	-1%
Excess of Operating Revenue over Operating Expens	\$ (9,818)	\$ 5,539	\$ (15,357)	\$ (4,448)	\$ 27,694	\$ (32,142)	-116%
Extraordinary Maintenance	-	1,911	(1,911)	2,978	9,553	(6,574)	-69%
Depreciation Expense	12,162	13,248	(1,086)	60,252	66,240	(5,988)	-9%
Debt Principal Payment	1,715	3,665	(1,950)	31,825	18,325	13,500	74%
Total Expenses	\$ 70,998	\$ 88,223	\$ (17,225)	\$ 436,959	\$ 441,117	\$ (4,158)	-1%
Net Gain (Loss)	\$ (23,695)	\$ (13,285)	\$ (10,410)	\$ (99,504)	\$ (66,424)	\$ (33,080)	50%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 70,256	\$ 69,986	\$ 270	\$ 361,869	\$ 349,930	\$ 11,939	3%
Rental Subsidies	82,038	82,308	(270)	399,601	411,540	(11,939)	-3%
Vacancy Loss	(8,473)	(4,569)	(3,905)	(36,864)	(22,844)	(14,020)	61%
Net Rental Revenue	143,821	147,725	(3,905)	724,606	738,626	(14,020)	-2%
Tenant Revenue - Other	2,238	-	2,238	10,374	-	10,374	#DIV/0!
Total Tenant Revenue	146,059	147,725	(1,667)	734,980	738,626	(3,646)	0%
Investment Income - Unrestricted	544	3,870	(3,326)	9,893	19,350	(9,457)	-49%
Other Revenue	10,227	10,737	(511)	50,470	53,687	(3,217)	-6%
Total Revenue	156,829	162,333	(5,503)	795,344	811,663	(16,319)	-2%
Administrative Salaries	10,138	11,952	(1,814)	52,287	59,760	(7,473)	-13%
Auditing Fees	1,117	1,150	(33)	5,583	5,750	(167)	-3%
Property Management Fee	8,808	11,610	(2,802)	45,562	58,051	(12,489)	-22%
Asset Management Fees	1,057	353	703	5,284	1,767	3,517	199%
Advertising and Marketing	-	8	(8)	-	42	(42)	-100%
Employee Benefit contributions - Administrative	1,107	4,460	(3,354)	12,848	22,302	(9,455)	-42%
Office Expenses	601	1,094	(493)	10,659	5,470	5,190	95%
Legal Expense	-	216	(216)	1,306	1,081	225	21%
Training & Travel	17	388	(371)	147	1,938	(1,790)	-92%
Other	983	1,221	(238)	6,076	6,106	(30)	0%
Total Operating - Administrative	23,828	32,453	(8,626)	139,752	162,266	(22,514)	-14%
Total Tenant Services	9,499	11,653	(2,153)	53,747	58,263	(4,516)	-8%
Water	4,907	3,866	1,041	18,355	19,329	(974)	-5%
Electricity	9,480	12,270	(2,790)	53,013	61,349	(8,336)	-14%
Gas	982	1,134	(152)	5,696	5,670	26	0%
Sewer	3,974	2,674	1,300	14,109	13,370	740	6%
Total Utilities	\$ 19,342	\$ 19,944	\$ (601)	\$ 91,173	\$ 99,718	\$ (8,544)	-9%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 9,758	\$ 12,311	\$ (2,553)	\$ 53,980	\$ 61,553	\$ (7,573)	-12%
Maintenance - Materials & Other	5,105	4,579	527	24,241	22,893	1,349	6%
Maintenance and Operations Contracts	9,394	12,332	(2,938)	64,315	61,658	2,657	4%
Employee Benefit Contributions - Maintenance	4,103	4,543	(441)	21,419	22,717	(1,298)	-6%
Total Maintenance	28,360	33,764	(5,404)	163,956	168,821	(4,865)	-3%
Total Insurance Premiums	5,850	5,375	476	28,915	26,873	2,042	8%
Other General Expenses	417	-	417	2,902	-	2,902	#DIV/0!
Taxes	5,342	5,760	(418)	26,708	28,798	(2,090)	-7%
Bad debt - Tenant Rents	4,715	2,145	2,570	6,231	10,727	(4,496)	-42%
Total Other General Expenses	10,474	7,905	2,569	35,842	39,525	(3,683)	-9%
Interest of Mortgage (or Bonds) Payable	16,846	20,298	(3,453)	75,806	101,492	(25,685)	-25%
Interest on Notes Payable (Seller Financing)	20,969	16,846	4,123	104,844	84,229	20,615	24%
Amortization of Loan Costs	2,274	2,259	16	11,372	11,293	80	1%
Total Interest Expense and Amortization Cost	40,089	39,403	686	192,023	197,013	(4,991)	-3%
Total Operating Expenses	137,442	150,496	(13,054)	705,407	752,479	(47,072)	-6%
Excess of Operating Revenue over Operating Expenses	\$ 19,388	\$ 11,837	\$ 7,551	\$ 89,937	\$ 59,184	\$ 30,752	52%
Depreciation Expense	66,498	65,496	1,002	332,487	327,480	5,007	2%
Debt Principal Payment		-	-		-	-	#DIV/0!
Funding Replacement Reserves from Operations	7,742	7,313	429	37,684	14,626	23,058	158%
Total Expenses	\$ 214,161	\$ 223,305	\$ (9,143)	\$ 1,084,599	\$ 1,094,585	\$ (9,986)	-1%
Net Gain (Loss)	\$ (57,332)	\$ (60,972)	\$ 3,640	\$ (289,255)	\$ (282,922)	\$ (6,333)	2%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 15,346	\$ 16,475	\$ (1,129)	\$ 84,826	\$ 82,375	\$ 2,451	3%
Rental Subsidies	28,898	28,208	691	136,394	141,038	(4,644)	-3%
Vacancy Loss	(1,134)	(894)	(240)	(5,312)	(4,468)	(844)	19%
Net Rental Revenue	43,110	43,789	(679)	215,908	218,945	(3,037)	-1%
Tenant Revenue - Other	7	792	(785)	3,806	3,958	(152)	-4%
Total Tenant Revenue	43,117	44,581	(1,463)	219,714	222,903	(3,189)	-1%
Investment Income - Unrestricted	186	1,292	(1,106)	2,519	6,460	(3,941)	-61%
Other Revenue	1,812	2,636	(824)	11,941	13,179	(1,238)	-9%
Total Revenue	45,116	48,508	(3,393)	234,174	242,542	(8,369)	-3%
Administrative Salaries	3,236	3,246	(10)	17,365	16,228	1,138	7%
Auditing Fees	858	875	(17)	4,292	4,375	(83)	-2%
Property Management Fee	2,893	2,887	6	11,473	14,433	(2,960)	-21%
Asset Management Fees	958	275	683	4,790	1,375	3,415	248%
Advertising and Marketing	-	4	(4)	-	21	(21)	-100%
Employee Benefit contributions - Administrative	1,642	1,359	283	5,927	6,796	(869)	-13%
Office Expenses	132	414	(282)	3,840	2,069	1,771	86%
Legal Expense	-	172	(172)	167	862	(696)	-81%
Training & Travel	6	103	(98)	93	517	(424)	-82%
Other	571	451	119	2,343	2,256	87	4%
Total Operating - Administrative	10,295	9,786	509	50,289	48,931	1,358	3%
Total Tenant Services	486	1,488	(1,002)	4,352	7,439	(3,087)	-41%
Water	1,411	1,664	(253)	7,060	8,321	(1,261)	-15%
Electricity	476	779	(304)	3,265	3,897	(632)	-16%
Gas	218	285	(67)	1,811	1,427	384	27%
Sewer	1,222	1,361	(139)	6,128	6,804	(676)	-10%
Total Utilities	\$ 3,327	\$ 4,090	\$ (763)	\$ 18,264	\$ 20,450	\$ (2,185)	-11%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 4,789	\$ 5,096	\$ (306)	\$ 25,548	\$ 25,478	\$ 70	0%
Maintenance - Materials & Other	3,021	1,396	1,625	9,328	6,980	2,348	34%
Maintenance and Operations Contracts	3,051	4,274	(1,223)	15,758	21,369	(5,611)	-26%
Employee Benefit Contributions - Maintenance	1,923	1,847	77	9,035	9,233	(198)	-2%
Total Maintenance	12,784	12,612	172	59,670	63,060	(3,391)	-5%
Total Insurance Premiums	3,977	3,483	493	21,556	16,341	5,215	32%
Other General Expenses	150	-	150	469	-	469	
Property Taxes	1,959	2,700	(741)	9,794	13,500	(3,706)	-27%
Bad debt - Tenant Rents	-	205	(205)	-	1,025	(1,025)	-100%
Total Other General Expenses	2,109	2,905	(796)	10,263	14,525	(4,263)	-29%
96710 Interest of Mortgage (or Bonds) Payable	3,532	6,332	(2,800)	18,354	31,658	(13,305)	-42%
Interest on Notes Payable (Seller Financing)	6,748	3,710	3,039	33,742	18,549	15,193	
96730 Amortization of Loan Costs	1,664	1,011	653	8,319	5,053	3,266	65%
