



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

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

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: January 15, 2021

RE: January 19, 2021 CHA Board Meeting Agenda & Materials

Enclosed is the agenda packet for the CHA Board meeting next Tuesday, January 19, 2021. 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 (This will be a joint meeting with CHALIS and the CCHT)

RESOLUTIONS

- **Resolution 2860:** Will adopt revisions to the FYE2021 budget.

BOARD REPORTS

- **Affordable Housing Initiative:** Enclosed is an update on the CHA Affordable Housing Initiative.
- **Administration Building Expansion Report:** A progress report on planning for the expansion of the administration building.
- **Television Services at Paquin Tower and Oak Towers:** An update on changes to our television services.
- **Coronavirus (COVID-19) Response Report:** A report on the CHA's continuing response to the COVID-19 pandemic.
- **CHA Management Reports:** Public Housing & Affordable Housing Properties, Housing Choice Voucher Program, Human Services, and Safety.
- **CHA Financial Reports:** Enclosed are the financial reports for November and December 2020.
- **CARES Act Budget Report:** An interim report on the expenditure of CARES Act funds.
- **Tenant Accounts Receivable Collection Losses for FYE2020:** A report of tenant collection losses.
- **Current Events:** A report on current events is enclosed.
- **CEO Search Process:** Time if available to discuss the CEO search process if needed.

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 Meetings

Date: Tuesday, January 19, 2021

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 and participate by 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 November 17, 2020 Open Meeting Minutes of the CHA Board of Commissioners
- V. Approval of November 17, 2020 Closed Meeting Minutes of the CHA Board of Commissioners
- VI. Approval of the December 2, 2020 Closed Meeting Minutes of the CHA Board of Commissioners
- VII. Approval of the December 16, 2020 Open Meeting Minutes of the CHA Board of Commissioners
- VIII. Public Comment (Limited to 5 minutes per speaker)

RESOLUTIONS

- IX. **CHA Resolution 2860:** To Adopt Revisions to the FYE2021 Columbia Housing Authority Agency-Wide Budget Including Component Financial Units and Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit Properties.

REPORTS

- X. Affordable Housing Initiative Report
- XI. Administration Building Expansion Update
- XII. Update on Rewiring Paquin Tower and Oak Towers for Television and Internet Services
- XIII. Coronavirus (COVID-19) Response Report
- XIV. Monthly Management Reports for Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, Human Services, and Safety.
- XV. October and November 2020 Financial Reports

- XVI.** CARES Act Budget Report
- XVII.** Tenant Accounts Receivable Collection Losses for FYE2020
- XVIII.** Current Events
- XIX.** Discussion of Current Progress of CEO Search Process (If Needed)

PUBLIC AND COMMISSIONER COMMENT

- XX.** Public Comment (Limited to 5 minutes per speaker)
- XXI.** Commissioner Comment
- XXII.** 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 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Ms. Johns by email at the following address: www.columbiaha.info@gmail.com

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

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



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING November 17, 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 November 17, 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
Robin Wenneker, Vice Chair
Rigel Oliveri, Commissioner
Max Lewis, Commissioner
Steve Calloway, Commissioner

CHA Staff: Phil Steinhaus, CEO
Rick Hess, Director of Asset Management
Mary Harvey, Director of Finance
Andrea Tapia, Chief Operations Officer
Laura Lewis, Director of Affordable Housing Operations
Erin Friesz, Director of Human Services

Guests: Tom Kayser, Benefits Broker, Sundvold Financial

III. Adoption of Agenda:

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

IV. Approval of October 13, 2020 Open Meeting Minutes of the CHA Board of Commissioners:

Mr. Hutton called for a motion to approve the minutes from the open meeting of October 13, 2020. A motion was made by Mr. Calloway and second by Mr. Lewis. All Commissioners voted "aye". Mr. Hutton declared the motion approved.

V. Approval of October 13, 2020 Open Meeting Minutes of the Columbia Community Housing Trust Board of Directors:

Mr. Hutton called for a motion to approve the minutes from the open meeting of October 13, 2020. A motion was made by Ms. Oliveri and second by Ms. Wenneker. All Commissioners voted "aye". Mr. Hutton declared the motion approved.

VI. Approval of August 18, 2020 Open Meeting Minutes of the CHA Low-Income Services Board of Directors:

Mr. Hutton called for a motion to approve the minutes from the open meeting of October 13, 2020. A motion was made by Mr. Lewis and second by Mr. Calloway. All Commissioners voted "aye". Mr. Hutton declared the motion approved.

VII. Public Comment

There were no public comments.

RESOLUTIONS

VIII. CHA Resolution 2858: A Resolution to approve the CHA Employee Benefits Package for FYE January 1, 2021 through December 31, 2021.

Mr. Steinhaus explained that this year's benefits package focused on managing CHA's increasing costs for medical insurance benefits while also retaining a strong benefit plan for CHA employees. Mr. Steinhaus turned the floor over to Mr. Kayser to present to the Board.

Mr. Kayser reviewed highlights from the spreadsheets of the benefit packages that were proposed and shared that the chart shows the various coverage options that were presented. Mr. Kayser explained that CHA is currently with Anthem and their renewal rate for CY2021 came in at a 17.70% increase. It was noted that the CHA only budgeted for a 10% increase for CY2021. Mr. Kayser stated that United Health Care presented three options and upon negotiation to get the rates down, they offered a second option for each proposal which would offer a "holiday" month with no payment due in February, with this rate based on 11 months of payments as opposed to 12 months.

Mr. Kayser shared that he and CHA staff are recommending Proposal III with the 11-month option. This would result in the reduction of -6.54% over the current CHA plan. Mr. Kayser explained that the deductible rates are reduced significantly, with a minor (-\$5) reduction in the third-tier prescription co-pay. The major change being in the co-pays for office visits, with the first 4 office visits having a co-pay, after that employees would pay the deductible and then 20% of the cost of the visit. Telehealth visits would be free.

Mr. Kayser stated that from a budgetary standpoint the premiums are much more manageable than Anthem's 17% renewal. Mr. Steinhaus shared that anyone that is hired after February will be paying the full monthly rate. He stated that February is the only month that they will not pay. Mr. Steinhaus added that virtual visits are free and will not count against the first 4 visits.

Mr. Kayser reviewed the United Health Care Premium Analysis and the Ancillary Renewal Comparison noting that they are recommending switching from Principal to Guardian for ancillary coverages. Mr. Steinhaus shared that Mr. Kayser has helped CHA to stay within budget and has done a great job working with them on the benefits package. Mr. Lewis shared that he believed that Mr. Kayser has done a great job as well and thanked him for his hard work. The Board thanked Mr. Kayser for his presentation.

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

Mr. Hutton called for a motion to approve CHA Resolution 2858 as presented. A motion was made by Mr. Hutton. Second by Mr. Lewis. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Lewis, Oliveri, Calloway, Wenneker

No: None

IX. CHA Resolution 2859: A Resolution to Approve Revisions to the Columbia Housing Authority's Personnel Policy Section XXI. Other Benefits, F. Protective Equipment – Increasing the Reimbursement Rate for Safety Footwear to 50% or up to \$50.00, Whichever is Less, Toward the Purchase Price of Safety Footwear.

Mr. Steinhaus explained that Mr. Willingham had shared with him that the reimbursement rate for protective footwear had not been increased for a significant amount of time and has not kept up with the rising cost of safety footwear. Mr. Steinhaus stated that he recommended that the CHA Personnel Policy be revised to reimburse 50% or up to \$50.00, whichever is less, toward the purchase of safety footwear.

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

Mr. Hutton called for a motion to approve CHA Resolution 2859 as presented. A motion was made by Mr. Lewis. Second by Mr. Calloway. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Lewis, Oliveri, Calloway, Wenneker

No: None

X. CHALIS Resolution 118: A Resolution to Review and Approve the IRS 990 Form Submission for FYE2019.

Mr. Steinhaus explained that the CHA Low-Income Services, Inc. a 501(c)3 non-profit corporation, is required to file a 990 Form with the Internal Revenue Services (IRS) on an annual basis. As part of the filing process the form asks if the Board of Directors has reviewed the 990 Form to be submitted.

Mr. Steinhaus reviewed the revenues, expenses, revenues less expenses and the total net assets or fund balances.

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

Mr. Hutton called for a motion to approve CHALIS Resolution 118 as presented. A motion was made by Ms. Wenneker. Second by Mr. Calloway. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Lewis, Oliveri, Calloway, Wenneker

No: None

XI. Columbia Community Housing Trust Resolution 67: To Review and Approve the IRS 990 Form Submission for FYE2019.

Mr. Steinhaus explained that the Columbia Community Housing Trust, a 501(c)3 nonprofit corporation, is required to file a 990 Form with the Internal Revenue Services (IRS) on an annual basis. As part of the filing process the form asks if the Board of Directors has reviewed the 990 Form to be submitted. Mr. Steinhaus noted that the Columbia Community Housing Trust is here to assist with the Affordable Housing Development and because CHA has not had any funded projects with the past year there has not been much revenue.

Mr. Steinhaus reviewed the revenues, expenses, revenues less expenses and the total net assets or fund balances.

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

Mr. Hutton called for a motion to approve CCHT Resolution 67 as presented. A motion was made by Mr. Lewis. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Lewis, Oliveri, Calloway, Wenneker

No: None

REPORTS

XII. Affordable Housing Initiative Report.

Mr. Steinhaus reported that the CHA Affordable Housing Development Team and the ND Consulting staff, applied for 9% LIHTC funding to the Missouri Housing Development Commission (MHDC) and are waiting to hear their decision and also expects to hear about the funding recommendations from the Federal Home Loan Bank of Des Moines in December. Mr. Steinhaus reviewed the Salient Facts from the MHDC LIHTC application.

XIII. Building Expansion Update.

Mr. Steinhaus reported that the city staff have raised concerns about stormwater management and wants this project included in the CHA's master plan for stormwater management for all CHA properties to be redeveloped. Mr. Steinhaus shared that this is somewhat problematic because CHA does not know what the plan will be for the remaining 84 housing units.

Mr. Steinhaus explained that once this gets approved by the City, the construction documents will be sent to local plan rooms and will follow the timetable outlined previously. Mr. Hutton inquired as to whether there was an expected date to hear back from the City. Mr. Steinhaus shared that Mr. Willingham is working with A Civil Group to meet with the City to get this resolved soon but believes that bids won't be opened until mid-January.

Mr. Steinhaus reported that CHA has located temporary office space in the lower level of the Bank of America at 800 East Cherry for the Finance Department to move into at a cost of about \$2,000 a month. Ms. Harvey stated that with the Finance Department leaving before construction begins, it will allow Ms. Tapia to have space for her additional staff that she will be hiring.

XIV. Information Technology Update.

Mr. Steinhaus reported that most of the CHA's internal networking equipment is up to 20 years old in which, there is no manufacturer support, driver and software updates are unavailable, and securities abilities are outdated. He noted that network technicians are unable to access equipment remotely so they must come on site for any repairs or changes in configurations that could otherwise be accomplished remotely in minutes, sparse Wi-Fi systems are more residential than commercial and wiring in the Blind Boone Center (BBC) needs to be replaced. Mr. Hess shared that this equipment will all have 3-year 24/7 service plan that includes warranty and support and will help CHA to keep up with technology.

XV. Report on Television and Internet Service at Paquin Tower and Oak Tower.

Mr. Steinhaus reported that in the 1970's as part of the franchise negotiation was that the cable television service would be provided free of charge to Paquin Tower and Oak Towers. Mr. Steinhaus stated that in 2009, Mediacom, who is now the franchise company, informed CHA that they would no longer provide free service. Mr. Steinhaus explained that CHA signed a 10-year agreement with CenturyLink to provide television service to both towers at a fixed rate of \$10/month/unit. Since CHA cannot require residents to subscribe to television service, CHA set their rates as the provider to each resident at \$15/month to make up for the fact that not every resident subscribed to the service.

Mr. Steinhaus explained that the best option was to rewire each building for individual cable, telecommunication, and internet service with CAT6 and RG6 cable wiring to each apartment. Mr. Steinhaus added that all residents will have access to free over-the-air local television channels. This allows the CHA to get out of being a bulk television service provider.

Mr. Steinhaus noted that this arrangement has worked well at the Patriot Place. Mr. Hutton asked where do the "free channels" come in? Mr. Steinhaus explained that CHA will place an antenna on the buildings so that they can receive those channels.

Mr. Steinhaus asked Mr. Hess if CHA had any providers other than Mediacom or CenturyLink coming in for services? Mr. Hess shared that any provider that had a service such as Socket or Charter would have the ability to do so. Mr. Hutton inquired as to whether CHA would need the approval from the Board for the expense. Ms. Harvey reported that it had been approved by Redstone, but it had not been put in the budget. Mr. Steinhaus asked that the Board take a vote to approve the Change in Television and Internet Services at Paquin Tower and Oak Tower.

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

Mr. Hutton called for a motion to approve the Change in Television and Internet Services at Paquin Tower and Oak Towers as presented. A motion was made by Mr. Calloway. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Lewis, Oliveri, Calloway, Wenneker

No: None

XVI. Coronavirus (COVID-19) Response Report.

Mr. Steinhaus reported that he will leave the current workplace plans in place and CHA will continue to limit in-person contact with participants, applicants and the public. Mr. Steinhaus noted that there are current CHA staff members that had been affected by COVID-19 after testing positive or in quarantine due to close exposure. Mr. Steinhaus shared that the HVAC filtering systems had been updated at the Administration Building, maintenance shop, and the Blind Boone Community Center and that an incentive was given to staff to get their Flu shot this year, in which a drawing for staff to win a gift card.

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

Mr. Steinhaus reviewed highlights from the Property Management Report Card stating that Amp 1 has 7 vacancies over 60 days in light of holding units vacant waiting to see if the proposed redevelopment of the program is approved for low-income housing tax credit funding. He said that if funding is not received, they

will begin to fill the vacant units. At Bear Creek there are 4 vacant units otherwise the other properties are filling up. Mr. Steinhaus reported that the number of individuals moving out with a Housing Choice Voucher has decreased believing this to be due to tenants not being able to find units in the private sector.

Ms. Tapia reported that the Housing Choice Voucher waiting list has been reduced to 272 applicants and that she is working to determine how to safely open the waiting list sometime in the spring of 2021. Ms. Tapia explained that anticipates more than 900 families and individuals applying when the waiting list is opened for one week this spring. Ms. Tapia reviewed highlights from the Family Self-Sufficiency Program, noting that there are 122 program participants with 1 graduate as of October 1, 2020 with an escrow of \$11,261.23. Ms. Tapia added that the total escrow balance is \$221,541.43.

Ms. Tapia reported that the Continuum of Care Program continues to provide services for this program but are not currently pulling from the "By-Name-List" because the CHA is almost at the maximum amount that the program allots for that particular program. Ms. Tapia shared that the fourteen 811 Mainstream Vouchers have all been utilized and HUD has awarded 5 more vouchers to the CHA as they continue to identify applicants on the 2018 HCV waitlist that are eligible to receive the 811 Mainstream Voucher subsidy. Ms. Tapia explained that the Veteran Affairs Supportive Housing (VASH) Program has worked hard to work with the Truman VA staff to utilize the remaining VASH vouchers to provide housing for the community's homeless veterans, noting that as of the current date, there are 93 households receiving VASH program assistance.

Ms. Tapia reported that the HOME Tenant-Based Rental Assistance (TBRA) Program opened the waitlist on November 9, 2020 and as of the current date, they have received 11 applications from other agencies in the community. Ms. Tapia shared that she is meeting with 4 applicants later in the week that are receiving supportive services through Love Inc.

Mr. Hutton inquired about the significance of the 811 Mainstream Vouchers. Mr. Steinhaus explained that the 811 Mainstream Vouchers are good for one year, that are provided for individuals who are transitioning out of homelessness, jail or prison, nursing homes or other rehabilitation settings.

Mr. Steinhaus reported that CHA is beginning the Moving Ahead Program fundraising campaign through CoMoGives. Mr. Steinhaus reviewed the highlights from the Human Services Report and stated that staff at the Blind Boone Community Center are focusing on self-care with families and helping them to weather each wave of difficulty through the supportive services that staff are offering. Ms. Friesz shared that staff have been receiving training for expressive arts therapeutic curriculum in order to gage where the families are at because they need to be in a good space mentally to be able to take care of their kids with all that is going on with virtual learning and COVID concerns.

Mr. Steinhaus reviewed highlights from the Safety Department and shared that things have been pretty quiet on CHA properties.

XVIII. September 2020 Financial Reports.

Ms. Harvey reviewed the highlights from the Section 8 HCV Program and the housing properties losses and surpluses.

XIX. 2020 Cradle to Career Alliance Health Equity Report

Mr. Steinhaus reported that he is currently the Chair of the Board of the Cradle to Career Alliance and wanted to share a copy of the C2CA's 2020 Healthy Equity Report. Mr. Steinhaus stated that he represents the Columbia Housing Authority on the Board.