Total Interest Expense and Amortization Cost	11,944	11,052	892	60,414	55,260	5,154	9%
Total Operating Expenses	44,921	45,416	(495)	224,808	226,006	(1,198)	-1%
Excess of Operating Revenue over Operating Expenses	\$ 194	\$ 3,092	\$ (2,898)	\$ 9,366	\$ 16,536	\$ (7,171)	-43%
Extraordinary Maintenance	-	1,333	(1,333)	753	6,667	(5,914)	
Depreciation Expense	18,636	18,636	0	93,178	93,178	(0)	0%
Debt Principal Payment	3,020	-	3,020	14,789	-	14,789	
Funding Replacement Reserves from Operations	3,005	2,867	138	15,485	5,734	9,752	170%
Total Expenses	\$ 69,583	\$ 68,252	\$ 1,331	\$ 349,013	\$ 331,584	\$ 17,429	5%
Net Gain (Loss)	\$ (24,467)	\$ (19,744)	\$ (4,723)	\$ (114,840)	\$ (89,042)	\$ (25,797)	29%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 39,196	\$ 40,433	\$ (1,238)	\$ 206,225	\$ 202,167	\$ 4,058	2%
Rental Subsidies	46,022	44,785	1,238	219,865	223,923	(4,058)	-2%
Vacancy Loss	(2,481)	(2,130)	(351)	(13,350)	(10,652)	(2,698)	25%
Net Rental Revenue	82,737	83,088	(351)	412,740	415,438	(2,698)	-1%
Tenant Revenue - Other	21	2,432	(2,411)	1,502	12,160	(10,658)	-88%
Total Tenant Revenue	82,758	85,520	(2,761)	414,242	427,598	(13,356)	-3%
Investment Income - Unrestricted	235	1,540	(1,305)	5,615	7,700	(2,085)	-27%
Other Revenue	4,249	1,727	2,522	22,599	8,634	13,965	162%
Total Revenue	87,242	88,786	(1,544)	442,456	443,932	(1,476)	0%
Administrative Salaries	3,583	7,229	(3,646)	18,525	36,146	(17,621)	-49%
Auditing Fees	1,200	1,150	50	6,000	5,750	250	4%
Property Management Fee	5,745	5,643	101	25,261	28,217	(2,956)	-10%
Asset Management Fees	975	292	683	4,873	1,458	3,415	234%
Advertising and Marketing	-	4	(4)	-	21	(21)	-100%
Employee Benefit contributions - Administrative	341	3,207	(2,865)	5,635	16,033	(10,399)	-65%
Office Expenses	155	682	(527)	6,057	3,411	2,646	78%
Legal Expense	-	49	(49)	784	247	537	218%
Training & Travel	13	258	(246)	50	1,292	(1,242)	-96%
Other	906	845	62	4,234	4,223	11	0%
Total Operating - Administrative	12,918	19,359	(6,442)	71,418	96,797	(25,379)	-26%
Total Tenant Services	4,891	7,051	(2,161)	25,826	35,257	(9,431)	-27%
Water	1,581	1,546	35	7,470	7,732	(262)	-3%
Electricity	6,363	8,847	(2,484)	37,981	44,234	(6,253)	-14%
Gas	557	662	(105)	2,913	3,312	(399)	-12%
Sewer	1,072	963	109	5,014	4,814	200	4%
Total Utilities	\$ 9,573	\$ 12,018	\$ (2,446)	\$ 53,377	\$ 60,091	\$ (6,714)	-11%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 7,474	\$ 7,634	\$ (160)	\$ 38,520	\$ 38,170	\$ 349	1%
Maintenance - Materials & Other	3,564	2,053	1,511	7,568	10,265	(2,697)	-26%
Maintenance and Operations Contracts	5,810	5,739	71	28,291	28,694	(402)	-1%
Employee Benefit Contributions - Maintenance	2,625	2,327	298	12,251	11,636	615	5%
Total Maintenance	19,474	17,753	1,721	86,630	88,765	(2,135)	-2%
Total Insurance Premiums	2,523	1,990	533	12,649	9,950	2,698	27%
Other General Expenses	196	-	196	618	-	618	
Taxes	2,724	2,724	-	13,618	13,618	-	0%
Bad debt - Tenant Rents	1,158	351	807	1,544	1,753	(209)	-12%
Total Other General Expenses	4,078	3,074	1,003	15,780	15,371	409	3%
96710 Interest of Mortgage (or Bonds) Payable	5,754		5,754	29,893	-	29,893	
Interest on Notes Payable (Seller Financing)	9,575	6,044	3,531	47,876	30,221	17,655	58%
96730 Amortization of Loan Costs	1,568	1,418	151	7,840	7,088	753	
Total Interest Expense and Amortization Cost	16,897	7,462	9,435	85,609	37,309	48,300	
Total Operating Expenses	70,352	68,708	1,644	351,289	343,541	7,748	2%
Excess of Operating Revenue over Operating Expenses	\$ 16,890	\$ 20,078	\$ (3,188)	\$ 91,167	\$ 100,391	\$ (9,225)	-9%
Extraordinary Maintenance	-	-	-	810	-	810	#DIV/0!
Depreciation Expense	40,520	39,236	1,284	202,599	196,181	6,418	3%
Debt Principal Payment	4,442	-	4,442	18,086	-	18,086	
Funding Replacement Reserves from Operations	5,338	-	5,338	27,440	-	27,440	#DIV/0!
Total Expenses	\$ 120,652	\$ 107,944	\$ 12,707	\$ 600,223	\$ 539,722	\$ 60,501	11%
Net Gain (Loss)	\$ (33,409)	\$ (19,158)	\$ (14,251)	\$ (157,767)	\$ (95,790)	\$ (61,977)	65%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 5,454	\$ 6,536	\$ (1,082)	\$ 28,076	\$ 32,681	\$ (4,605)	-14%
Rental Subsidies	10,071	9,149	922	49,393	45,746	3,647	8%
Vacancy Loss	(60)	(314)	254	(456)	(1,568)	1,112	-71%
Net Rental Revenue	15,465	15,372	93	77,013	76,859	154	0%
Tenant Revenue - Other	-	75	(75)	3,318	375	2,943	785%
Total Tenant Revenue	15,465	15,447	18	80,331	77,234	3,097	4%
Investment Income - Unrestricted	47	400	(353)	800	2,000	(1,200)	-60%
Other Revenue	312	328	(16)	1,610	1,638	(29)	-2%
Total Revenue	15,824	16,174	(350)	82,741	80,872	1,869	2%
Administrative Salaries	626	1,071	(445)	3,229	5,356	(2,127)	-40%
Auditing Fees	688	688	-	3,438	3,438	-	0%
Property Management Fee	1,086	950	136	4,086	4,750	(664)	-14%
Asset Management Fees	968	265	703	4,842	1,325	3,517	265%
Employee Benefit contributions - Administrative	792	452	340	2,043	2,258	(215)	-10%
Office Expenses	75	250	(175)	2,948	1,249	1,699	136%
Legal Expense	-	40	(40)	247	198	49	25%
Training & Travel	1	26	(25)	5	129	(125)	-96%
Other	57	110	(52)	351	549	(198)	-36%
Total Operating - Administrative	4,293	3,854	439	21,187	19,272	1,915	10%
Water	229	224	4	1,159	1,122	37	3%
Electricity	855	1,138	(282)	4,179	5,688	(1,509)	-27%
Gas	229	411	(181)	2,381	2,054	327	16%
Sewer	178	161	16	903	806	97	12%
Total Utilities	\$ 1,491	\$ 1,934	\$ (443)	\$ 8,623	\$ 9,670	\$ (1,047)	-11%
Maintenance - Labor	\$ 1,596	\$ 1,699	\$ (102)	\$ 8,516	\$ 8,493	\$ 23	0%
Maintenance - Materials & Other	551	178	373	3,386	892	2,495	280%
Maintenance and Operations Contracts	986	874	113	6,439	4,369	2,070	47%
Employee Benefit Contributions - Maintenance	645	616	29	3,049	3,078	(29)	-1%
Total Maintenance	3,779	3,366	412	21,390	16,832	4,559	27%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Total Protective Services	579	567	12	2,939	2,835	105	4%
Total Insurance Premiums	805	884	(79)	4,036	3,965	71	2%
Other General Expenses	1	-	1	150	-	150	#DIV/0!
Taxes	705	705	-	3,527	3,527	-	0%
Bad debt - Tenant Rents	-	38	(38)	-	188	(188)	-100%
Total Other General Expenses	706	743	(37)	3,677	3,715	(38)	-1%
96710 Interest of Mortgage (or Bonds) Payable	744	781	(37)	3,867	3,905	(37)	-1%
96730 Amortization of Loan Costs	681	681	(0)	3,403	3,403	(0)	0%
Total Interest Expense and Amortization Cost	1,424	1,462	(37)	7,270	7,308	(38)	-1%
Total Operating Expenses	13,077	12,810	267	69,138	63,596	5,542	9%
Excess of Operating Revenue over Operating Expenses	\$ 2,747	\$ 3,364	\$ (617)	\$ 13,603	\$ 17,276	\$ (3,673)	-21%
Extraordinary Maintenance	-	-	-	115	-	115	#DIV/0!
Depreciation Expense	10,277	10,277	0	51,385	51,385	0	0%
Debt Principal Payment	845	820	25	3,420	2,460	960	39%
Funding Replacement Reserves from Operations	719	633	86	3,704	1,266	2,438	193%
Total Expenses	\$ 24,918	\$ 24,540	\$ 378	\$ 126,309	\$ 118,707	\$ 7,601	6%
Net Gain (Loss)	\$ (9,094)	\$ (8,366)	\$ (728)	\$ (43,567)	\$ (37,835)	\$ (5,732)	15%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 10,465	\$ 6,244	\$ 4,221	\$ 59,344	\$ 31,220	\$ 28,123	90%
Rental Subsidies	18,593	22,854	(4,261)	85,946	114,270	(28,323)	-25%
Vacancy Loss	(1,594)	(375)	(1,219)	(4,701)	(1,875)	(2,826)	151%
Net Rental Revenue	27,464	28,723	(1,259)	140,589	143,615	(3,026)	-2%
Tenant Revenue - Other	15	-	15	1,320	-	1,320	
Total Tenant Revenue	27,479	28,723	(1,244)	141,908	143,615	(1,707)	-1%
Investment Income - Unrestricted	29	296	(267)	634	1,479	(845)	-57%
Other Revenue	-	250	(250)	1,347	1,250	97	
Total Revenue	27,508	29,269	(1,761)	143,889	146,344	(2,455)	-2%
Administrative Salaries	2,510	2,929	(418)	12,925	14,643	(1,717)	-12%
Auditing Fees	1,200	1,167	33	6,000	5,833	167	
Property Management Fee	2,228	2,053	175	8,468	10,267	(1,798)	-18%
Asset Management Fees	663	663	(0)	3,315	3,315	(0)	0%
Advertising and Marketing	-	4	(4)	83	21	62	299%
Employee Benefit contributions - Administrative	213	1,077	(864)	4,561	5,387	(826)	-15%
Office Expenses	261	272	(11)	2,651	1,362	1,289	95%
Legal Expense	-	148	(148)	303	741	(438)	-59%
Training & Travel	4	97	(93)	68	484	(416)	-86%
Other	219	266	(47)	1,299	1,328	(30)	-2%
Total Operating - Administrative	7,299	8,676	(1,377)	39,673	43,380	(3,707)	-9%
Total Tenant Services	621	1,270	(648)	1,483	6,349	(4,866)	-77%
Water	1,946	833	1,113	5,294	4,167	1,128	27%
Electricity	456	135	321	2,107	675	1,432	212%
Gas	125	108	16	863	542	322	59%
Sewer	1,872	667	1,205	5,121	3,333	1,787	54%
Total Utilities	\$ 4,399	\$ 1,743	\$ 2,656	\$ 13,385	\$ 8,717	\$ 4,668	54%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,543	\$ 2,577	\$ (34)	\$ 13,018	\$ 12,886	\$ 133	1%
Maintenance - Materials & Other	136	996	(860)	2,910	4,981	(2,071)	-42%
Maintenance and Operations Contracts	2,808	2,778	29	10,611	13,892	(3,281)	-24%
Employee Benefit Contributions - Maintenance	1,059	1,008	51	4,882	5,038	(156)	-3%
Total Maintenance	6,546	7,359	(814)	31,422	36,797	(5,375)	-15%
Total Insurance Premiums	2,725	2,301	424	13,611	10,763	2,847	26%
Other General Expenses	-	217	(217)	58	1,085	(1,027)	
Property Taxes	1,844	1,844	-	9,219	9,219	-	0%
Bad debt - Tenant Rents	-	21	(21)	1,928	104	1,824	1751%
Total Other General Expenses	1,844	2,082	(238)	11,205	10,408	796	8%
96710 Interest of Mortgage (or Bonds) Payable	676	671	5	34,516	3,355	31,161	
96730 Amortization of Loan Costs	526	334	193	2,476	1,669	807	0%
Total Interest Expense and Amortization Cost	1,202	1,005	198	36,991	5,024	31,967	
Total Operating Expenses	24,636	24,436	200	147,770	121,438	26,332	22%
Excess of Operating Revenue over Operating Expenses	\$ 2,872	\$ 4,833	\$ (1,961)	\$ (3,881)	\$ 24,906	\$ (28,787)	-116%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	24,812	9,178	15,634	132,089	45,888	86,201	
Debt Principal Payment	-	-	-	-	-	-	
Funding Replacement Reserves from Operations	1,575	-	1,575	3,150	-	3,150	
Total Expenses	\$ 51,023	\$ 33,614	\$ 17,409	\$ 283,009	\$ 167,326	\$ 115,683	69%
Net Gain (Loss)	\$ (23,515)	\$ (4,345)	\$ (19,170)	\$ (139,120)	\$ (20,982)	\$ (118,138)	563%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 4,936	\$ 5,310	\$ (374)	\$ 25,178	\$ 26,549	\$ (1,371)	-5%
Rental Subsidies	12,858	12,510	348	63,792	62,552	1,240	2%
Vacancy Loss	(617)	(535)	(82)	(2,315)	(2,673)	358	-13%
Net Rental Revenue	17,177	17,286	(108)	86,655	86,428	228	0%
Tenant Revenue - Other	-	-	-	822	-	822	
Total Tenant Revenue	17,177	17,286	(108)	87,477	86,428	1,049	1%
Investment Income - Unrestricted	94	708	(614)	1,809	3,542	(1,733)	-49%
Other Revenue	-	83	(83)	553	417	136	
Total Revenue	17,272	18,077	(806)	89,839	90,386	(547)	-1%
Administrative Salaries	932	1,179	(247)	4,802	5,895	(1,093)	-19%
Auditing Fees	1,200	875	325	6,000	4,375	1,625	0%
Property Management Fee	1,018	1,367	(349)	5,278	6,833	(1,556)	-23%
Asset Management Fees	663	292	371	4,167	1,458	2,709	186%
Advertising and Marketing	-	4	(4)	-	21	(21)	-100%
Employee Benefit contributions - Administrative	6	452	(446)	1,722	2,260	(538)	-24%
Office Expenses	123	203	(80)	1,308	1,014	294	29%
Legal Expense	-	13	(13)	1,305	64	1,241	1947%
Training & Travel	2	32	(31)	40	162	(122)	-75%
Other	99	96	2	585	481	103	21%
Total Operating - Administrative	4,041	4,513	(471)	25,206	22,563	2,643	12%
Total Tenant Services	294	841	(547)	1,386	4,204	(2,818)	-67%
Water	518	567	(49)	3,072	2,833	239	8%
Electricity	165	90	75	987	450	537	119%
Gas	83	72	11	518	360	158	44%
Sewer	609	433	176	2,866	2,167	699	32%
Total Utilities	\$ 1,376	\$ 1,162	\$ 214	\$ 7,443	\$ 5,810	\$ 1,633	28%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 794	\$ 859	\$ (65)	\$ 4,580	\$ 4,295	\$ 285	7%
Maintenance - Materials & Other	9	644	(635)	2,663	3,222	(559)	-17%
Maintenance and Operations Contracts	1,137	1,668	(531)	7,172	8,339	(1,167)	-14%
Employee Benefit Contributions - Maintenance	359	336	23	1,690	1,680	10	1%
Total Maintenance	2,299	3,507	(1,208)	16,105	17,535	(1,430)	-8%
Total Insurance Premiums	1,744	1,541	202	8,730	6,966	1,764	25%
Other General Expenses	-	-	-	34	-	34	
Property Taxes	1,247	1,247	-	6,235	6,235	-	0%
Bad debt - Tenant Rents	-	10	(10)	-	52	(52)	-100%
Total Other General Expenses	1,247	1,257	(10)	6,269	6,287	(18)	0%
96710 Interest of Mortgage (or Bonds) Payable	-	4,505	(4,505)	30,784	22,523	8,261	
96730 Amortization of Loan Costs	266	137	129	1,213	685	528	0%
Total Interest Expense and Amortization Cost	266	4,642	(4,376)	31,997	23,208	8,789	
Total Operating Expenses	11,266	17,463	(6,197)	97,136	86,573	10,563	12%
Excess of Operating Revenue over Operating Expenses	\$ 6,005	\$ 614	\$ 5,391	\$ (7,297)	\$ 3,813	\$ (11,110)	-291%
Extraordinary Maintenance	-	-	-	115	-	115	#DIV/0!
Depreciation Expense	13,459	13,378	81	67,975	66,888	1,087	
Debt Principal Payment	-	-	-	-	-	-	
Funding Replacement Reserves from Operations	3,495	-	3,495	1,800	-	1,800	
Total Expenses	\$ 28,220	\$ 30,841	\$ (2,621)	\$ 167,026	\$ 153,461	\$ 13,565	9%
Net Gain (Loss)	\$ (10,948)	\$ (12,763)	\$ 1,815	\$ (77,187)	\$ (63,075)	\$ (14,112)	22%