XX. Current Events

Mr. Steinhaus shared that the CHA was recognized with a “Kindness in Business” award from the Children’s Grove and the Missouri Business Alert. He also shared that two employees were leaving CHA after doing great work with CHA for years and will be truly missed.

PUBLIC AND COMMISSIONER COMMENT

XXI. Public Comment.

There were no public comments.

XXII. Commissioner Comment.

There were no Commissioners comments.

XXIII. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Second by Ms. Oliveri. Mr. Hutton called the meeting adjourned at 7:12 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 November 13, 2020, I posted public notice of the November 17, 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



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING December 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 December 16, 2020. Mr. Hutton, Chair, called the meeting to order at 1:00 P.M.

II. Roll Call:

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

CHA Staff: Rick Hess, Director of Asset Management

Guests: Kylie Wilson, CPS HR

III. Adoption of Agenda:

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

IV. CHA CEO Recruitment Stakeholder Meeting (Board of Commissioner Session)

This was the third of four stakeholder meetings: (1) CHA Staff; (2) community; (3) this session; and (4) one more community session planned for December 18. Ms. Wilson with CPS HR acted as the moderator for these stakeholder meetings in which these same eight questions were presented to the Board and discussed:

1. How would you describe the organization's culture and values – what would attract someone to come work for the Columbia Housing Authority?
2. What key priorities, opportunities and initiatives will exist for the new CEO when they come on board?
3. What current issues or challenges will the new CEO need to tackle immediately or prepare for in the coming years for the Columbia Housing Authority?
4. What processes should the Columbia Housing Authority improve or enhance to ensure that services are provided and delivered to the community effectively, and are equitable, inclusive, and accessible?
5. What are the key competencies and characteristics you are seeking for your CEO that would describe your "ideal candidate"? Areas of expertise and competencies?
6. What is it about the Columbia Housing Authority that would attract a high caliber candidate to want to leave their current position to become the new CEO?
7. Are there any key traits that are imperative for the new CEO to be successful in this role for the Columbia Housing Authority, and what traits would detract you from a candidate?
8. Are there any Housing executives that you recommend be considered for this position, or CEOs from Housing Authorities deemed "best in class" that should be contacted?

Ms. Wilson began the meeting with a summary of responses from the previous three stakeholder meetings and then presented and discussed the above questions to the Board. Ms. Wilson noted that she will present a summary of the stakeholder meeting comments to the Board once all four meetings are completed.

V. CHA CEO Recruitment Process and Scheduling Discussion

Upon the conclusion of the stakeholder questions, Ms. Wilson and the Board moved into a discussion of the recruitment process and scheduling addressing the following:

- CEO’s job description;
- Brochure options (Ms. Wilson will develop and send to Board for edits);
- Interviews in March with prior discussion on the interview process;
- The makeup and responsibility of the interview panel (creating a short list);
 - May include community members, the CHA Board and/or CHA Staff (or a combination thereof);
 - Board interviews the final round of top candidates;
- Ms. Wilson’s role in processing applicants and how to share applicant information securely and confidentially;
- Meet and greet with the finalist at the end of March;
- Ms. Wilson will revise the timeline according to this discussion; and
- Ms. Wilson will send the draft brochure and revised schedule after the holidays.

Ms. Wenneker had to leave the meeting (only missing the last 2-3 minutes).

VI. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Second by Mr. Calloway. Mr. Hutton called the meeting adjourned at 3:00 P.M.

Bob Hutton, Chair

Date

Robin Wenneker, Vice Chair

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 December 14, 2020, I posted public notice of the December 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

Budget Report - Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: January 19, 2021

RE: **CHA Resolution 2860:** To Adopt Revisions to the FYE2021 Columbia Housing Authority Agency-Wide Budget Including Component Financial Units and Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit Properties.

The following memo outlines proposed revisions to the FYE2021 CHA agency-wide budget and related budgets. The budget covers January 1, 2021 – December 31, 2021. Proposed revisions are highlighted in the sections below.

Acronyms in this Report

RAD – Rental Assistance Demonstration Program
LIHTC – Low-Income Housing Tax Credit Program
HAP – Housing Assistance Payments
HCV – Housing Choice Voucher Program (Section 8)
PBV – Project-Based Voucher Program
COCC – CHA Central Office Cost Center

There are several assumptions built into this budget that may change as we receive additional information. For all programs the basic assumptions are as follows:

- **Budget Revision** Increased the proposed Cost of Living Adjustment (COLA) from 35-cents per hour to a 62-cents per hour for all CHA employees except and grant-funded employees If approved. Grant employee salaries are based on their individual grant award.

The recommended COLA averages a 3.5% increase for front-line staff and a 2% increase for administrative staff. A specific “per hour” increase is being recommended as opposed to a “percentage” increase in order to bring up the wages of lower-paid staff. If approved, the increase will be effective retroactively to January 1, 2021.

- **Budget Revision** The budget for the employee health insurance renewal for CY2021 was reduced from an estimated 10% increase to the actual decrease of (-6.54%). Ancillary benefits remain relatively unchanged as approved by the Board in November 2020.
- Employer matching retirement contributions are calculated at 6% of salaries.
- Workers Comp Insurance is based on current rate of 1.8% of salaries.
- 2% inflation factor for Administrative and Maintenance expenses with the exceptions of:

1. **Budget Revision** Property Insurance is based on actual 2021 rates instead of an estimated 2% increase in property replacement values and a 3% increase in rates. Some property's actual rate was higher than originally budgeted and some were lower.
 2. A 5% increase has been budgeted for both Janitorial and Landscaping/Grounds.
 3. **Budget Revision** Property taxes are based on 2020 actuals plus a 3% increase. Some property taxes were increased, and some were decreased.
- 2% inflation factor for Utilities.

Housing Choice Voucher Rental Assistance Programs

Revenues

- Administrative Fees earned are budgeted for an average of 1,040 HCV vouchers which includes Homeownership & Port-Out vouchers; 90 VASH vouchers and 622 Project Based Vouchers (PBV) prorated at 80%.
- Housing Assistance Payment revenue is based on 2020 estimated expenditures with a 2% inflation factor and 100% pro-ration. Based on the 2020 HUD HAP funding and the projected year end disbursements, it is projected that there will be approximately \$1,070,000 in HUD held funded available for disbursement in 2020,

Expenditures

- Administrative salaries are based on 8.2 employees. This includes a portion of the LIHTC property managers that are managing the PBV vouchers for their projects. The additional intake position that was budgeted in the first draft has been moved to the HCV's CARES Act budget.
- Administrative expenses were increased based on the increased staff.
- Our current housing software was bought out and will no longer be supported in 2022. In anticipation of a conversion in 2021, IT Expenses has been increased \$10,000.
- With the completion of the addition in 2021, 10 new offices and a conference room will need to be furnished and an additional copier will be purchased. \$65,000 is budgeted for these items and will be paid from administrative reserves. \$135,000 of the administrative reserves is budgeted for the administration building's addition.
- Inspections were based on year to date expenses with a 3% inflation factor.
- Utilities and Maintenance expenses have been increased estimated on a completion of the addition in September 2021.
- HAP expenses are based on year to date average monthly HAP for each voucher type increased .5% for inflation. HAP expenses are budgeted for more than HAP revenue because of an excess of HAP funds awarded in 2020 that weren't spent.

811 Mainstream Vouchers

Revenue is based on 14 vouchers leased per month. A Voucher Specialist is budgeted for 3 hours/week. The monthly average assistance per voucher is budgeted for \$600.

Continuum of Care Rental Assistance Program

A Voucher Specialist is budgeted for 10 hours/week for the Continuum of Care caseload. The monthly average assistance per voucher is budgeted for \$587.50 and the average vouchers leased is budgeted at 55 vouchers per month. All direct program expenses are reimbursed by the grant.

Tenant Based Rental Assistance (TBRA) Program

A Voucher Specialist is budgeted for 4 hours/week. The monthly average assistance per voucher is budgeted for \$587.50 and the average vouchers leased is budgeted at 21 vouchers per month. All direct program expenses are reimbursed by the grant.

Public Housing - Downtown

Revenue

Gross Potential Rent

- For Public Housing's 120 units less the 36 units we are currently not filling due to the expected development of Kinney Point. The Gross Potential Rent is based on the current average rents of each unit size.

Vacancy Losses

- Vacancy Losses for the 84 units not currently under a RAD application are budgeted for 5%.

Non-Dwelling Rental Income

- Non-Dwelling Rental Income has been removed from the 2021 budget
- Rent for use of the Blind Boone Community Center – this has been removed from the 2021 budget due to COVID-19 concerns. The Moving Ahead schoolyear and summer program may continue full-time into next year.
- Rent for the Head Start program use of the Park Avenue Community Building – this has been removed from the 2021 budget. The property is no longer owned by the Housing Authority.
- Two dwelling units taken off-line during the Bryant Walkway RAD conversion are being left vacant as part of the Kinney Point project being submitted for renovation.

Other Income

- Laundry Income is estimated based on the past 12 months income.
- Work Order income are estimated based on historical data.

Public Housing – Downtown (continued)

The Public Housing Operating Subsidy funding is based on the occupancy from July 2019 thru June 2020 which is the time frame that will be used for the 2021 subsidy calculations. Per unit expenses for the calculation were the 2020 rates with a 2% inflation factor. Rental income was subtracted based on 2019 audited which will be used in the 2021 subsidy calculations. A pro-ration of 103% was used in anticipation that HUD will increase subsidies knowing tenant rental income has decreased significantly in 2020 due to COVID-19.

The Capital Fund grant income is based on the 2020 Capital Fund grant award. 10% of this grant will be used for the COCC Capital Fund management fees.

Administrative Expenses

- Administrative salaries:
Downtown has one Public Housing Manager to manage the 84 Public Housing units.
8% of the full-time Intake Specialist is charged to public housing.
- Management Fees are based on 95% occupancy:
 - Management fees are \$48.46 per month per unit leased.
 - Bookkeeping fees are \$7.50 per month per unit leased.
- CHA's current housing software was bought out and will no longer be supported in 2022. In anticipation of a conversion in 2021, IT Expenses have been increased \$10,000.

Human Services Expenses

- Resident services salaries are based on:
A part-time employee that works 20 hours per week at the Downtown Food Bank is split between Downtown; the Bryant Walkway projects; and the family units of Stuart Parker.
- Computer expenses are based on historical cost of providing a computer lab at the Blind Boone Center for the last 12 months.
- Resident participation funds are budgeted at \$25 x 84 units.

Utility Expenses

- Utility Expenses are based on the past 12 month's expenses times the inflation factors. Gas and Electricity were also increased with the expectation that the vacated units will not be reoccupied.

Maintenance Expenses

- Downtown has four maintenance staff which work overtime to restore units when necessary. The budget includes overtime based on the year to date payroll costs.
- Maintenance materials are budgeted based on the last 12 months expenses with a 2% inflation factor.

Public Housing – Downtown (continued)

- The unit restorations contract costs are for the unit restorations completed by maintenance staff from the other properties which are then billed to AMP 1. All restorations have been completed by the AMP 1 staff in the last 12 months and it is estimated this will continue in 2021.

Protective Services

Protective service expenses are split between the seven properties.

- Protective Services has 1 Safety Director; 2 full-time and 1 part-time Safety Officers.

Insurance Expenses

- The Property and Liability insurance are based on Downtown's assets with a 2% increase in property values and 3% rate increase.

Other General Expenses

- Other General Expenses are expenses related to the Ameresco Energy Performance Contract.
- Payment in lieu of taxes are calculated on 10% of Tenant Revenue less utility expenses.
- Bad Debt is based on the projects year to date rate of 2.4% of tenant revenue written-off.
- Extra Ordinary Maintenance is budgeted for larger maintenance repairs that may be needed due to the age of the property.

Other Financing Sources (Uses)

- 90% of the Capital Funds will be placed in reserves for the RAD conversions.

CHA Administration

CHA Administration is split between the Central Office Cost Center (COCC) for the HUD programs and CHA Business Activities (CHA BA) for the LIHTC and non-HUD programs.

Revenue

- Non-Dwelling Rental income is from the sub-leases CHA has for Paquin Tower's roof-top leases and the non-dwelling spaces at Bear Creek.
- Management Revenue is based on the fees each program is expected to owe.
- Investment Income is the seller financing and bond interest income. 20% of the seller financing interest income is budgeted as unrestricted. The remaining 80% is budgeted as restricted as it is to be placed in replacement and development reserves for future use. 100% of the bond interest income is restricted it is equal to the bond interest payable.

CHA Administration (continued)

Expenses

- Administrative salaries and benefits are allocated based on each employee's program responsibilities. Three months of salary and benefits have been included for the succession of the CEO. The additional executive assistance that was budgeted in the first draft has been removed to balance the budgets of the COCC and CHA Business Activities.
- Our current housing software was bought out and will no longer be supported in 2022. In anticipation of a conversion in 2021, IT Expenses has been increased \$5,000 for both the COCC and CHA BA.
- Furniture and Equipment has \$5,000 for new furniture for some of the offices that the current furniture needs to be replaced. Replacements will be made after the renovations have been completed next summer.
- Other General Expenses is for the non-dwelling lease agreements with Stuart Parker and Bear Creek.

Fixed Asset Additions

- Non-Dwelling Building Enhancements is based on the most recent cost estimates for the Administration Building addition scheduled for construction in 2021. The funds for this project shall be borrowed from CHA Affordable Housing Development and repaid from the replacement reserves as funds are received each year from the cash flows of the LIHTC properties that owe CHA BA seller financing interest.

LIHTC Budgets

There are several assumptions built into this budget that may change as we receive additional information. For all programs the basic assumptions are as follows:

- A 35-cent increase for all employees effective January 1, 2021. This does not include grant employees. Grant employee salaries are based on their individual grant award.
- Employee health insurance January 1, 2021 renewal is estimated with a 10% increase. If the renewal comes in higher than 10%, the pay increase will be reduced.
- Retirement expenses are calculated at 6% of salaries.
- Workers Comp Insurance is based on current rate of 1.8% of salaries.
- 2% inflation factor for Administrative and Maintenance expenses with the exceptions of:
 - Property Insurance is based on a 2% increase in property replacement values and a 3% increase in rates.
 - A 3% increase has been budgeted for maintenance materials and contracts.

- 2% inflation factor for Utilities.
- Security Services are the first item paid from Cash Flow, then the Asset Management fees included as an expense in this budget. Any remaining cash flow is then used to pay any seller financing interest and principal.

Revenue

Gross Potential Rent

- Is based on the current rents with a 2% Operating Cost Adjustment Factor (OCAF), effective on each tenant's annual lease renewal. The 2021 OCAF will be announced by HUD later this year. A mid-year budget revision will be submitted if the OCAF differs significantly from 2%.

Vacancy Losses

- Are based on the last 12-month's average at each property.

Other Income

- Laundry Income is estimated based on the past 12 months income.
- Work Order income is estimated based on historical data.

Administrative Expenses

Administrative Staff

- Two full-time Tax Credit Compliance Specialists are shared across the six LIHTC properties.
- Stuart Parker w/Paquin Tower has:
 - A Housing Manager II that is split 85% to Paquin Tower and 15% to Section 8's PBV program.
 - A full-time Assistant Housing Manager that works at Paquin Tower.
 - A full-time Housing Manager II that works at the Stuart Parker family site.
- Bear Creek has a full-time Housing Manager II that works 30 hours/week at Bear Creek.
- Oak Towers has:
 - A full-time Housing Manager II that is split 89% to Oak Towers and 11% to Section 8's PBV program.
 - A full-time Assistant Housing Manager.
- Patriot Place
The full-time Housing Manager II from Bear Creek that is budgeted for 10 hours/week.
- The two Bryant Walkway projects share one Housing Manager II. She is split 75% to Bryant Walkway and 25% to Bryant Walkway II.

LIHTC Budgets (continued)

- Management Fees are based on a percentage of each property's tenant revenue, as stated in their respective Management Agreements, as follows:
 - Stuart Parker, Oak Towers, and the two Bryant Walkway projects – 6%
 - Bear Creek – 5% from operations and 1% from net cash flow (if available)
 - Patriot Place – 5%
- Oak Towers – the cost of adding WIFI to the common/lobby area is included in the Computer/IT budget line.
- Staff training includes \$9,000 estimated subscription/certification cost for all housing managers allocated based on personnel allocation.

Human Services Expenses

- Resident services salaries are based on:
 - Two full time Resident Services Coordinators - one at Oak Towers and one at Paquin Towers.
 - Two part time Resident Services Coordinators that are also funded by the County Healthy Home Connections grant – one will also serve the Stuart Parker residents and the other will serve the residents of the two Bryant Walkway projects.
 - A full time Resident Services Coordinator for the Family units that is shared with the ROSS Grant that serves the AMP 1 public housing residents. She will also serve the Bear Creek residents part time.
- A part-time employee that works 20 hours per week at the Downtown Food Bank is split between Downtown; the two Bryant Walkway projects; and the family units of Stuart Parker.
- Resident participation funds are budgeted at \$25 per unit.