Columbia Housing Authority - Central Office Cost Center
Unaudited Revenue Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Management Fee	24,120	26,490	(2,370)	120,766	132,450	(11,684)	-9%
Asset Management Fee	1,200	1,200	-	6,000	6,000	-	0%
Book Keeping Fee	12,683	13,041	(359)	63,675	65,206	(1,531)	-2%
Total Fee Revenue	38,003	40,731	(2,728)	190,441	203,656	(13,215)	-6%
70800 Other Government Grants	-	-	-	-	-	-	#DIV/0!
Investment Income - Unrestricted	92	440	(348)	1,398	2,200	(802)	-36%
Other Revenue	-	1,667	(1,667)	22,553	8,333	14,220	171%
Total Revenue	38,094	42,838	(4,743)	214,392	214,189	203	0%
Administrative Salaries	22,282	29,181	(6,899)	118,131	145,904	(27,773)	-19%
Auditing Fees	187	625	(438)	1,581	3,125	(1,544)	-49%
Advertising and Marketing	-	8	(8)	290	42	248	596%
Employee Benefit contributions - Administrative	6,234	8,435	(2,201)	29,331	42,177	(12,846)	-30%
Office Expenses	(1,405)	985	(2,390)	(2,947)	4,923	(7,870)	-160%
Training & Travel	11	833	(823)	474	4,167	(3,693)	-89%
Other	2,237	2,417	(179)	13,154	12,083	1,071	9%
Total Operating - Administrative	29,546	42,547	(13,001)	160,013	212,733	(52,720)	-25%
Total Utilities	\$ 181	\$ 327	\$ (146)	\$ 1,188	\$ 1,635	\$ (448)	-27%
Total Maintenance	705	600	105	3,102	3,000	102	3%
Total Insurance Premiums	481	725	(244)	2,526	3,627	(1,101)	-30%
Total Other General Expenses	57	-	57	349	-	349	
Total Operating Expenses	30,970	44,199	(13,229)	167,177	220,995	(53,818)	-24%
Excess of Operating Revenue over Operating Expenses	\$ 7,124	\$ (1,361)	\$ 8,485	\$ 47,215	\$ (6,806)	\$ 54,021	-794%
Total Expenses	\$ 30,970	\$ 44,199	\$ (13,229)	\$ 167,177	\$ 220,995	\$ (53,818)	-24%
Net Gain (Loss)	\$ 7,124	\$ (1,361)	\$ 8,485	\$ 47,215	\$ (6,806)	\$ 54,021	-794%