Utility Expenses

- Utility Expenses are based on the past 12 month's expenses times the inflation factors.

Maintenance Expenses

- Maintenance materials and contracts are based on 2020 expenses with a 3% inflation factor.
- Bear Creek – aging heater units need replacement. A request for a replacement reserve withdrawal will be requested to cover this expense.
- Oak Towers and Paquin Towers Elevator Maintenance Contracts budgets includes funds for additional repair – Oak \$6,000, Paquin \$1,000
- Bryant Walkway – Landscape/Grounds contracts line item includes \$2,000 for removal of large tree stumps.

LIHTC Budgets (continued)

Insurance Expenses

- The Property and Liability insurance are based on a 3% rate increase.

Other General Expenses

- Taxes are based on 2020's tax assessments.
- Bad Debt is based on each project's 2019 write-offs.

ROSS Grants

- The salaries and benefits for two FSS specialists for the HCV and PBV voucher programs and one Resident Services Coordinator for AMP 1.
- Remaining administrative expense are for resident program activities for AMP 1 funded by the Resident Services Coordinator grant.

CHA Low-Income Services (CHALIS)

See detailed budget by grant.

Total Revenue	\$1,148,933
Total Expenditures	\$1,133,047

Columbia Community Housing Trust

The trust owns two homes that were given to CHA from the City's Neighborhood Stabilization program.

- Rent Income is based on the rents for these two units. Due to the costs of maintenance we're increasing the rents for these two units for the first time since they were given to us. The current rent for the two-bedroom home is \$480/month and were increasing it to \$490. The three-bedroom's rent was \$740 and we're increasing it to \$760.
- Utilities and Maintenance expenses based on historical costs for these two units.

HCV CARES Act

Revenue is based on a projected 12/31/2020 balance of the \$289,791 of the \$430,861 funding issued.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2860

To Adopt Revisions to the FYE2021 Columbia Housing Authority Agency-Wide Budget Including Component Financial Units and Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit Properties.

WHEREAS, On October 13, 2020 the CHA Board of Commissioners adopted Resolution 2856 approving the CHA's agency-wide budget for FYE2021 including the FYE2021 annual budgets for the CHA's low-income housing tax credit properties and CHA Low-Income Services, Inc.; and

WHEREAS, On November 17, 2020 The CHA Board of Commissioners adopted Resolution 2858 approving the CHA employee benefits package for FYE January 1, 2021 through December 31, 2021; and

WEREEAS, The Board of Commissioners has established a policy to make budget adjustments to the Cost of Living Increase for CHA employees following the determination of the budget expenses for CHA medical and ancillary benefits; and

WHEREAS, As a result of favorable rates for employee medical and ancillary benefits for FYE2021, the agency-wide budget reflects a decrease of -6.54% in these benefits and therefore is able to include a \$0.62 per hour wage increase for all CHA employees except grant-funded employees; and

WHEREAS, Adjustments to the budgets for property insurance and property taxes for the CHA's low-income housing tax credit properties needed to be made to bring them in line with projected expenses and revenue; and

WHEREAS, The Columbia Housing Authority is projected to have additional administrative expenses which will be charged to the CHA Business Activities budget; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts resolution #2860 revisions to the FYE2021 CHA agency-wide budget including component financial units and budgets for the CHA's low-income housing tax credit properties as attached hereto and made a part hereof, and making these revisions effective January 19, 2021.

Bob Hutton, Chair

Phil Steinhaus, Secretary

Adopted January 19, 2021

* Revised Line Items

Housing Authority of the City of Columbia, Missouri

AGENCY WIDE BUDGET

Fiscal Year January 1, 2021 - December 31, 2021

REVISED 1/19/2021

Description	Downtown Public Housing	Total LIHTC Properties	LIHTC General Partners	HCV CARES Act	Housing Choice Vouchers	811 Vouchers	Continuum of Care	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	CHA Affordable Housing Development	CHA Business Activities	Central Office Cost Center	Elimination	Total
Net tenant rental revenue	\$ 242,640	\$ 1,630,718								\$ 27,228	15,000					\$ 1,915,586
HAP Assistance	\$ -	\$ 2,582,216													\$ (2,582,216)	\$ -
Vacancy Loss- Rent	(12,132)	(66,197)														(78,329)
Loss to Lease		(65,937)														(65,937)
Other Income - Cable	-	-														-
Non-Dwelling Rentals	-	68,414											90,802		(68,414)	90,802
Other Income	-	-											10,630	5,000	(10,630)	5,000
Laundry Income	11,108	58,060														69,168
Other Income-Work Orders	6,081	31,190														37,271
Total tenant revenue	247,697	4,238,464	-	-	-	-	-	-	-	27,228	15,000	-	101,432	5,000	(2,661,260)	1,973,561
Housing assistance payments					10,418,010		406,764									10,824,774
Ongoing administrative fees earned					1,065,612		19,833									1,085,445
Other Federal Grants				289,791						309,218						599,009
HUD PHA operating grants	310,000								172,632							482,632
Capital grants	266,160															266,160
Total Federal Grants	576,160	-	-	289,791	11,483,622	-	426,597	-	172,632	309,218	-	-	-	-	-	13,258,020
Management Fees PHA														66,293	(66,293)	-
Management Fees CFP														26,616	(26,616)	-
Management Fees HCV														248,028	(248,028)	-
Mgmt Fees CHALIS & Component Units													255,718		(255,718)	-
Asset Management Fee														14,400	(14,400)	-
Book-Keeping Fees PHA														7,560	(7,560)	-
Book-Keeping Fees HCV														155,018	(155,018)	-
Fees for Service	16,050	10,622													(26,672)	-
Developer Fees												50,000				50,000
Total Fee Revenue	16,050	10,622	-	-	-	-	-	-	-	-	-	50,000	255,718	517,915	(800,305)	50,000
Other Grants/Income										693,400						693,400
Investment income - unrestricted	13,952	26,142			6,000						2,400	1,125	105,622	5,280	(477,112)	(316,591)
Investment income - restricted		9,654			-								313,906		(313,906)	9,654
Fraud recovery-unrestricted					1,200											1,200
Fraud recovery-restricted					1,200											1,200
Other revenue		5,000	174,234							119,087		3,720	15,000		(194,234)	122,807
Total Other Revenue	13,952	40,796	174,234	-	8,400	-	-	-	-	812,487	2,400	1,125	423,248	20,280	(985,252)	511,671
Total Revenue	\$ 853,859	\$ 4,289,882	\$ 174,234	\$ 289,791	\$ 11,492,022	\$ -	\$ 426,597	\$ -	\$ 172,632	\$ 1,148,933	\$ 17,400	\$ 51,125	\$ 780,398	\$ 543,195	\$ (4,446,817)	\$ 15,793,252
* Administrative salaries	48,666	345,956		57,645	303,968		10,932			53,446		233,884	244,974	353,735		1,653,205
FICA/MEDICARE	3,723	26,469		4,410	23,254		837			4,089		17,893	18,741	27,061		126,477
* Employee-Health Ins.	8,190	66,869		7,351	60,302		1,798			9,198		27,186	38,116	32,496		251,506
Employee-Retirement	2,920	20,757		2,344	18,239		656			3,207		14,034	14,699	21,225		98,081
Auditing Fees	5,206	75,150			35,000					5,000			6,500	6,500		133,356
Management Fees-COCC	66,293	253,018			248,028					1,500	1,200				(570,039)	-
Management Fees -Others	26,616	64,888													(26,616)	64,888
Accounting/Book-Keeping Fees	7,560	-			155,018										(162,578)	-
Advertising and Marketing	-	350			2,000					1,168		100	100	100		3,818
Office Supplies	1,500	6,586			8,020		400		4,000			1,000	2,000	2,000		25,506
Telephone	4,415	14,710			4,500				240			2,120	3,000	3,000		31,985

Housing Authority of the City of Columbia, Missouri

AGENCY WIDE BUDGET

Fiscal Year January 1, 2021 - December 31, 2021

REVISED 1/19/2021

Description	Downtown Public Housing	Total LIHTC Properties	LIHTC General Partners	HCV CARES Act	Housing Choice Vouchers	811 Vouchers	Continuum of Care	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	CHA Affordable Housing Development	CHA Business Activities	Central Office Cost Center	Elimination	Total
Publications	-	-			-						-			825		825
Postage	1,700	2,671			12,000		1,260		-	-	12	300	300	1,500		19,743
Computer/IT Expense	14,933	31,034			50,000				1,800	3,000	-	3,200	30,000	30,000		163,967
Memberships & Dues	130	1,519			500					79	-	1,000	1,000	2,150		6,378
Office Furniture & Equipment	-	1,500			-				-	1,300	-	-	-	-		2,800
Legal Expense	-	5,307			-					-	-	1,500	750	750		8,307
Staff Training	1,819	9,352			12,000		-		2,500	15,860	-	2,000	2,000	2,000		47,531
Travel	3,632	-			-		-		-	10,420	-	-	-	-		14,052
Sundry, Miscellaneous	-	8,013		5,000	18,637		3,601		1,000	-	130	2,000	8,000	12,000		58,381
Office Space Rental		-		23,670												23,670
Port-Out Admin Fees		-			5,000											5,000
Professional Services (compliance/inspectio	4,511	6,837			80,000											91,348
Total Operating-Administrative	201,814	940,986	-	100,420	1,036,466		19,484		9,540	108,266	1,342	306,217	370,180	495,342	(759,233)	2,830,823
Asset Management Fee	14,400														(14,400)	-
* Tenant services - salaries	4,528	102,807							117,893	512,748	-	-	-	-	-	737,976
FICA/MEDICARE	347	7,867							9,019	39,225	-	-	-	-	-	56,458
* Employee-Health Ins.	-	7,237							27,142	76,954	-	-	-	-	-	111,333
Employee-Retirement	272	6,169							7,073	18,569	-	-	-	-	-	32,083
TV Cable Services & Computer Labs	5,000	6,895													-	11,895
Resident Participation Funds	3,000	14,925													-	17,925
Tenant Services - Other	1,200	77,547		31,793					-	341,453	-	-	-	-	-	451,993
Total Tenant Services	14,347	223,447	-	31,793	-	-	-	-	161,127	988,949	-	-	-	-	-	1,419,663
Water	27,445	108,608			1,260					-		600	470	600		138,983
Electricity	27,976	83,480			5,000					-		2,600	2,000	2,600		123,656
Gas	15,899	283,097			1,800							900	680	900		303,276
Sewer	10,207	31,098			260							130	100	130		41,925
Total Utilities	81,527	506,283	-	-	8,320	-	-	-	-	-	-	4,230	3,250	4,230	-	607,840
* Maintenance - labor	165,920	376,347									-	-	-	-	-	542,267
FICA/MEDICARE	12,693	28,794									-	-	-	-	-	41,487
* Employee-Health Ins.	32,686	82,250									-	-	-	-	-	114,936
Employee-Retirement	9,956	22,583		5,000							-	-	-	-	-	37,539
Maintenance - Materials	40,200	120,167			600					2,660	520	480	480	480		165,587
Maintenance - Tools & Equipment	1,500	4,385									-	-	-	-		5,885
Maintenance - Gasoline	6,000	2,120								750	-	-	-	-		8,870
Maintenance- Trash Removal Contracts	480	105,742			1,440					-	-	720	720	720		109,822
Maintenance- Heating & Cooling Contracts	24,230	25,512									-	-	-	-		49,742
Maintenance- Snow Removal Contracts	1,500	1,000								200	-	-	-	-		2,700
Maintenance- Elevator Maintenance	-	27,650									-	-	-	-		27,650
Maintenance- Landscape & Grounds	-	53,401			900					2,517	1,200	3,080	480	480		62,058
Maint.- Unit Turnaround/Restoration	15,300	-								-	-	-	-	-		15,300
Maintenance- Electrical Contracts	-	1,725								-	-	-	-	-		1,725
Maintenance- Plumbing Contracts	-	3,250								-	-	-	-	-		3,250
Maintenance- Extermination Contracts	-	57,342								-	210	-	-	-		57,552
Maintenance - Janitorial Contracts	11,200	-			6,000						-	3,000	2,250	3,000		25,450
Maintenance - Misc Contracts	5,700	47,393			600					-	600	600	600	600	(26,672)	29,421
Maintenance-Vehicles	9,750	14,160								2,482	-	600	600	600	(10,630)	17,562
Total Maintenance	337,115	973,821	-	5,000	9,540	-	-	-	-	8,609	2,530	8,480	5,130	5,880	(37,302)	1,318,803

Housing Authority of the City of Columbia, Missouri

AGENCY WIDE BUDGET

Fiscal Year January 1, 2021 - December 31, 2021

REVISED 1/19/2021

Description	Downtown Public Housing	Total LIHTC Properties	LIHTC General Partners	HCV CARES Act	Housing Choice Vouchers	811 Vouchers	Continuum of Care	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	CHA Affordable Housing Development	CHA Business Activities	Central Office Cost Center	Elimination	Total
* Protective services - labor	26,935	5,688	134,673													167,296
FICA/MEDICARE	2,061	436	10,305													12,802
* Employee-Health Ins.	3,484	736	17,421													21,641
Employee-Retirement	1,617	342	8,082													10,041
Protective services - other	600	100	1,194													1,894
Total Protective Services	34,697	7,302	171,675													211,780
* Property Insurance	37,362	203,683			2,700					1,743	560		1,350	1,350		248,748
Liability Insurance	5,380	-			6,000					3,800	73	342	6,150	1,200		22,945
Workmen's Compensation	4,429	14,956	2,559	1,038	5,471		197		1,966	16,986	-	4,210	4,410	6,368		62,590
All other Insurance	3,735	4,380			-					1,972	24	372	1,490	400		12,373
Total Insurance Premiums	50,906	223,019	2,559	1,038	14,171		197		1,966	24,501	657	4,924	13,400	9,318	-	346,656
Other General Expenses	34,090	-									-	5,000	67,822		(82,822)	24,090
Payments in lieu of taxes	-	44,691								2,723	1,406					48,820
* Real Estate Taxes	14,900	154,785									-					169,685
Bad debt - tenant rents	5,680	28,536									-					34,216
Extraordinary Maintenance/Other	6,000	-									-					6,000
Interest Expense payable from cash flow		477,112									-				(477,112)	-
Interest Expense	5,740	330,873										321,834	-		(321,834)	336,613
Total Other General Expenses	66,410	1,035,997	-	-	-	-	-	-	2,723	1,406	5,000	389,656	-	(881,768)	619,424	
Total Operating Expenses	\$ 801,216	\$ 3,910,855	\$ 174,234	\$ 138,251	\$ 1,068,497		\$ 19,681		172,633	\$ 1,133,047	5,935	328,851	781,616	514,770	\$ (1,692,703)	\$ 7,354,989
Excess Revenue Over Operating	\$ 52,643	\$ 379,027	\$ -	\$ 151,540	\$ 10,423,525		\$ 406,916		(1)	\$ 15,886	11,465	(277,726)	(1,218)	28,425	\$ (2,754,114)	\$ 8,438,263
Casualty losses- Non-capitalized																
Housing Assistance Payments	-	-			10,299,210		406,764								(2,582,216)	8,123,758
FSS Escrow Deposits					120,000											120,000
Amortization of Tax Credit Fees		39,116														
Depreciation expense	148,382	2,090,407			-					17,412	3,400		7,120			2,266,721
Fraud losses																-
Total Other	148,382	2,129,523			10,419,210		406,764		-	17,412	3,400	-	7,120	-	(2,582,216)	10,549,595
Total Expenses	\$ 949,598	\$ 6,040,378	\$ 174,234	\$ 138,251	\$ 11,487,707		\$ 426,445		\$ 172,633	\$ 1,150,459	\$ 9,335	\$ 328,851	788,736	514,770	\$ (4,274,919)	\$ 17,904,585
Net Operating Income/(Loss)	\$ (95,739)	\$ (1,750,496)	\$ -	\$ 151,540	\$ 4,315		\$ 152		\$ (1)	\$ (1,526)	\$ 8,065	\$ (277,726)	(8,338)	28,425	\$ (171,898)	\$ (2,111,333)
Debt Payments	(22,024)	(174,931)								2,086						(194,869)
Replacement Reserve Deposits	-	(244,592)											381,690			137,098
Replacement Reserve Withdrawals		40,000														
Operating Reserves Deposits		60,000														
Operating Reserves Withdrawals		-														
CFP to Operating transfers		-														-
Inter AMP Excess Cash Transfers		-														-
Operating transfers to Reserves		-														-
Asset Management Fees		-														-
Total other financing sources (uses)	-	(319,523)														(319,523)

Housing Authority of the City of Columbia, Missouri

AGENCY WIDE BUDGET

Fiscal Year January 1, 2021 - December 31, 2021

REVISED 1/19/2021

Description	Downtown Public Housing	Total LIHTC Properties	LIHTC General Partners	HCV CARES Act	Housing Choice Vouchers	811 Vouchers	Continuum of Care	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	CHA Affordable Housing Development	CHA Business Activities	Central Office Cost Center	Elimination	Total
Cash Flow After Debt Service & Other Financing Sources (Uses)	\$ 74,667	\$ 59,504	\$ -	\$ 151,540	\$ 4,315		\$ 152		(1)	\$ 13,800	11,465	(277,726)	(382,907)	28,425	\$ (171,898)	\$ 350,257
Land Purchases	-	-														-
Dwelling Building Enhancements	-	84,645														84,645
Non-Dwelling Building Enhancements	-	-		151,540	135,000								447,000			733,540
Furniture & Equip.-Dwelling	-	-														
Furniture & Equipment-Non-Dwelling	-	-												-		
Furniture & Equipment-Administrative	-	-			65,000									-		65,000
504 Enhancements, Dwelling	-	-														-
Infrastructure Purchases	-	-														-
Vehicles & Maint. Equipment	67,000	-											25,000			92,000
Total Assets Additions	67,000	84,645	-	151,540	200,000	-	-	-	-	-	-	-	472,000	-	-	975,185
Net Change in Operating Funds	7,667	(25,141)	-	-	(195,685)		152		(1)	13,800	11,465	(277,726)	(854,907)	28,425	(171,898)	(624,928)



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: Board of Commissioners

From: Phil Steinhaus, CEO

Date: January 19, 2021

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	

Purpose of this Report

This report is designed to communicate to two audiences: 1.) The CHA Board of Commissioners; and 2.) the general public, media, and other interested parties. With this in mind, the most recent activity is included first in this report without a lot of background information as the CHA Board of Commissioners are well informed on this subject and has been receiving reports on a monthly basis. Recent activity is then followed by a project summary report that provides the general public, media, and others a more detailed report that includes a great deal of background information on our current projects.