Columbia Housing Authority
CHA Business Activities Revenue and Expense Budget Comparison
5 Months Ending 05/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Investment Income (includes seller financing interest)	37,548	67,637	(30,089)	191,309	338,183	(146,874)	-43%
Mortgage Interest Income (Bonds)	26,875	1,452	25,423	146,977	7,259	139,718	1925%
LIHTC Management Fees	31,918	34,255	(2,337)	150,081	171,273	(21,192)	-12%
Total Revenue	96,340	103,343	(7,003)	488,367	516,715	(28,349)	-5%
Administrative Salaries	34,892	36,593	(1,701)	183,085	182,965	120	0%
Auditing Fees	420	292	128	1,828	1,458	370	25%
Advertising and Marketing	-	8	(8)	-	42	(42)	-100%
Employee Benefit contributions - Administrative	13,848	11,051	2,798	51,112	55,253	(4,141)	-7%
Office Expenses	373	720	(347)	2,086	3,600	(1,514)	-42%
Legal Expense	-	63	(63)	-	313	(313)	-100%
Training & Travel	11	320	(310)	646	1,602	(955)	-60%
Other	2,103	2,400	(298)	12,186	12,000	186	2%
Total Operating - Administrative	51,647	51,447	200	250,943	257,233	(6,289)	-2%
Total Utilities	\$ 283	\$ 327	\$ (44)	\$ 1,801	\$ 1,635	\$ 166	10%
Total Maintenance	478	600	(122)	2,859	3,000	(141)	-5%
Total Insurance Premiums	2,177	1,457	720	11,041	7,285	3,755	52%
Total Other General Expenses	5,667	5,652	16	28,425	28,259	166	1%
Interest of Mortgage (or Bonds) Payable	26,875	28,310	(1,435)	146,977	141,548	5,429	4%
Total Operating Expenses	88,374	87,792	582	450,553	438,960	11,593	3%
Excess of Operating Revenue over Operating Expenses	\$ 7,966	\$ 15,551	\$ (7,585)	\$ 37,814	\$ 77,755	\$ (39,942)	-51%
Depreciation Expense	704	-	704	2,965	-	2,965	
Total Expenses	\$ 89,078	\$ 87,792	\$ 1,286	\$ 453,518	\$ 438,960	\$ 14,558	3%
Net Gain (Loss)	\$ 7,262	\$ 15,551	\$ (8,289)	\$ 34,849	\$ 77,755	\$ (42,907)	-55%