Recent Activity (December 2020 - January 2021)

The most significant activities to occur in the past two months related to the Kinney Point Apartments project include the following:

- The Missouri Housing Development Commission (MHDC) adopted their 9% low-income housing tax credit (LIHTC) funding recommendations Thursday, December 17, 2020 and our Kinney Point Apartments project was not recommended for funding for the third year in a row.
- In Columbia, the MHDC did award 9% LIHTC funding to the Sinclair Estates
- The Federal Home Loan Bank of Des Moines also announced their funding recommendations in December 2020. They did not recommend funding for our Kinney Point Apartments either. This is essentially a moot point since in order to move forward with this project we would have needed to receive our funding request for 9% low-income housing tax credits from the MHDC.
- The proposed Kinney Point Apartments is a 36-unit development that will replace 36 units of aging public housing with new construction.
- We were disappointed to see that the Sinclair Estates II senior housing project in Columbia, proposed by JES Development Companies (Jefferey E. Smith) received 9% LIHTC funding while our Kinney Point Apartments project was not funded.
- It is worth noting that the LIHTC request for the Sinclair Estates II project is significantly higher than our request for our Kinney Point Apartments project.

Project	Type	# of Units	Federal 9% Request	State 9% Request	MHDC HOME Loan	MHDC Other Loan	National Housing Trust
Kinney Point	Family	36	\$519,500	\$363,650	\$250,000	\$250,000	\$0
Sinclair Estates II	Senior Family 55+	40	\$640,000	\$448,000			\$715,000

Kinney Point Apartments Salient Facts – MHDC Low-Income Housing Tax Credit Application

Development Information

Developer Information

20-040 Kinney Point Apartments
 1 East Sexton Road & 315-325 & 401-411 Trinity Place
 Columbia, MO 65203-4181
 Family

New Construction

CHA Affordable Housing Development, LLC
 201 Switzler Street
 Columbia, MO 65203-4156
 Phil Steinhaus (573) 554-7000

Unit/Rent Info

MHDC Loan Request

LIHTC Request

3 - 1 Bedroom: \$498
 9 - 2 Bedrooms: \$613
 14 - 3 Bedrooms: \$844
 10 - 4+ Bedrooms: \$1,080

MHDC HOME
 MHDC Other

\$250,000
 \$250,000

State LIHTC Request: \$363,650
 Federal LIHTC Requested: \$519,500

Total Units: 36
 Total Affordable Units: 36

2020 - 4% & 9% Rental Production Recommended Applications



MSA-Rural Region

Project #	Units	New Rehab	Senior / Family	HOME CHDO Set-aside	Non-profit TC Set-aside	Set-Aside Preference / Service Enriched / Veteran's Services	Development Name	Developer	City	Federal 4% Tax Credits	State 4% Tax Credits	Federal 9% Tax Credits	State 9% Tax Credits	HOME	MHDC Fund Balance - Perm.	National Housing Trust Fund	TCAP	Tax Exempt Bond - Const.
20-407	13	New	Family	No	No	No	Freedom House I	Mid-Missouri Barrier Free Housing for the Physically Handicapped, Inc.	Columbia	\$ 110,750	\$ 110,750	N/A	N/A	\$ -	\$ -	\$ 1,070,000	\$ -	\$ 1,750,000
20-001	67	Rehab	Senior 62+	No	Yes	Yes	Lindenwood Senior Apartments	Cape Area Comm. Housing Dev. Corp. CDC and 1105 Development Partners, LLC	Cape Girardeau	N/A	N/A	\$ 525,000	\$ 367,500	\$ 450,000	\$ -	\$ -	\$ -	N/A
20-064	40	New	Senior 55+	No	No	Yes	Sinclair Estates II	JES Dev Co, Inc.	Columbia	N/A	N/A	\$ 640,000	\$ 448,000	\$ -	\$ -	\$ 715,000	\$ -	N/A
20-084	60	New	Senior 55+	No	Yes	Yes	Scenic Meadows	Terravest Development Corp.	Springfield	N/A	N/A	\$ 780,000	\$ 546,000	\$ 1,150,000	\$ -	\$ -	\$ -	N/A
20-087	54	New	Senior 55+	No	No	Yes	Memorial Hills II	Parker Development, L.L.C.	Joplin	N/A	N/A	\$ 750,000	\$ 525,000	\$ -	\$ -	\$ 640,000	\$ -	N/A
20-088	42	New	Senior 55+	No	No	Yes	Frisco Senior Village II	Parker Development, L.L.C.	Bolivar	N/A	N/A	\$ 540,000	\$ 378,000	\$ 400,000	\$ -	\$ -	\$ -	N/A

*

Rural Region

Project #	Units	New Rehab	Senior / Family	HOME CHDO Set-aside	Non-profit TC Set-aside	Set-Aside Preference / Service Enriched / Veteran's Services	Development Name	Developer	City	Federal 4% Tax Credits	State 4% Tax Credits	Federal 9% Tax Credits	State 9% Tax Credits	HOME	MHDC Fund Balance - Perm.	National Housing Trust Fund	TCAP	Tax Exempt Bond - Const.
20-403	80	Rehab	Family	No	No	Yes	Diamond Apartments (formerly Oak Tree Apartments)	3 Diamond Development, LLC	Rolla	\$ 263,247	\$ 263,247	N/A	N/A	\$ 700,000	\$ -	\$ -	\$ -	\$ 5,879,037
20-410	60	Rehab	Family	No	No	No	Deerfield Village	Preservation of Affordable Housing, LLC	Carthage	\$ 374,784	\$ 374,784	N/A	N/A	\$ -	\$ -	\$ -	\$ -	\$ 6,060,000
20-002	40	New	Family	No	Yes	Yes	The Meadows Of Fredericktown	Madison County Affordable Housing Partnership and RCH Development, INC.	Fredericktown	N/A	N/A	\$ 563,000	\$ 394,100	\$ 700,000	\$ -	\$ -	\$ -	N/A
20-019	16	Rehab	Family	No	Yes	Yes	Woodridge Apartments	Central Missouri Community Action	Brunswick	N/A	N/A	\$ 177,000	\$ 123,900	\$ -	\$ -	\$ -	\$ -	N/A
20-021	24	Rehab	Family	No	No	Yes	Martin Groves	Snider Development, LLC	Ava	N/A	N/A	\$ 207,000	\$ 144,900	\$ -	\$ -	\$ -	\$ -	N/A
20-024	24	Rehab	Family	No	No	Yes	Arden Groves	Cydeton Investments, LLC	Thayer	N/A	N/A	\$ 197,000	\$ 137,900	\$ -	\$ -	\$ -	\$ -	N/A
20-026	52	Rehab	Family	Yes	Yes	Yes	Springridge Highlands	Missouri Valley Community Action Agency	Warrensburg	N/A	N/A	\$ 373,000	\$ 261,100	\$ 300,000	\$ -	\$ -	\$ -	N/A
20-027	20	Rehab	Senior 55+	Yes	No	Yes	Highland Groves	Delta Area Economic Opportunity Corporation	Sikeston	N/A	N/A	\$ -	\$ -	\$ 1,845,000	\$ -	\$ -	\$ -	N/A
20-041	39	New	Family	No	No	Yes	Woodlands II	Affordable Homes Development, Inc.	Forsyth	N/A	N/A	\$ 565,000	\$ 395,500	\$ 1,180,000	\$ -	\$ -	\$ -	N/A
20-046	48	Rehab	Senior 55+	Yes	Yes	Yes	Tannehill Apartments	The Siedlund Company, LLC	Moberly	N/A	N/A	\$ 670,000	\$ 469,000	\$ 920,000	\$ -	\$ -	\$ -	N/A
20-085	48	New	Family	No	No	Yes	Parkview Terrace	Terravest Development Corp.	Kirkville	N/A	N/A	\$ 765,000	\$ 535,500	\$ 970,000	\$ -	\$ -	\$ -	N/A
20-092	36	New	Senior 55+	No	No	Yes	Weatherby Ridge	Turnberry Developers, L.L.C.	Macon	N/A	N/A	\$ 525,000	\$ 367,500	\$ -	\$ -	\$ -	\$ -	N/A
20-095	65	Rehab	Senior 55+	No	No	Yes	Vernon Heights	Missouri Housing Partners	Lebanon	N/A	N/A	\$ 457,000	\$ 319,900	\$ 450,000	\$ -	\$ -	\$ -	N/A

Salient Facts:

Region	MSA-Rural Region		
MHDC Property Number	20-064		
Property Name	Sinclair Estates II		
Developer Name	JES Dev Co, Inc.		
Location	Columbia		
Occupancy	Senior 55+		
Construction	New Construction		
Priority (if applicable)	Service Enriched, Special Needs Population		
Property Type	<input type="checkbox"/> Single Family	<input type="checkbox"/> Two Story Row	<input checked="" type="checkbox"/> Building with Elevator
	<input type="checkbox"/> Duplexes	<input type="checkbox"/> Single Story Row	<input type="checkbox"/> Building without Elevator

Description of Property:

40-units for seniors 55+ in 3-story elevator building. Amenities include business center, computer lab and off-street parking.

Reasons for Recommendations:

1. Good site location.
2. Well documented and supported need for affordable housing in the area.
3. Mixed unit development with 6 units for special needs tenants.
4. Low interest rate for construction bank loan.

Loan Information

Permanent Sources

MHDC NHTF	\$715,000
Federal and State LIHTC Equity	\$7,947,712
Federal and State Historic	\$0
AHAP Donation	\$0
Deferred Developer Fee	\$78,372
Total Sources:	\$8,741,084

Construction Sources

MHDC NHTF	\$715,000
Tax Credit Equity	\$1,589,542
Simmons Bank	\$5,640,000
Costs/Fees Post Construction	\$796,542
Total Construction Sources	\$8,741,084

Uses:

Construction Costs	\$6,169,224
Architect and Engineering	\$140,000
Construction Interest	\$97,410
Contingency	\$244,258
Closing Legal	\$30,000
Environmental Abatement	\$0
Relocation Expense	\$0
Furniture and Fixtures	\$30,000
Acquisition Costs	\$725,000
Developer\Construction Fee	\$800,000
MHDC and Related Costs	\$15,500
Reserves	\$181,542
Other Development Costs	\$308,150
Total Uses:	\$8,741,084

	Total	Reserves	MHDC Fees	w/o Reserves & MHDC Fees
Development Costs	\$8,741,084	\$181,542	\$15,500	\$8,544,042
Costs per Unit	\$218,527	\$4,539	\$388	\$213,601

Property Data:

Breakdown by Unit Type

Type	# of Units	Sq Ft	Net Rent	Market	% of Market
2 Bed	40	825	\$362 - \$755	\$950	38% - 79%

Total Number of Units	40
Total LIHTC Units	34
Total Market Units	6

Income and Expense Data

	Total	Per Unit
Gross Income	\$286,106	\$7,153
Underwritten Expenses	\$219,015	\$5,475
Operating Income	\$67,091	\$1,677
Debt Service	\$0	\$0
Net Operating Income	\$67,091	\$1,677

	Year 1	Year 15
Debt Service Coverage	N/A	N/A

Tax Credit Information

	Amount	Price Per Credit	Per LIHTC Unit	Per Unit (All)
Federal Low Income	\$640,000	\$0.85	\$18,824	\$16,000
State Low Income	\$448,000	\$0.56	\$13,176	\$11,200
Federal Historic	\$0	\$0.00	\$0	\$0
State Historic	\$0	\$0.00	\$0	\$0

Project Summary

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.

CHA staff and A Civil Group staff held a plan review meeting on July 30, 2020 with city staff to review the revised layout plans for the Kinney Point project. Items identified by city staff include:

- A tree preservation plan will be required.
- Screening may be required on the northern property line of the Kinney Point property.
- City staff would not support a rezoning request.
- The CHA will not be able to build within 75' at the intersection of Garth and Sexton due to planned future improvements to the intersection which may include a roundabout in the future.
- Parking calculations were a concern at the Kinney Point site.
- There were no concerns expressed about the Trinity Place site, however our civil engineer believes there may be some stormwater retention issues at this site

Revisions were made to the Kinney Point site layout. A pickup/drop off parking space was added to serve the apartments facing Sexton Road. A sidewalk was added to the north side of the apartments facing Sexton Road. The sidewalks from each apartment leading to Sexton Road were left in the project as a bid alternate. The final draft of the plans will be sent to the City of Columbia for their review, comments, and approval the week of October 12, 2020.

The final application for 9% low-income housing tax credit funding was submitted to the MHDC on October 30, 2020.

As noted earlier, the Missouri Housing Development Commission (MHDC) did not recommend funding for our Kinney Point Apartments in the 2020 round of funding. In addition, the Federal Home Loan Bank of Des Moines did not approve our funding request.

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 are 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.

On August 6., 2020, the CHA received a Commitment to Enter into a Housing Assistance Program Contract (CHAP) from the HUD Rental Assistance Demonstration (RAD) program for our Kinney Point project.

MHDC Low-Income Housing Tax Credits Funding for 2020

The Missouri Housing Development Commission (MHDC) approved a Qualified Allocation Plan (QAP) for the low-income housing tax credit program for 2020 that reinstated the state low-income housing tax credit program along with federal low-income housing tax credits. The 2020 LIHTC program included both federal and state low-income housing tax credits. The state LIHTC funding was capped at 70% of the federal LIHTC cap.





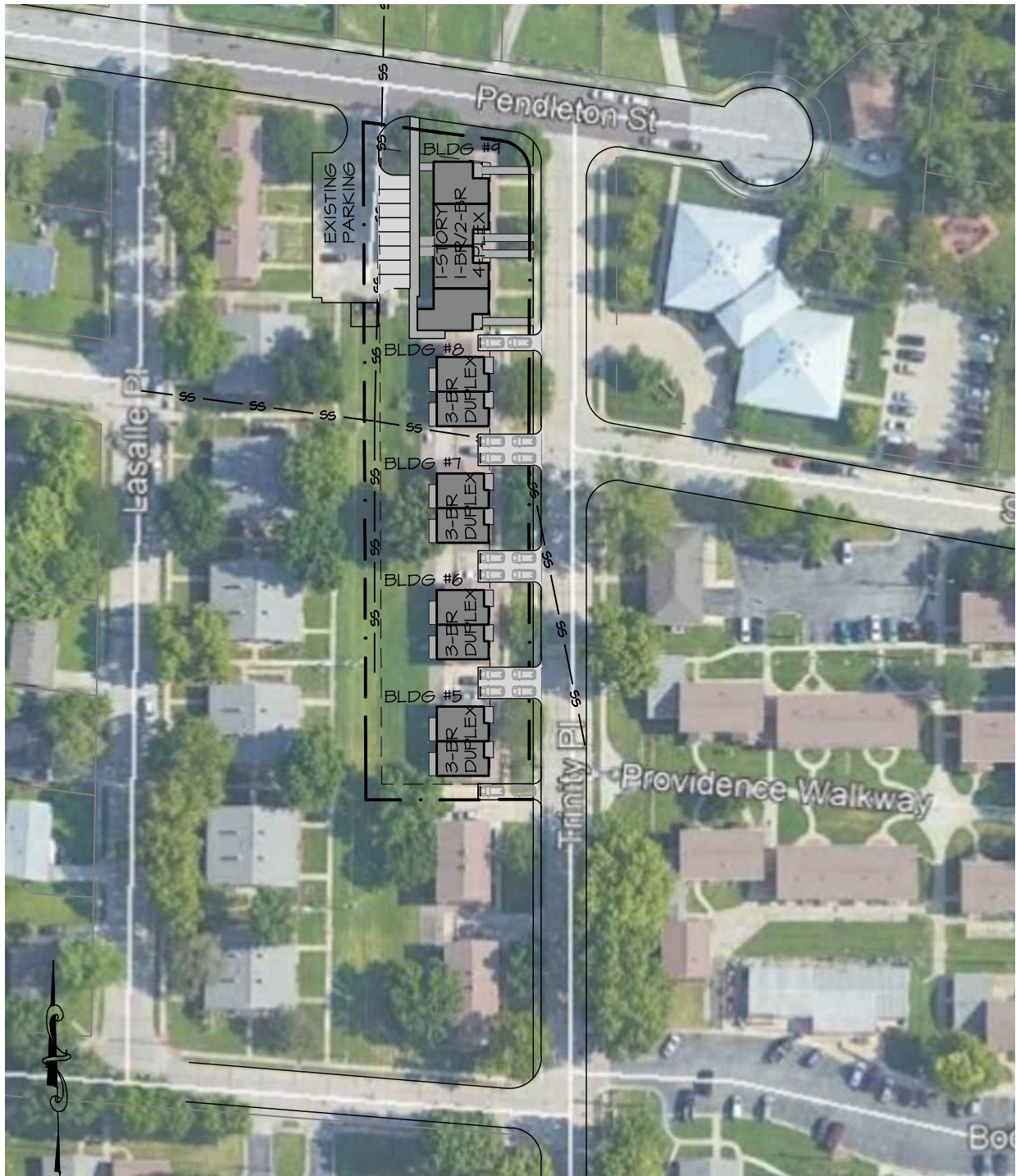
UNIT MIX:
 (8) 2-BR UNITS
 (6) 3-BR UNITS
 (10) 4-BR UNITS
 (24) TOTAL UNITS

(42) PARKING SPACES

KINNEY POINT SITE PLAN

SCALE: 1" = 50'-0"

OCTOBER 2020



UNIT MIX:
 (3) 1-BR UNITS
 (1) 2-BR UNIT
 (2) 3-BR UNITS
 (12) TOTAL UNITS

(24) PARKING SPACES
 SCALE: 1" = 100'-0"

OCTOBER 2020

TRINITY SITE PLAN



Housing Authority of the City of Columbia, Missouri

Board Staff Memo

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: January 19, 2021

RE: Administration Office Expansion Update

CHA staff, working with staff from Simon Oswald Architects, have completed the construction documents and put them out for bid. A pre-bid meeting was held on January 7, 2021 and was well attended.

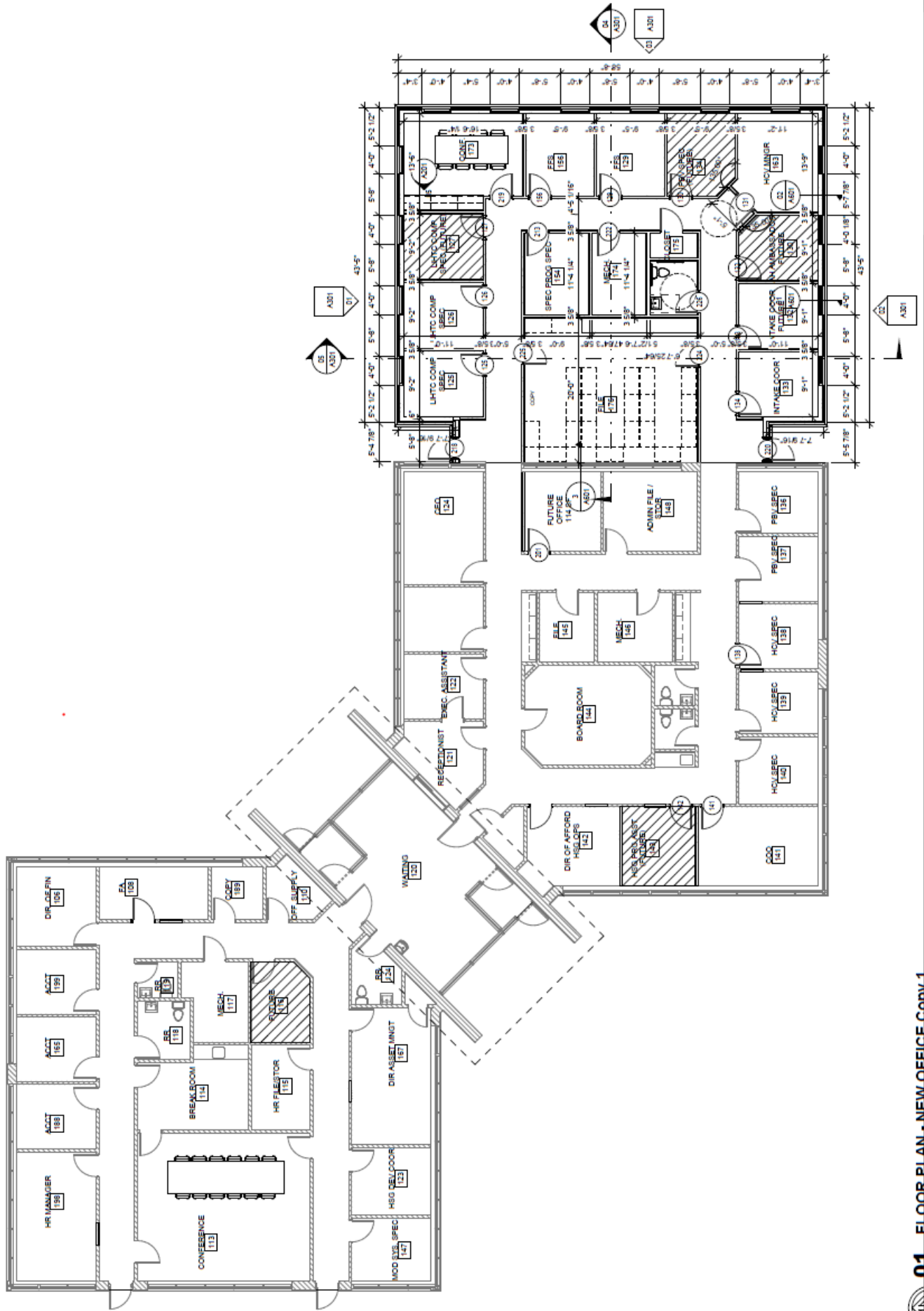
Sealed construction bids will be opened at 2:00 p.m. on Tuesday, January 19, 2021. An update to this report will be provided at the CHA Board meeting later that day. It is anticipated that the contract will be completed and a notice to proceed will be issued in the first week of February 2021.

The Opinion of Probable Costs was finalized and signed as of July 15, 2020. 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.

We have rented temporary office space in the lower level (terrace level) of the Bank of America at 800 East Cherry (southeast corner of 8th and Cherry) at a cost of \$2,040 per month. The lease includes Suite 100 through 109 with access over common corridors, entry, and shared use of restrooms. Seven parking spots are also included. Additional parking spots will cost \$60/month. The CHA Finance Department relocated to these offices in early December. Eight more Administration Building employees are scheduled to move on January 29 and February 5.

The temporary relocation of these employees will allow our contractors to work on the internal renovations while the outside construction is commencing. It is projected that by following this strategy, we can cut off up to two months on the construction time. It also allows for inside work during winter months.

As noted in the COVID-19 budget report, rent space is budgeted for the Finance & HR department to move out of the Administration building in December to provide the additional space needed for program staff. This department will remain at a remote location until construction is completed. It is estimated that this office space will be rented for 10 months. The Administration Building renovations and addition are eligible CARES act expenses. Any unspent CARES act funds will be used towards the construction project.





Housing Authority of the City of Columbia, Missouri

Board Staff Memo

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: January 19, 2021

RE: Update on Rewiring Paquin Tower and Oak Towers for Television and Internet Services

Precision Electric (contractor for CHA) started 1/11/2021 on the 15th Floor at Paquin Tower installing (2) New Cat6 wires for Phone & Internet and (1) RG6 Coax wire for Mediacom to provide cable tv, internet and phone services to every apartment.

Currently the 15th floor wiring has been completed and work has started on the 14th floor. Notice will be delivered to the residents on the 13th & 12th floor this Friday 1/15/2021 to start work on these floors on 1/18/2021. We are hoping to be completed with the wiring install at Paquin Tower in Mid-February and Oak Towers will start after Paquin Tower has been completed.

CenturyLink has provided Columbia Housing Authority all of the Cat6 wiring at no cost for Paquin Tower and Oak Towers. On 1/8/2021 we picked up (70) boxes with 1000 feet of wire per box totaling 70,000ft of Cat6 wire. This Cat6 wiring that was provided to CHA for this project is valued around \$15,000.00.

Meetings with CenturyLink, Mediacom and sub-contractors have continued with CHA to discuss the installation of the Fiber Optic wiring that will be installed into Paquin Tower and Oak Towers. We are still in the design phases for the installation of fiber optics at both locations.

Currently during this wiring installation residents at Paquin Tower have had a very short outage for their phone or internet services while the new wiring is getting installed in the apartments.

CHA has ordered a digital antenna to hook up at Oak Towers to test and see how many free local over-the-air TV channels can be picked up. We will inject the signal into Oak Towers to the existing cable wiring to make sure we have a good signal strength that will provide free local over-the-air TV channels to our residents that cannot afford or do not want to purchase cable TV or internet services. If the digital antenna works to our satisfaction, we will order the same antenna for Paquin Tower and test the signals there as well so we can have free local over-the-air TV channels available on April 1, 2021 when CenturyLink plans to shut off the Prizm Bulk TV service to both buildings.



Board Staff Memo

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: January 19, 2021

RE: COVID-19 Operational Report

Due to the ongoing and increasing numbers of COVID-19 cases reported in Boone County, our current office restrictions, safety precautions, and operational plans will remain in place in the foreseeable future and until we see a significant reduction in COVID-19 cases reported in Boone County.

Current Staffing Levels

On December 30, 2020 we had a staff person in the CHA Administration Building test positive for COVID-19. This person is still not able to come back to work due to illness. Their positive test resulted in eight (8) other CHA staff working from home in quarantine. All but one quarantined staff have now tested negative and are back at work.

Currently we have the two CHA staff in quarantine due to close exposure to someone who tested positive.

In the past few months there have been scattered cases of CHA staff having to quarantine due to exposure. None of the quarantined staff tested positive.

Vaccinations

I have contacted the Columbia/Boone County Department of Public Health and Human Services to register the CHA as a business to include in their vaccination notification schedule. I have also posed the following questions to them:

- Is there a plan to vaccinate the low-income residents of Paquin Tower and Oak Towers in the next round of vaccinations? I have indicated that I believe that all of our residents in these buildings are in one or more high-risk categories and should be included in the Tier 1B round of vaccinations. I have indicated that we will cooperate in any way to facilitate the vaccination process.
- Will Columbia Housing Authority (CHA) employees be considered essential employees and also be included in the Tier 1B round of vaccinations?

Moving Ahead Program

The Moving Ahead Program has remained open at half-capacity serving 50-60 kids each day. We have had to shut down two (2) times due to COVID-19 exposure or a student testing positive. No staff have tested positive at this point in time and the plan is to continue full-day learning pods this semester. All but three students will remain in the Moving Ahead Program when students return to in-seat learning. The three students that will return to in-seat learning all have special needs best addressed in the CPS classroom setting. Their slots in the Moving Ahead Program will be filled with students from our waiting list.

CHA PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR DECEMBER 2020

Reporting for prior month (Dec 2020)		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	9%	2%	44	34	77%	1.5	\$1,041.33	2	60+	4	\$120.65		
Bear Creek Apts	78 Units	0%	31%	36	25	69%	2	\$669.33	3	60+	15	\$0.00		
Oak Tower	147 Units	0%	14%	52	39	75%	1	\$466.54	2	30	28	\$209.33		
PAQUIN	200 Units	11%	5%	45	35	78%	1	\$588.48	3	30	3.3	\$0.00		
Stuart Parker	84 Units	4%	14%	48	23	47%	2	N/A	N/A	N/A	N/A	\$312.00		
Patriot Place	25 Units	0%	33%	11	5	45%	1	\$1,275.77	1	20	3	\$625.77		
BWW	54 Units	0%	24%	17	14	82%	1	\$868.00	1	30+	5	353.48		
BWWII	36 Units	0%	5%	7	7	100%	1	N/A	N/A	N/A	N/A	N/A		
MANAGEMENT OPERATIONS	HUD VACANCY LOSS	12/1-12/31/2020 OCCUPANCY %	Uncollected at end of month for rent, maint charges, repymnts (doesn't include deposits)	Vacancy last day of mnth 12/31	Vacancy last day of mnth 12/31	Vacancy last day of mnth 12/31	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	TOTAL AMOUNT	0-30	30-60	60+	December	December	%	# Accts	New /mnth			
AMP 1	\$4,926.10	80%	\$493.78	2	2	21	1	2	13%	12	N/A	N/A	\$5,288.56	14
Bear Creek Apts	\$925.00	93%	\$6,882.10	0	1	2	2	0	29%	21	N/A	0	\$6,427.13	24
Oak Tower	\$1,469.52	98%	\$1,862.40	3	1	0	2	2	14%	20	N/A	0	\$3,091.58	15
SPP PAQUIN	\$945.15	99%	\$12,854.37	0	2	0	2	0	29%	58	N/A	0	\$5,414.23	22
Stuart Parker	\$1,513.90	96%	\$5,530.50	1	1	1	1	1	28%	23	N/A	0	\$3,792.71	20
Patriot Place	\$0.00	98%	\$164.52	1	0	0	0	1	17%	4	N/A	1	N/A	N/A
BWW	\$870.33	92%	\$2,681.63	1	1	2	1	2	16%	8	N/A	1	\$2,405.18	13
BWWII	\$0.02	99%	\$284.08	1	0	0	0	1	6%	2	N/A	0	\$640.22	5

Affordable Housing Terminations Report January FYE2021

	Failure to Pay	Criminal	Unauthorized Guest	Other	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
Month of January 2020									
AMP 1 - Downtown	7	0	0	2	9	8	0	0	1
Oak Tower	12	0	0	0	12	0	0	0	12
Bear Creek	8	0	0	0	8	7	0	0	1
Patriot Place	1	0	0	0	1	0	0	0	1
Stuart Parker - Downtown	1	0	0	0	1	0	0	0	1
Stuart Parker - Paquin Tower	2	3	0	1	6	0	0	0	6
Bryant Walkway	1	0	0	0	1	0	0	0	1
Bryant Walkway II	1	0	0	0	1	0	0	0	1
MONTHLY TOTAL	33	3	0	3	39	15	0	0	24
Month of February 2020									
AMP 1 - Downtown	6	1	0	0	7	4	1	0	3
Oak Tower	0	0	0	0	0	0	0	1	0
Bear Creek	6	0	1	0	7	6	2	0	1
Patriot Place	1	0	0	0	1	1	0	1	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	2	0
Stuart Parker - Paquin Tower	4	0	0	1	5	2	1	2	3
Bryant Walkway	3	0	0	0	3	0	1	0	3
Bryant Walkway II	0	0	0	0	0	0	1	0	0
MONTHLY TOTAL	20	1	1	1	23	13	6	6	10
Month of March 2020									
AMP 1 - Downtown	0	0	0	0	0	0	1	0	2
Oak Tower	0	0	0	0	0	0	0	0	0
Bear Creek	1	1	0	1	3	1	0	0	2
Patriot Place	1	0	0	0	1	1	0	1	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	4	1	1	0	6	2	0	0	4
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	6	2	1	1	10	4	1	1	8
Month of April 2020									
AMP 1 - Downtown	0	1	0	0	1	0	0	0	1
Oak Tower	0	0	0	0	0	0	1	0	0
Bear Creek	0	1	0	0	1	0	0	0	1
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	0	0	0	0	0	0	0	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	2	0	0	2	0	1	0	2