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
5 Months Ending 05/31/2020

	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	\$ 152,136	\$ 765,517	\$ -	\$ -	\$ -	\$ 11,345	\$ 3,935	\$ -	\$ -	\$ -	\$ -	\$ 932,933	\$ -	\$ 932,933
Rental Subsidies		954,992	-	-	-	-	-	-	-	-	-	954,992	(954,992)	-
Vacancy Loss	(24,995)	(62,999)	-	-	-	-	-	-	-	-	-	(87,994)	-	(87,994)
Net Rental Revenue	127,140	1,657,510	-	-	-	11,345	3,935	-	-	-	-	1,799,931	(954,992)	844,939
Tenant Revenue - Other	2,541	21,143	-	-	-	110	222	-	-	-	-	24,016	-	24,016
Total Tenant Revenue	129,681	1,678,653	-	-	-	11,455	4,157	-	-	-	-	1,823,947	(954,992)	868,955
HUD PHA Operating Grants	167,870	-	3,684,418	145,597	53,144	-	-	-	-	-	-	4,051,029	-	4,051,029
HUD Voucher Admin Fees	-	-	393,930	-	-	-	-	-	-	-	-	393,930	-	393,930
Capital Grants	239,589	-	-	-	-	-	-	-	-	-	-	239,589	-	239,589
Management Fee	-	-	-	-	-	-	-	-	-	-	120,766	120,766	(144,725)	(23,959)
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	6,000	6,000	(6,000)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	63,675	63,675	(63,675)	-
Front Line Service Fee	-	-	18,643	-	-	-	-	-	-	-	-	18,643	(18,643)	-
Total Fee Revenue	408,693	-	4,096,991	145,597	53,144	-	-	-	-	-	190,441	4,894,867	(233,044)	4,661,823
Other Government Grants	-	-	-	-	-	231,549	-	-	-	-	-	231,549	-	231,549
Investment Income	5,794	21,270	2,850	-	-	150	2,059	-	1,680	2,576	1,398	37,777	-	37,777
Mortgage Interest Income	-	-	-	-	-	-	-	-	2,740	335,709	-	338,449	-	338,449
Fraud Recovery	734	-	1,162	-	-	-	-	-	-	-	-	1,896	-	1,896
Other Revenue	26,642	88,519	4,253	-	-	13,465	-	210,286	216	150,081	22,553	516,015	(100,127)	415,888
Total Revenue	577,044	1,788,443	4,105,256	145,597	53,144	256,620	6,216	210,286	4,635	488,367	214,392	7,850,000	(1,288,162)	6,561,838
Administrative Salaries	18,374	109,133	116,398	3,298	-	18,699	-	-	48,485	183,085	118,131	615,603	-	615,603
Auditing Fees	2,097	31,312	15,706	-	-	1,287	49	6,700	619	1,828	1,581	61,179	-	61,179
Management Fee	49,061	100,127	95,664	-	-	-	-	-	-	-	-	244,852	(244,852)	-
Bookkeeping/ LIHTC Asset	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mgmt Fees	3,885	27,271	59,790	-	-	-	-	-	-	-	-	90,946	(63,675)	27,271
Advertising and Marketing	20	83	1,114	-	-	666	-	-	1,000	-	290	3,173	-	3,173
Employee Benefits - Admin.	3,977	32,735	36,343	1,114	-	11,257	-	-	11,970	51,112	29,331	177,839	-	177,839
Office Expenses	4,658	27,463	11,065	444	53	3,393	349	198	1,068	2,086	(2,947)	47,829	-	47,829
Legal Expense	973	4,111	-	-	-	-	-	-	-	-	-	5,084	-	5,084
Training & Travel	44	403	1,292	-	-	931	-	-	431	646	474	4,221	-	4,221
Other	2,617	14,887	44,572	712	387	7,375	62	130	1,468	12,186	13,154	97,549	-	97,549
Total Operating - Admin.	85,704	347,525	381,945	5,569	440	43,607	459	7,028	65,041	250,943	160,013	1,348,275	(308,527)	1,039,748
Asset Management Fee	6,000	-	-	-	-	-	-	-	-	-	-	6,000	(6,000)	-
Tenant Services - Salaries	209	25,593	-	-	41,164	180,549	-	-	-	-	-	247,515	-	247,515
Employee Benefit - Tenant Serv.	16	8,814	-	-	10,785	33,989	-	-	-	-	-	53,604	-	53,604
Tenant Services - Other	2,365	51,528	93	-	-	65,179	-	-	-	-	-	119,165	-	119,165
Total Tenant Services	3,824	86,809	18,737	-	51,949	279,716	-	-	-	-	-	441,036	-	441,036

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
5 Months Ending 05/31/2020

	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	9,920	42,411	139	-	-	-	52	-	28	147	96	52,793	-	52,793
Electricity	6,454	101,531	1,065	-	-	-	48	-	219	1,127	740	111,185	-	111,185
Gas	3,932	14,182	406	-	-	30	52	-	94	439	293	19,429	-	19,429
Sewer	11,063	34,141	84	-	-	-	70	-	17	89	58	45,522	-	45,522
Total Utilities	31,370	192,266	1,694	-	-	30	222	-	359	1,801	1,188	228,929	-	228,929
Maintenance - Labor	68,213	139,032	-	-	-	-	-	-	-	-	-	207,245	-	207,245
Maintenance - Materials	16,015	49,112	-	-	-	522	227	463	13	83	392	66,827	-	66,827
Maintenance Contracts	36,977	132,587	2,665	-	-	-	-	-	-	-	2,710	174,939	(18,643)	156,295
Employee Benefits - Maint.	25,134	52,327	-	-	-	-	-	-	-	-	-	77,461	-	77,461
Total Maintenance	146,338	373,058	2,665	-	-	522	227	463	13	83	3,102	526,472	(18,643)	507,829
Total Protective Services	13,918	2,939	-	-	-	-	-	69,587	-	-	-	86,443	-	86,443
Property Insurance	15,257	82,360	-	-	-	518	229	-	296	296	296	99,252	-	99,252
Liability Insurance	2,198	104	2,328	-	-	1,535	33	-	-	-	103	6,300	-	6,300
Workmen's Compensation	1,760	5,062	2,123	59	713	3,585	-	990	873	3,296	2,126	20,587	-	20,587
All Other Insurance	1,598	1,971	-	-	-	1,279	-	332	103	7,449	-	12,732	-	12,732
Total Insurance Premiums	20,813	89,497	4,451	59	713	6,917	262	1,323	1,272	11,041	2,526	138,872	-	138,872
Other General Expenses	43,259	4,231	436	-	-	-	-	52	-	28,425	349	76,752	-	76,752
Payments in Lieu of Taxes	9,577	69,101	-	-	-	1,562	371	-	-	-	-	80,612	-	80,612
Bad debt - Tenant Rents	2,100	9,703	-	-	-	-	-	-	-	-	-	11,803	-	11,803
Total Other Expenses	54,936	83,035	85	-	-	1,562	371	52	-	28,425	349	168,816	-	168,816
Total Interest/Amortization	2,958	414,304	-	-	-	140	-	-	-	155,483	-	575,626	-	575,626
Total Operating Expenses	365,862	1,589,433	409,577	5,629	53,103	332,495	1,541	78,452	66,685	447,777	167,177	3,520,471	(333,171)	3,187,300
Excess of Operating Revenue over Operating Expenses	211,182	199,009	3,695,679	139,969	42	(75,875)	4,675	131,834	(62,050)	40,590	47,215	4,329,530	(954,992)	3,374,538
Extraordinary Maintenance	2,978	10,814	-	-	-	-	-	-	-	-	-	13,792	-	13,792
Housing Assistance Payments	-	-	3,696,916	139,756	-	-	-	-	-	-	-	3,836,672	(954,992)	2,881,680
Depreciation Expense	60,252	879,713	-	-	212	7,256	1,412	-	-	2,965	-	951,810	-	951,810
Total Expenses	429,092	2,478,507	4,106,493	145,385	53,315	339,751	2,953	78,452	66,685	450,742	167,177	8,321,292	(1,288,162)	7,033,130
Net Gain (Loss)	\$ 147,952	\$ (690,064)	\$ (1,237)	\$ 213	\$ (170)	\$ (83,131)	\$ 3,263	\$ 131,834	\$ (62,050)	\$ 37,625	\$ 47,215	\$ (471,292)	\$ -	\$ (471,292)



Housing Authority of the City of Columbia, Missouri

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Current Events for June-July 2020

Current Events

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

- Phil Steinhaus is participating in an affordable housing policy committee sponsored by two City Council members.
- Phil Steinhaus is serving as a member of the Boone County Emergency Operations Plan - ESF-14 Long Term Recovery Committee.
- Phil Steinhaus and Becky Markt are participating in weekly CEO/Executive Director Zoom meetings concerning the community response to the COVID-19 pandemic sponsored by the Heart of Missouri United Way.
- Phil Steinhaus and Greg Willingham had a virtual meeting with city staff regarding energy efficiency programs for low-income populations.
- Becky Markt, Director of Human Services/Deputy Director of CHALIS announced her retirement effective August 14, 2020.
- Resident Service Coordinator Erin Friesz has been selected to fill Ms. Markt's position.