	Failure to Pay	Criminal	Unauthorized Guest	Other	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
Month of May 2020									
AMP 1 - Downtown	0	0	0	0	0	0	0	0	0
Oak Tower	0	0	0	1	1	1	0	0	0
Bear Creek	0	1	0	0	0	0	0	0	1
Patriot Place	0	0	0	1	1	0	0	0	1
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	0	0	0	0	0	0	0	0
Bryant Walkway	0	0	0	1	1	0	0	0	1
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	1	0	3	3	1	0	0	3
Month of June 2020									
AMP 1 - Downtown	0	1	0	0	1	0	0	0	1
Oak Tower	0	0	0	0	0	0	1	0	0
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	0	0	0	0	0	0	1	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	0	0	0	0	0	1	2	0
Bryant Walkway	0	2	0	0	2	0	0	0	2
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	3	0	0	3	0	3	2	3
Month of July 2020									
AMP 1 - Downtown	0	1	1	0	2	0	0	0	2
Oak Tower	0	0	0	0	0	0	0	0	0
Bear Creek	0	0	0	0	0	0	1	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	1	0	1	1	0	0	0
Stuart Parker - Paquin Tower	0	0	0	2	2	0	0	1	2
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	1	2	2	5	1	1	1	4
Month of August 2020									
AMP 1 - Downtown	9	0	0	0	9	5	2	0	4
Oak Tower	4	0	0	0	4	0	0	0	0
Bear Creek	5	1	0	0	6	0	1	0	6
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	8	0	0	0	8	3	0	0	5
Bryant Walkway	2	1	0	1	4	2	0	0	2
Bryant Walkway II	1	0	0	0	1	0	0	0	1
MONTHLY TOTAL	29	2	0	1	32	10	3	0	18

	Failure to Pay	Criminal	Unauthorized Guest	Other	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
Month of September 2020									
AMP 1 - Downtown	0	0	0	0	0	0	0	0	0
Oak Tower	0	1	0	0	1	0	0	0	1
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	0	0	0	1	1	1	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	0	0	0	0	0	0	0	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	1	0	1	2	1	0	0	1
Month of October 2020									
AMP 1 - Downtown	0	0	0	0	0	0	0	0	0
Oak Tower	0	0	0	0	0	0	0	0	0
Bear Creek	0	0	0	0	0	0	0	1	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	1	0	0	1	0	0	0	1
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	1	0	0	1	0	0	1	1
Month of November 2020									
AMP 1 - Downtown	0	0	0	0	0	0	0	0	0
Oak Tower	0	0	0	1	0	1	0	1	1
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	0	0	0	1	0	0	1	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	0	0	0	0	0	0	0	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	0	0	2	0	1	1	1	1
Month of December 2020									
AMP 1 - Downtown	0	0	0	1	0	1	0	0	0
Oak Tower	0	0	0	1	0	0	0	0	1
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	1	0	1	2	0	0	0	2
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	1	0	3	2	1	0	0	3

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

December 31, 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	\$ 529	\$ 535,278	\$ (80,170)	1,012	1,212	1,012	1,177	(165)	(165)	9	12	83%	87%	83%	87%	9	0.9%	9	0.9%
Feb-20	\$ 6,850,107	\$ 622,737	\$ 189	\$ 537	\$ 549,967	(152,940)	1,025	1,212	2,037	1,174	(149)	(315)	4	18	85%	88%	84%	88%	3	0.3%	6	0.6%
Mar-20	\$ 6,300,140	\$ 630,014	\$ 193	\$ 535	\$ 551,438	(78,576)	1,031	1,212	3,068	1,178	(147)	(461)	4	6	85%	88%	84%	88%	4	0.4%	5	0.5%
Apr-20	\$ 5,748,702	\$ 638,745	\$ 182	\$ 549	\$ 559,908	(78,837)	1,020	1,212	4,088	1,164	(144)	(605)	4	6	84%	88%	84%	88%	7	0.7%	6	0.6%
May-20	\$ 5,188,794	\$ 648,599	\$ 175	\$ 560	\$ 569,356	(79,244)	1,016	1,212	5,104	1,157	(141)	(746)	3	14	84%	88%	84%	88%	6	0.6%	6	0.6%
Jun-20	\$ 4,619,439	\$ 659,920	\$ 172	\$ 514	\$ 574,529	(85,390)	1,021	1,212	6,125	1,284	(263)	(1,010)	12	11	84%	87%	84%	88%	9	0.9%	6	0.6%
Jul-20	\$ 4,044,909	\$ 674,152	\$ 181	\$ 565	\$ 574,532	(99,620)	1,016	1,212	7,141	1,192	(176)	(1,186)	16	12	84%	85%	84%	87%	12	1.2%	7	0.7%
Aug-20	\$ 3,470,377	\$ 694,075	\$ 171	\$ 559	\$ 575,462	(118,613)	1,030	1,212	8,171	1,242	(212)	(1,398)	25	12	85%	83%	84%	87%	18	1.7%	9	0.8%
Sep-20	\$ 2,894,915	\$ 723,729	\$ 172	\$ 518	\$ 574,124	(149,605)	1,009	1,212	9,180	1,398	(389)	(1,787)	4	16	83%	79%	84%	86%	9	0.9%	9	0.8%
Oct-20	\$ 2,320,791	\$ 773,597	\$ 174	\$ 563	\$ 589,411	(184,186)	1,047	1,212	10,227	1,374	(327)	(2,115)	11	11	86%	76%	84%	85%	12	1.1%	9	0.9%
Nov-20	\$ 1,731,381	\$ 865,690	\$ 175	\$ 566	\$ 592,363	(273,327)	1,047	1,212	11,274	1,374	(327)	(2,442)	15	31	86%	68%	85%	83%	13	1.2%	9	0.9%
Dec-20	\$ 1,139,018	\$ 1,139,018	\$ 179	\$ 561	\$ 593,278	(545,739)	1,057	1,212	12,331	1,374	(317)	(2,759)	17	41	87%	52%	85%	81%	10	0.9%	9	0.9%

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

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

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

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

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

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

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

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

Total vouchers available = 1132

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

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

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

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

Homeownership: Current number of homeownership vouchers

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

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

December 31, 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	\$ 179,475	(28,508)	577	597	577	597	(20)	(20)	21	-	96.6%	86.3%	96.6%	86.3%	11	1.9%	11	1.9%
Feb-20	\$ 2,316,327	\$ 210,575	\$ 242.40	\$ 307	\$ 183,401	(27,175)	572	597	1,149	597	(25)	(45)	17		95.8%	87.1%	96.2%	86.7%	5	0.9%	8	1.4%
Mar-20	\$ 2,132,927	\$ 213,293	\$ 241.94	\$ 303	\$ 181,069	(32,224)	574	597	1,723	597	(23)	(68)	21		96.1%	84.9%	96.2%	86.1%	10	1.7%	9	1.5%
Apr-20	\$ 1,951,858	\$ 216,873	\$ 182.16	\$ 323	\$ 192,630	(24,243)	569	597	2,292	597	(28)	(96)	9		95.3%	88.8%	96.0%	86.8%	9	1.6%	9	1.5%
May-20	\$ 1,759,228	\$ 219,903	\$ 225.26	\$ 343	\$ 193,321	(26,583)	563	597	2,855	597	(34)	(130)	11		94.3%	87.9%	95.6%	87.0%	8	1.4%	9	1.5%
Jun-20	\$ 1,565,907	\$ 223,701	\$ 228.62	\$ 316	\$ 190,202	(33,499)	566	597	3,421	597	(31)	(161)	18		94.8%	85.0%	95.5%	86.7%	10	1.8%	9	1.5%
Jul-20	\$ 1,375,705	\$ 229,284	\$ 238.04	\$ 340	\$ 195,310	(33,974)	574	597	3,995	597	(23)	(184)	17		96.1%	85.2%	95.6%	86.5%	15	2.6%	10	1.7%
Aug-20	\$ 1,180,395	\$ 236,079	\$ 237.00	\$ 231	\$ 197,405	(38,674)	575	597	4,570	597	(22)	(206)	12		96.3%	83.6%	95.7%	86.1%	13	2.3%	10	1.8%
Sep-20	\$ 982,990	\$ 245,748	\$ 230.40	\$ 321	\$ 194,842	(50,905)	575	597	5,145	597	(22)	(228)	17		96.3%	79.3%	95.8%	85.3%	10	1.7%	10	1.8%
Oct-20	\$ 788,148	\$ 262,716	\$ 228.58	\$ 343	\$ 196,996	(65,720)	574	597	5,719	597	(23)	(251)	15		96.1%	75.0%	95.8%	84.3%	9	1.6%	10	1.7%
Nov-20	\$ 591,151	\$ 295,576	\$ 233.31	\$ 339	\$ 195,235	(100,341)	576	597	6,295	597	(21)	(272)	15		96.5%	66.1%	95.9%	82.7%	7	1.2%	10	1.7%
Dec-20	\$ 395,916	\$ 395,916	\$ 233.68	\$ 343	\$ 197,682	(198,234)	576	597	6,871	597	(21)	(293)	10		96.5%	49.9%	95.9%	79.9%	9	1.6%	10	1.7%

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.

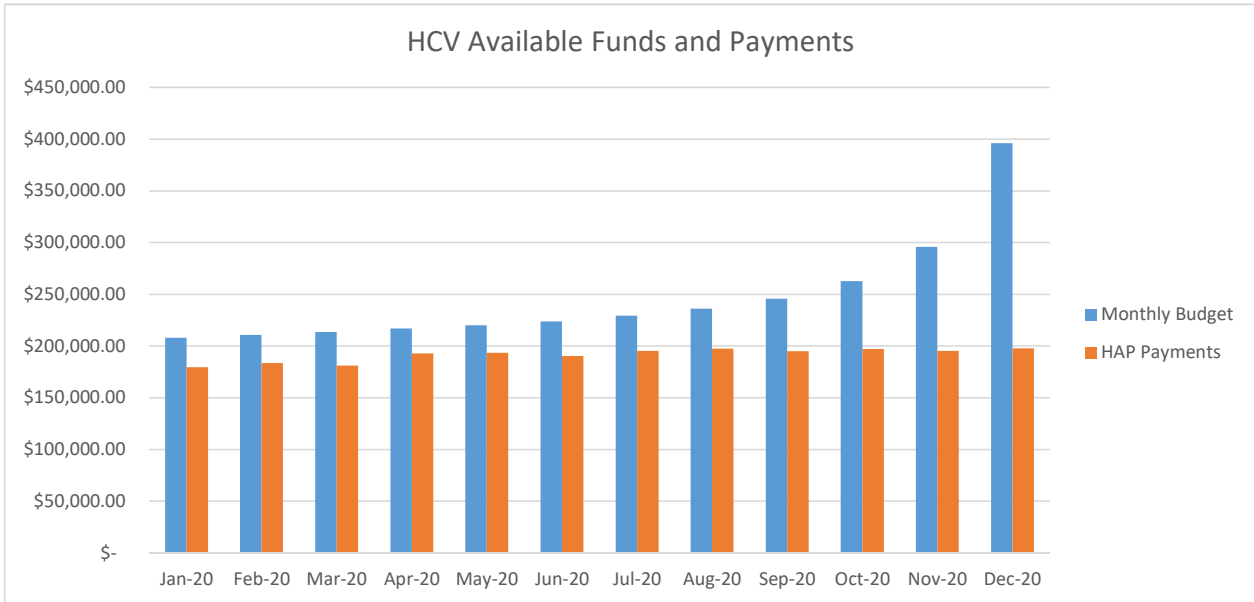
Current Vouchers Looking: This is the current numbers of vouchers that have been issued and the voucher holder is searching for a unit.

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

December 2020

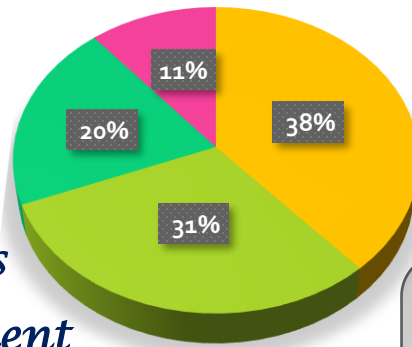




HUMAN SERVICES DEPARTMENT

DECEMBER 2020

- 2,646 Basic Needs
- 2,108 Removing Barriers
- 1,371 Health and Wellness
- 765 Household Development



SERVICES PROVIDED BY AREA

- BASIC NEEDS
- REMOVING BARRIERS
- HEALTH/WELLNESS
- HOUSEHOLD DEVELOPMENT

Human Services Coordinators spent countless hours ensuring our families had presents and meals for the Holidays. 65 families were signed up through CHA/CHALIS and VAC partnership for their Christmas program. Various efforts were made to ensure all families that needed assistance over the holidays, got it. Our workers assisted over 300 households with food, presents, gift cards and other items needed to make sure CHA program participants felt the joy for the 2020 Holiday season!

13,357 units of service provided to **1,420** individuals with **5,134** contacts **12,125** pounds food given at Annie Fisher Food Pantry



Through our Supporters' generous donations we raised:

\$8,985

Through the ComoGives campaign and Fundraising Letter





HUMAN SERVICES DEPARTMENT

DECEMBER 2020

In these times of uncertainty, the one thing I can be sure of is that our Human Services team will always rise to the needs of our participants. As the leader of this team, I could not be prouder of all the production and services that have been and will continue to be provided to our residents and families during this pandemic. This is a time like no other in our lives. The COVID-19 pandemic continues to produce uncertainty, stress and trauma in our communities. Despite the challenges we are all facing every day, this is also a time that is bringing out the best in many people—especially the CHA Human Services Team. Here at CHA & CHALIS, we have continued to provide basic needs, remove barriers, assist with development of household, provide a safe and structured learning environment for kids, and check in on the health and wellness of our residents and program participants. In addition to all those services, we have worked tirelessly to adapt to a new style of assistance that provides safety to participants and staff. We have continued with our trauma-informed approaches and interventions with a focus on mental health of all participants. Despite the difficulties that CV-19 has brought on, CHA & CHALIS Human Services Team continues to show up for our families and will continue advocating and supporting them in the best ways possible. We are aware of the other agencies working so diligently for our most vulnerable populations and for that we are very grateful. On behalf of everyone at CHA & CHALIS, we are incredibly thankful to all of you serving and caring for those in need. We are proud to play a critical role in this fight by partnering with you to assist our families and participants.

Sincerely,

Erin Friesz

Director of CHA Human Services

Deputy Director, CHA Low-Income Services, Inc



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

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

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Mark Brotemarkle, Director of Safety

Date: January 19, 2021

RE: Monthly Safety Department Report for November / December 2020

Law Enforcement calls for service totaled 63. 18 of the law enforcement calls were for follow up, 911 calls with no case number drawn. With the previously mentioned law enforcement calls and 911 calls with no case number drawn removed, there were only 45 calls for law enforcement on CHA property a below average number of calls with, 13 case numbers drawn by law enforcement.

EMS and Fire are shown being dispatched 63 times, but with Fire and Medics being dispatched to almost all medical calls together, there were only 38 calls for medical and fire for the month. 13 of the "medical" calls were at family sites, 8 were at Oak Towers, 9 were at Paquin Tower, 1 at Patriot Place. The number of medical calls in the month of November were below average.

Columbia Housing Authority Safety completed 43 reports, 7 were Lock Outs.

In November 2020, between midnight and 0700 hours, there were 7 law enforcement and 10 medical dispatched calls with, CHA Safety responding to 3 calls.

Columbia Housing Authority Safety investigated 7 Trespassing incidents, 4 taking place at Paquin Tower, 2 at Bryant Walkway, 1 at Bear Creek, 0 at Oak Tower and 0 at Patriot Place. These numbers are lower than average. 9 Trespass warnings were reviewed with, 0 names removed from the Trespass List.

December calls for service continued to be average with Paquin Tower continuing to have the most calls for service.

The Safety Department has received an increase in reports of concern of drugs and other illegal criminal activity. Some of these complaints involve unauthorized guests. The Safety Department has been working with site managers and law enforcement to address these concerns.

Parking violations seem to be helping to identify possible unauthorized guests and apartment locations of concern.

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

With community transmissions on the increase, Covid19 safety guidelines continue to be followed, in an attempt to limit possible covid19 exposure to both Safety employees and others.

On Monday, January 6, 2021 we had an incident involving a resident at Paquin Tower who reached over a locked Dutch door and unlocked the door. The resident entered the office with the employee inside and refused to leave. The resident barricaded the door preventing other employees from entering the office. The resident then made threats to harm the employee with a knife while stating that he was waiting for the police to arrive before harming the employee.

Prior to anyone being injured, the Officer Brotemarkle forced his way into the office and was able to de-escalate the incident followed by the resident being arrested.

Not wanting this type of incident to ever occur again, several measures have been taken to deter and prevent this type of incident from happening.