On-Going Community Committees and Task Forces

- Erin Friesz is participating in the Brilliant Beginnings committee of the Cradle to Career Alliance. The committee is focusing on birth to Kindergarten child development.
- Phil Steinhaus is 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 and Sara Stone are key members of the Functional Zero Task Force whose goal is to end chronic and Veteran homelessness in Columbia and Boone County.

There was one media article from the past month that focused on

Housing authority will seek financing again for new central-city apartments



The site of the proposed Kinney Point project on Monday is currently green space. This photo is taken looking northeast from the corner of West Sexton Road and North Garth Avenue. The Columbia Housing Authority owns the property, which is across East Sexton Road from the CHA's existing 147-unit Oak Towers.

- [LEANNE TIPPETT MOSBY/MISSOURIAN](#)



Housing units line Providence Walkway, northwest of downtown Columbia. Columbia Housing Authority staff have proposed a plan that includes redevelopment of the Trinity Place and Providence Walkway site.

- [LEANNE TIPPETT MOSBY/MISSOURIAN](#)

The Columbia Housing Authority hopes the third time's a charm.

The authority plans to apply for money from several sources to help it build 36 new apartments for low-income families that now live on Trinity Place and Providence Walkway. The total estimated cost of the project is \$9.84 million, and the housing authority hopes to have the apartments ready to move into by June 2022.

Previous attempts to win financing for the project in 2018 and 2019 failed, however.

The housing authority plans to build 24 new apartments on property it owns at 1 E. Sexton Road in a development it will call Kinney Point, according to [the June 16 agenda packet for the housing authority's board of commissioners](#). Kinney Point is named after Marvin Kinney, who served on the Columbia Housing Authority's Board of Commissioners for over 25 years. CEO Phil Steinaus said the authority bought the property across the street from Oak Towers for \$225,000 in December 2012.

The land right now is primarily green space and features a walking trail.

In addition to the Kinney Point development, the authority plans to build 12 new apartments on the northwest side of Trinity Place.

The housing authority will have to line up several sources of funding by October 2021 and begin construction in November 2021 to achieve its goal of completing the apartments by the summer of 2022.

Steinaus said one advantage of new construction over renovating existing apartments is that residents will be required to move only once. Those who live at Trinity Place now will be given the first opportunity to move into the new apartments. Moving expenses will be covered as part of the project.



4-PLEX ELEVATION



DUPLEX TOWNHOUSE ELEVATION



4-PLEX TOWNHOUSE ELEVATION

Here is an artist's rendering of the duplexes, four-plexes and townhouses that will be part of the housing authority's new developments, which will replace aging apartments on Trinity Place.

Once the new apartments are built, the housing authority will tear down the old ones to accommodate future redevelopment of the Trinity Place and Providence Walkway sites.



Housing units on Trinity Place, northwest of downtown Columbia, would be replaced by new housing at East Sexton Road.

[LEANNE TIPPETT MOSBY/MISSOURIAN](#)

Each apartment will cost an estimated \$203,149 to build.

The housing authority hopes to win \$7.83 million in low-income housing tax credits to help finance the project.

“The funding is very competitive,” Steinaus said. “It would be a competition with about 130 applications for the tax credits’ allocation.”

In 2018 and 2019, the housing authority applied to the Missouri Housing Development Commission for federal low-income housing tax credits to assist with the renovation of the Providence Walkway Apartments, but the commission did not award the credits because it thought the cost was too high.

“We have to put together the best projects possible while also keeping our request for funding as low as possible,” Steinhaus said.

The authority won’t know if it will get the tax credits until December. After that, it would take about eight months to finalize all the plans.

The housing authority also plans to apply for \$350,000 in assistance from the Federal Home Loan Bank of Des Moines.

The amount of rent paid by residents will continue to be based on 30% of adjusted household income.

Steinhaus said replacing the existing Trinity Place apartments is necessary because they have plumbing problems and are poorly insulated. He also mentioned that the air conditioners and heaters are not energy-efficient, and the electric systems do not comply with city code. New energy-efficient apartments will help residents save money on their utility bills.



from Columbia Housing Authority

The authority has held two meetings in English to explain the project to residents. Because residents speak many different languages, including Arabic, Chinese, French, Lingala and Swahili, they also have arranged small meetings with translators to ensure residents understand the information.

Marva Shavers, one of the residents living in Trinity Place, said she looks forward to moving to a new place.

“The apartment we are living in is old,” she said. “There are a lot of cracks in the wall.”

Alima Fuguro, another Trinity Place resident, said she doubts the new apartments will be built any time soon.

“Every year, they announce a plan that they are going to let us move. But nothing is going on.”

Pat Kelley, a member of the Ridgeway Neighborhood Association who lives 2½ blocks away from the Kinney Point property, said that Steinhaus several years ago asked the association to write a letter in support of its application for tax credits that would finance a previous plan for developing the land. Association members, however, decided to neither support nor oppose the project.

Kelley said the members thought the previous plan had too little common space. She thinks the new plan is an improvement.

“We had concerns about having a big parking lot in front of the building,” she said. “I noticed that they have moved it to the back. It looks like they are planning to keep some of the trees also. I don’t think that they did that in the previous project.”



This is the Columbia Housing Authority’s proposed site plan for the Kinney Point apartments it plans to build at the northeast corner of Garth Avenue and Sexton Road.

Photo courtesy of Columbia Housing Authority