- The Dutch doors used in several offices had locking mechanisms changed, so an intruder will not be able to secure a door shut without having a key.
- A new lock was installed on the lower Dutch door to prevent an intruder from being able to open the door by simply reaching over the lower door and turning the interior doorknob to open the door.
- Dead bolt locks were installed on the upper Dutch door, so the upper door can not be locked shut without a key.
- In addition to the current panic alarms which summon assistance off site, additional panic buttons are installed to summon assistance from adjoining offices.
- Closed Circuit video has been removed from the live feed to apartments.
- Safety personnel have adjusted hours to help ensure that a Safety Officer is at Paquin Tower while Office Personnel are working. This use of safety personnel will be evaluated in the future to determine if it is needed long term or if the safety officer continues to be needed once other safety measures have been put in place and their use becomes second nature.

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

Columbia Housing Authority, Missouri
SAFETY STATISTICS - NOVEMBER 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			2
Unsecured Door(s)										0
Vice Crime										0
Vice Crime/Gambling										0
Weapons Offense										0
Weapons Offense/Arrest										0
Weapons Offense/Shots Fired										0
TOTALS:	4	1	3	0	6	3	24	1	1	43

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	3	1	3		6	3	24	1	2	43
Follow-Up Report										0
TOTALS:	3	1			6	3	24	1	2	40

TRESPASS REVIEW	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
Files Reviewed									9	9
Trespass Appeal									0	0
Names Removed from Trespass List									0	0

[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)

Columbia Housing Authority, Missouri
SAFETY STATISTICS - DECEMBER 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										0
Administrative Details										0
Alarm									2	2
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)										0
Assault										0
Assault/Adult Abuse										0
Assault/Felony (aggravated assault)										0
Assist Resident/Medical								1		1
Check Subject/FI										0
Check Welfare						1	3			4
Child Abuse/Neglect										0
Civil Matter										0
Controlled Substance Investigation			1							1
Controlled Substance Invest/S-W										0
Death Investigation						1	1			2
Death Investigation/Homicide										0
Disturbance, Peace			1			1	1			3
Fire										0
Fire/Arson	1								1	2
Fire/Smoke/Fire Alarm						1				1
Follow-up Reports							1			1
Graffiti										0
Harassment										0
Informational Report						1	3			4
Juvenile Delinquency										0
Lease Violation							1			1
Lockout			1				2			3
Maintenance Problems										0
Miscellaneous (other)										0
Noise Complaint							5			5
Property Crime/Auto Theft										0
Property Crime/Burglary										0
Property Crime/Larceny						2	1			3
Property Crimes/Other										0
Property Damage							2			2
Robbery Offense										0
Sexual Assault										0
Sexual Assault/Rape										0
Stationary Patrol/Surveillance										0
Suspicious Activity										0
Threat to Self										0
Ticket Vehicle/CHA			2				1			3
Ticket Vehicle/Tow										0
Trespass Person/Arrest						1	1			2
Trespass Person/Investigate										0

Columbia Housing Authority, Missouri
SAFETY STATISTICS - DECEMBER 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			2	3			6
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:	1	0	6	0	0	10	26	1	3	47

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	1		6			11	25	1	4	48
Follow-Up Report										0
TOTALS:	1	0			0	11	25	1	4	42

TRESPASS REVIEW	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
Files Reviewed									6	6
Trespass Appeal									2	2
Names Removed from Trespass List									0	0

[Common Areas]

Non-residential areas such as the Administration Building & BBCC

DT (1)	Downtown (120 units)
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BC	Bear Creek (76 units)
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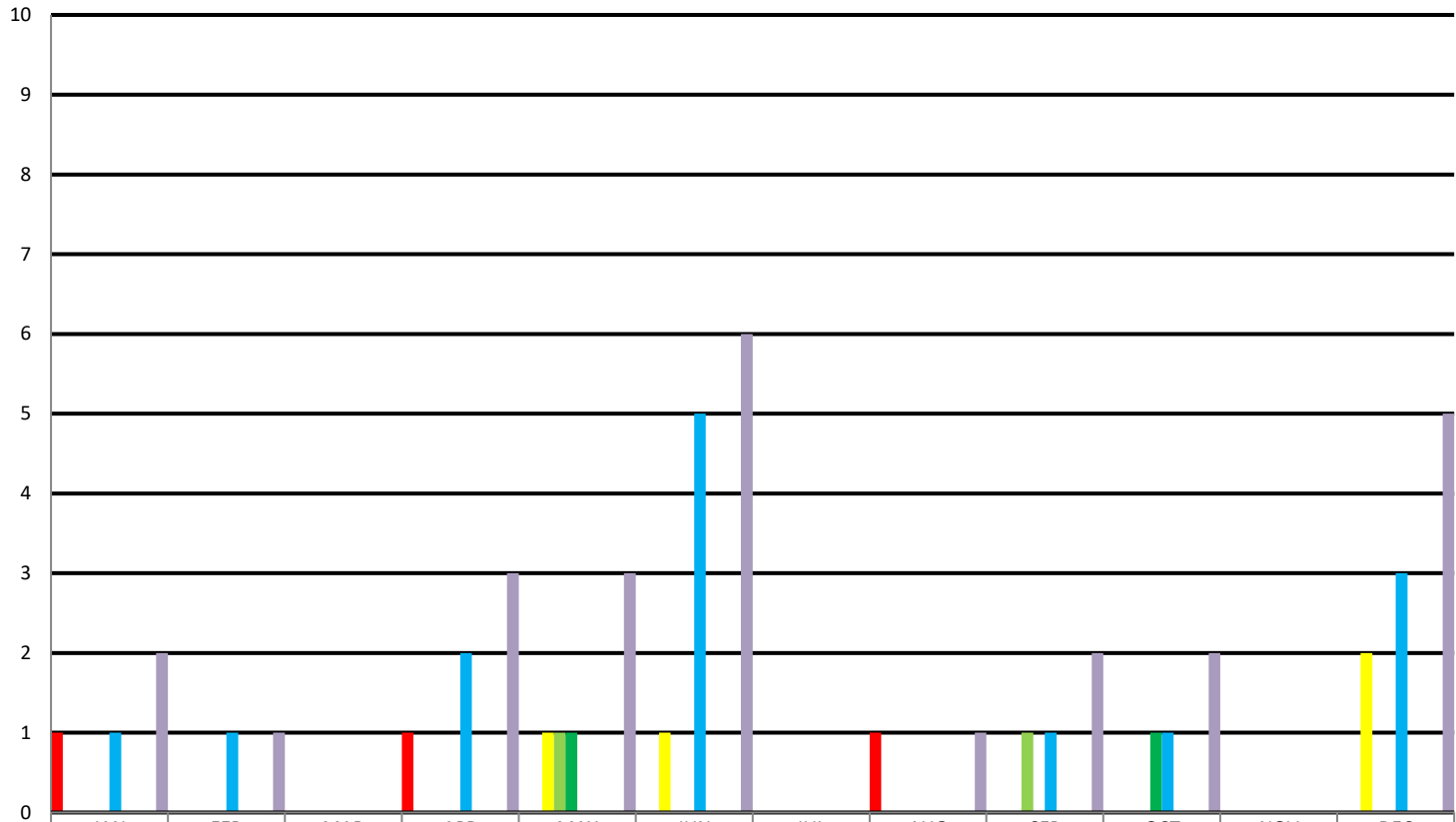
[SP (2)] "Stuart Parker" - Streets: Unity, Lincoln, Worley, Oak & Hicks

[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, 2020 - December 31, 2020**

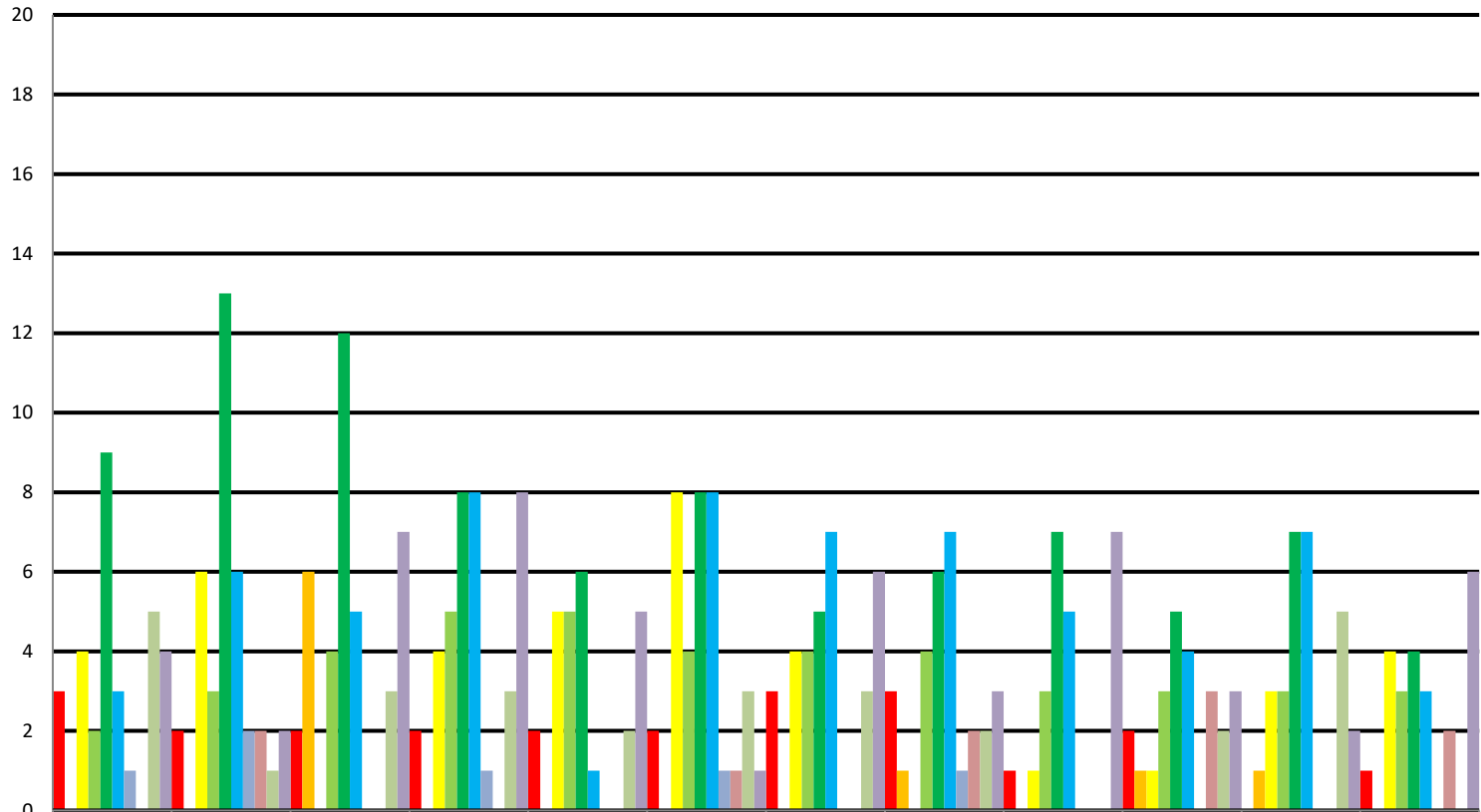
Number of Reported Incidents



■ Assault/Felony (aggravated assault)	1	0	0	1	0	0	0	1	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	2
■ Property Crime/Auto Theft	0	0	0	0	1	0	0	0	1	0	0	0
■ Property Crime/Burglary	0	0	0	0	1	0	0	0	0	1	0	0
■ Property Crime/Larceny	1	1	0	2	0	5	0	0	1	1	0	3
■ 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	1	2	2	0	5

**CHA Safety Incidents - Other High Incident Reporting Categories - All Properties
January 1, 2020 December 31, 2020**

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	3	3	1	2	0	1
■ Check Subject/FI	0	0	6	0	0	0	0	1	0	1	1	0
■ Check Welfare	4	6	0	4	5	8	4	0	1	1	3	4
■ Disturbance, Peace	2	3	4	5	5	4	4	4	3	3	3	3
■ Informational Report	9	13	12	8	6	8	5	6	7	5	7	4
■ Lockout	3	6	5	8	1	8	7	7	5	4	7	3
■ Suspicious Activity	1	2	0	1	0	1	0	1	0	0	0	0
■ Trespass Person/Arrest	0	2	0	0	0	1	0	2	0	3	0	2
■ Trespass Person/Investigate	5	1	3	3	2	3	3	2	0	2	5	0
■ Trespass Person/Warning Issued	4	2	7	8	5	1	6	3	7	3	2	6

Law Enforcement Calls on CHA Properties
November December 2020

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Agency
11/05/2020	10:41:08	2020271352	2020010631	114C2 PHYS DOMSTC JST OCC	1009	ELLETA BLVD		BC	CPD
11/05/2020	14:37:10	2020271572		FOLLOW UP	1009	ELLETA BLVD		BC	CPD
11/12/2020	10:42:55	2020277586		TRESPASS SUBJ	1119	ELLETA BLVD	B	BC	CPD
11/13/2020	23:45:53	2020278949		133D1 TRESPASS	1011	ELLETA BLVD		BC	CPD
11/14/2020	10:29:27	2020279176		911 CHK	1111	ELLETA BLVD		BC	CPD
11/15/2020	16:57:11	2020280100		DISTURBANCE	1021	ELLETA BLVD		BC	CPD
11/22/2020	16:01:14	2020285583	2020011214	119D3 THRT	1008	ELLETA BLVD		BC	CPD
11/26/2020	6:33:48	2020288220		911 CHK	1212	ELLETA BLVD		BC	CPD
11/26/2020	22:22:55	2020288663		TTL	1027	ELLETA BLVD		BC	CPD
11/12/2020	7:23:36	2020277420		114D2 VRBL DOMSTC	306	PENDLETON		BW	CPD
11/16/2020	8:55:34	2020280452		132B2 PRKNG VIOL	308	TRINITY PL		BW	CPD
11/16/2020	19:39:20	2020280946	2020011004	116D1 DRUG USE/POSSESSION	210	ALLEN WALKWAY		BW	CPD
11/17/2020	10:32:12	2020281394	2020011021	114C1 PHYS DOMSTC JST OCC	21	BRYANT WALKWAY		BW	CPD
11/17/2020	11:55:55	2020281461		107D1 URGENT ASST AGENCY	210	ALLEN WALKWAY		BW	CPD
11/17/2020	16:16:08	2020281636		125D1 URGENT CHK WELFARE	210	ALLEN WALKWAY		BW	CPD
11/23/2020	14:20:12	2020286231		FOLLOW UP	21	BRYANT WALKWAY		BW	CPD
11/27/2020	9:56:13	2020288868	2020011351	SUICIDAL SUBJ	320	PENDLETON		BW	CPD
11/03/2020	13:30:20	2020269697	2020010555	107D1 URGENT ASST AGENCY	1400	ELLETA BLVD		COM	CPD
11/02/2020	17:15:33	2020268957	2020010522	DISTURBANCE	304	FISHER WALKWAY		DT	CPD
11/03/2020	13:34:20	2020269702		FOLLOW UP	304	FISHER WALKWAY		DT	CPD
11/03/2020	18:47:55	2020269943		129C3 SUSP VEH	311	TRINITY PL		DT	CPD
11/04/2020	18:55:19	2020270880	2020010615	102D3 NEGLECT	607	607 PARK AVE		DT	CPD
11/05/2020	10:44:19	2020271356		118B2 PAST FRAUD	210	PROVIDENCE		DT	CPD
11/07/2020	13:50:25	2020273406		ASST AMBULANCE	323	TRINITY PL		DT	CPD
11/08/2020	0:30:29	2020273868		911 CHK	410	PARK AVE		DT	CPD
11/09/2020	10:35:55	2020274869		911 CHK	301	N PROVIDENCE RD		DT	CPD
11/09/2020	13:40:10	2020275025		FOLLOW UP	202	PROVIDENCE		DT	CPD
11/17/2020	23:50:20	2020281943		113D2 VRBL DIST	311	TRINITY PL		DT	CPD
11/18/2020	0:47:10	2020281974		FOLLOW UP	311	TRINITY PL		DT	CPD
11/19/2020	12:45:58	2020283097	2020011099	107D1 URGENT ASST AGENCY	315	TRINITY PL		DT	CPD
11/19/2020	21:50:23	2020283492		FOLLOW UP	315	TRINITY PL		DT	CPD
11/22/2020	21:59:55	2020285776	2020011226	127D1 SUICIDE ATMPPT	308	PARK AVE		DT	CPD
11/08/2020	11:16:28	2020274097		SUSP VEH	700	N GARTH AVE		OT	CPD
11/23/2020	1:35:50	2020285877		129C2 WANTED PRSN	700	N GARTH AVE		OT	CPD
11/24/2020	18:25:49	2020287167		911 CHK	700	N GARTH AVE		OT	CPD
11/29/2020	22:51:43	2020290836		CHK SUBJ	700	N GARTH AVE		OT	CHA
11/03/2020	10:21:49	2020269533		ASST OFFICER	2112	E BUSINESS LOOP 70	211	PP	CPD
11/30/2020	20:11:01	2020291561		129C1 SUSP PRSN	2112	E BUSINESS LOOP 70	209	PP	CPD
11/01/2020	0:35:10	2020267650		113B3 NUISANCE	1201	PAQUIN ST		PT	CHA
11/03/2020	13:45:54	2020269710	2020010559	130B1 PAST THEFT	1201	PAQUIN ST	1312	PT	CPD
11/06/2020	14:49:56	2020272614		125D1 URGENT CHK WELFARE	1201	PAQUIN ST	303	PT	CPD
11/07/2020	18:56:27	2020273632		DISTURBANCE	1201	PAQUIN ST		PT	CPD
11/10/2020	16:05:59	2020276043	2020010833	113D1 PHYS DIST	1201	PAQUIN ST	1302	PT	CPD
11/11/2020	17:01:55	2020276968		911 CHK	1201	PAQUIN ST	203	PT	CPD
11/11/2020	19:08:03	2020277058		CHK SUBJ	1201	PAQUIN ST	303	PT	CPD
11/11/2020	20:15:32	2020277120		FOLLOW UP	1201	PAQUIN ST	303	PT	CPD
11/16/2020	18:16:02	2020280893		ASST CITIZEN (POLICE)	1201	PAQUIN ST	314	PT	BCJC
11/17/2020	19:47:47	2020281792		127D2 SUICIDAL SUBJ	1201	PAQUIN ST	312	PT	CPD
11/19/2020	13:50:10	2020283143		ASST CITIZEN (POLICE)	1201	PAQUIN ST	303	PT	CHA
11/19/2020	14:25:53	2020283167		FOLLOW UP	1201	PAQUIN ST	303	PT	CPD
11/23/2020	18:31:31	2020286397	2020011248	TRESPASS SUBJ	1201	PAQUIN ST	1301	PT	CPD
11/27/2020	4:58:12	2020288775		113B2 PEACE DIST	1201	PAQUIN ST	205	PT	CPD
11/29/2020	12:01:48	2020290472		PROQA LAW	1201	PAQUIN ST	303	PT	CPD
11/29/2020	13:42:23	2020290515		118B2 PAST FRAUD	1201	PAQUIN ST	303	PT	CPD
11/29/2020	18:55:03	2020290700		CHK SUBJ	1201	PAQUIN ST	303	PT	CPD
11/29/2020	19:36:12	2020290716		113D2 VRBL DIST	1201	PAQUIN ST		PT	CPD
11/30/2020	11:22:16	2020291195		129C1 SUSP PRSN	1201	PAQUIN ST	303	PT	CPD
11/30/2020	11:57:23	2020291221		FOLLOW UP	1201	PAQUIN ST	303	PT	CPD
11/30/2020	20:36:52	2020291577		FOLLOW UP	1201	PAQUIN ST	303	PT	CPD
11/03/2020	21:12:25	2020270060		911 CHK	216	LINCOLN DR		SP	CPD
11/04/2020	0:43:05	2020270153		911 CHK	215	UNITY DR		SP	CPD
11/26/2020	23:17:54	2020288677		113B2 PEACE DIST	200	W WORLEY ST		SP	CPD

Fire Medical Calls on CHA Properties
November and December 2020

Call Date	Call Time	Event ID	Case	Nature	Numerics	Street	APT	Site	Agency	Cancelled
11/05/20	10:48:56	2020271364	2011050018	EMS RESPONSE	1009	ELLETA BLVD		BC	BHC	false
11/05/20	10:49:09	2020271365	20111921	EMS RESPONSE	1009	ELLETA BLVD		BC	CFD	true
11/07/20	17:00:48	2020273562	2011070029	17A2 FALL	1208	ELLETA BLVD		BC	BHC	false
11/07/20	17:02:44	2020273563	2012012	17A2 FALL	1208	ELLETA BLVD		BC	CFD	false
11/09/20	8:28:22	2020274760	2012066	CO DETECTOR	1113	ELLETA BLVD		BC	CFD	false
11/01/20	22:34:46	2020268374	2011010039	31C FAINTING	301	TRINITY PL		BW	UHC	false
11/01/20	22:36:31	2020268375	20111782	31C FAINTING	301	TRINITY PL		BW	CFD	false
11/02/20	5:34:31	2020273950	2011080006	26A SICK PRSN	400	LASALLE PL		BW	UHC	false
11/27/20	0:48:12	2020288728	2011270003	1A ABDOMINAL PAIN	314	PENDLETON WALKWAY		BW	UHC	false
11/27/20	0:50:03	2020288729	2012697	1A ABDOMINAL PAIN	314	PENDLETON WALKWAY		BW	CFD	false
11/02/20	3:52:22	2020268473	2011020005	12A SEIZURE	323	TRINITY PL		DT	BHC	false
11/02/20	3:54:24	2020268474	2011788	12A SEIZURE	323	TRINITY PL		DT	CFD	false
11/07/20	13:53:27	2020273408	2011070020	EMS RESPONSE	323	TRINITY PL		DT	UHC	false
11/08/20	12:16:07	2020274130	2012042	60D GAS ODOR INSIDE	206	N FIFTH ST		DT	CFD	false
11/10/20	2:26:40	2020275512	2011100003	26A SICK PRSN	323	TRINITY PL		DT	UHC	false
11/22/20	22:05:11	2020285778	2011220038	127D1 SUICIDE ATMP	308	PARK AVE		DT	UHC	false
11/22/20	22:08:45	2020285780	2012561	127D1 SUICIDE ATMP	308	PARK AVE		DT	CFD	true
11/26/20	3:19:21	2020288190	2011260002	17A2 FALL	619	PARK AVE		DT	UHC	false
11/26/20	3:20:24	2020288191	2012660	17A2 FALL	619	PARK AVE		DT	CFD	false
11/05/20	21:11:37	2020271884	2011050045	31C FAINTING	700	N GARTH AVE	414	OT	UHC	false
11/05/20	21:13:10	2020271887	20111941	31C FAINTING	700	N GARTH AVE	414	OT	CFD	false
11/09/20	13:11:57	2020275006	2011090027	26A SICK PRSN	700	N GARTH AVE		OT	UHC	false
11/09/20	22:54:15	2020275426	2011090061	6C BREATHING PROB	700	N GARTH AVE	413	OT	UHC	false
11/09/20	22:56:51	2020275428	2012093	6C BREATHING PROB	700	N GARTH AVE	413	OT	CFD	false
11/18/20	3:07:03	2020282018	2011180006	19C HEART PROB	700	N GARTH AVE	410	OT	UHC	false
11/18/20	3:09:16	2020282022	2012380	19C HEART PROB	700	N GARTH AVE	410	OT	CFD	false
11/21/20	7:45:55	2020284491	2011210009	6D BREATHING PROB	700	N GARTH AVE		OT	UHC	false
11/21/20	7:48:01	2020284496	2012492	6D BREATHING PROB	700	N GARTH AVE		OT	CFD	false
11/21/20	9:43:00	2020284562	2011210015	26A SICK PRSN	700	N GARTH AVE	610	OT	UHC	false
11/24/20	18:11:30	2020287156	2011240039	26A SICK PRSN	700	N GARTH AVE	419	OT	UHC	false
11/24/20	23:31:56	2020287313	2011240051	11A1 CHOKING	700	N GARTH AVE	421	OT	UHC	false
11/24/20	23:32:58	2020287315	2012628	11A1 CHOKING	700	N GARTH AVE	421	OT	CFD	false
11/29/20	17:37:41	2020290659	2011290015	26C SICK PRSN	2112	E BUSINESS LOOP 70	301	PP	BHC	false
11/29/20	17:40:00	2020290664	2012784	26C SICK PRSN	2112	E BUSINESS LOOP 70	301	PP	CFD	false
11/01/20	21:23:37	2020268338	2011010031	10D CHEST PAIN	1201	PAQUIN ST	801	PT	BHC	false
11/01/20	21:26:07	2020268339	20111779	10D CHEST PAIN	1201	PAQUIN ST	801	PT	CFD	false
11/04/20	11:48:12	2020270531	2011040021	17B FALL	1201	PAQUIN ST	1305	PT	UHC	false
11/04/20	11:50:16	2020270534	2011875	17B FALL	1201	PAQUIN ST	1305	PT	CFD	false
11/04/20	14:20:39	2020270668	2011040034	31D FAINTING	1201	PAQUIN ST		PT	UHC	false
11/04/20	14:22:28	2020270670	2011883	31D FAINTING	1201	PAQUIN ST		PT	CFD	false
11/06/20	9:17:41	2020272259	2011060012	6C BREATHING PROB	1201	PAQUIN ST	1203	PT	BHC	false
11/06/20	9:21:26	2020272263	2011958	6C BREATHING PROB	1201	PAQUIN ST	1203	PT	CFD	false
11/06/20	14:59:13	2020272622	2011060026	17A2 FALL	1201	PAQUIN ST	1305	PT	UHC	false
11/06/20	15:00:51	2020272625	2011969	17A2 FALL	1201	PAQUIN ST	1305	PT	CFD	false
11/07/20	11:44:22	2020273312	2011070013	17A2 FALL	1201	PAQUIN ST	1305	PT	BHC	false
11/07/20	11:47:14	2020273314	2011997	17A2 FALL	1201	PAQUIN ST	1305	PT	CFD	false
11/10/20	16:52:48	2020276079	2011100032	EMS RESPONSE	1201	PAQUIN ST	1302	PT	UHC	false
11/10/20	20:08:16	2020276184	2011100036	32B2 MEDICAL ALRM	1201	PAQUIN ST	207	PT	BHC	false
11/10/20	20:12:05	2020276189	2012140	32B2 MEDICAL ALRM	1201	PAQUIN ST	207	PT	CFD	false
11/13/20	22:27:55	2020278904	2012248	52C FIRE ALRM	1201	PAQUIN ST		PT	CFD	false
11/15/20	11:20:18	2020279912	2011150016	26A SICK PRSN	1201	PAQUIN ST	812	PT	BHC	false
11/17/20	7:03:58	2020281240	2011170006	17A4 FALL	1201	PAQUIN ST	1305	PT	UHC	false
11/17/20	7:05:12	2020281242	2012351	17A4 FALL	1201	PAQUIN ST	1305	PT	CFD	false
11/21/20	18:49:09	2020284935	2011210029	6C BREATHING PROB	1201	PAQUIN ST	1305	PT	UHC	false
11/21/20	18:51:24	2020284938	2012516	6C BREATHING PROB	1201	PAQUIN ST	1305	PT	CFD	false
11/22/20	7:09:28	2020285274	2011220005	17A2 FALL	1201	PAQUIN ST	1305	PT	BHC	false
11/22/20	7:12:17	2020285277	2012529	17A2 FALL	1201	PAQUIN ST	1305	PT	CFD	false
11/24/20	16:35:25	2020287083	2011240030	26C SICK PRSN	1201	PAQUIN ST	1305	PT	BHC	false
11/24/20	16:37:45	2020287085	2012617	26C SICK PRSN	1201	PAQUIN ST	1305	PT	CFD	false
11/25/20	11:41:27	2020287623	2011250014	1A ABDOMINAL PAIN	1201	PAQUIN ST	304	PT	UHC	false
11/25/20	11:43:23	2020287624	2012638	1A ABDOMINAL PAIN	1201	PAQUIN ST	304	PT	CFD	false
11/26/20	10:45:18	2020288316	2012668	52C FIRE ALRM	1201	PAQUIN ST		PT	CFD	false
11/29/20	20:31:01	2020290746	2011290022	26O SICK PRSN	1201	PAQUIN ST		PT	UHC	false

CHA Safety Department Reports for CHA Properties
November and December 2020

ALEIR #	Date	Time	Nature	Numerics	Street	Apt	SITE	Safety Officer
20200549	11/3/2020	12:15	Lease Violation Smoking	1201	Paquin Street	712	PT	Don Hawkins
20200550	11/3/2020	21:00	Lock Out	1201	Paquin Street	201	PT	Don Hawkins
20200551	11/3/2020	10:21	Controlled Substance Investigation	2112	Business Loop 70 E	211	PP	Mark Brotemarkle
20200552	11/4/2020	12:00	Trespass Person Investigation	308	LaSalle Place		BWW	Don Hawkins
20200553	11/5/2020	11:00	Lease Violation Smoking	1201	Paquin Street	1514	PT	Don Hawkins
20200554	11/5/2020	10:41	Disturbance Persons	1009	Elleta Blvd		BC	Don Hawkins
20200555	11/5/2020	17:25	Trespass Person/Arrest	1109	Elleta Blvd		BC	Don Hawkins
20200556	11/5/2020	18:26	Lock Out	615	Park Avenue		DT	Tara Thomason
20200557	11/6/2020	15:24	Check Welfare	1201	Paquin Street	303	PT	Tara Thomason
20200558	11/6/2020	17:25	Lock Out	1201	Paquin Street	1403	PT	Tara Thomason
20200559	11/7/2020	18:54	Disturbance Persons	1201	Paquin Street	1313	PT	Tara Thomason
20200560	11/7/2020	22:23	Lock Out	1201	Paquin Street	1410	PT	Tara Thomason
20200561	11/7/2020	0:45	Information	1201	Paquin Street	512	PT	Tara Thomason
20200562	11/9/2020	12:50	Ticket Vehicle/CHA	217	Boone Drive		DT	Don Hawkins
20200563	11/9/2020	13:45	Ticket Vehicle/CHA	200	Boone Drive		DT	Don Hawkins
20200564	11/8/2020	15:30	Information	1201	Paquin Street	303	PT	Kevin Keith
20200565	11/9/2020	19:20	Alarm	301	Providence Road N		COM	Kevin Keith
20200566	11/10/2020	16:00	Assault Adult Abuse	1201	Paquin Street	1302	PT	Don Hawkins
20200567	11/11/2020	19:21	Lease Violation	1201	Paquin Street	1303	PT	Mark Brotemarkle
20200568	11/12/2020	10:31	Assist Site Manager/Other Staff	1115	Elleta Blvd		BC	Mark Brotemarkle
20200569	11/13/2020	11:52	Trespass Person Warning Issued	1201	Paquin Street	1405	PT	Don Hawkins
20200570	11/13/2020	17:14	Lock Out	213	Lincoln Drive		SP	Tara Thomason
20200571	11/13/2020	22:27	Fire/Smoke/Fire Alarm Sounding	1201	Paquin Street	712	PT	Tara Thomason
20200572	11/14/2020	18:18	Trespass Person Warning Issued	1201	Paquin Street	1301	PT	Kevin Keith
20200573	11/7/2020	3:00	Information	1201	Paquin Street	403	PT	Kevin Keith
20200574	11/15/2020	14:10	Information	400	Trinity Place		COM	Kevin Keith
20200575	11/15/2020	16:57	Information	1021	Elleta Blvd		BC	Kevin Keith
20200576	11/16/2020	15:33	Check Welfare	1201	Paquin Street	512	PT	Don Hawkins
20200577	11/17/2020	18:55	Lock Out	700	Garth Avenue N	510	OT	Mark Brotemarkle
20200578	11/17/2020	1:01	Trespass Person Investigation	311	Trinity Place		BWW	Mark Brotemarkle
20200579	11/19/2020	15:19	Arrests Resident Felony Law Enforcement	315	Trinity Place		BWW	Tara Thomason
20200580	11/19/2020	17:27	Information	1117	Elleta Blvd	B	BC	Tara Thomason
20200581	11/19/2020	23:24	Disturbance Persons	1201	Paquin Street	204	PT	Tara Thomason
20200582	11/20/2020	18:46	Lock Out	1201	Paquin Street	1403	PT	Tara Thomason
20200583	11/21/2020	19:37	Disturbance Peace Music/Television	1201	Paquin Street	614	PT	Tara Thomason
20200584	11/21/2020	21:02	Lease Violation Smoking	1201	Paquin Street	303	PT	Tara Thomason
20200585	11/21/2020	21:31	Disturbance Peace Music/Television	1201	Paquin Street	313	PT	Tara Thomason
20200586	11/22/2020	16:01	Harassment	1008	Elleta Blvd		BC	Kevin Keith
20200587	11/22/2020	21:00	Information	700	Garth Avenue N	614	OT	Kevin Keith
20200588	11/23/2020	18:30	Trespass Person/Arrest	1201	Paquin Street	1301	PT	Kevin Keith
20200589	11/23/2020	19:00	Trespass Person Warning Issued	1201	Paquin Street	1104	PT	Kevin Keith
20200590	11/29/2020	19:00	Check Welfare	1201	Paquin Street	303	PT	Kevin Keith
20200591	11/29/2020	22:20	Check Subject/Field Interview	700	Garth Avenue N	413	OT	Kevin Keith



Housing Authority of the City of Columbia, Missouri

Monthly Financial Reports Staff Memo

To: Board of Commissioners

From: Mary Harvey, Director of Finance

Date: January 19, 2021

RE: November 2020 Financial Reports

Acronyms in this Report

AHD	CHA Affordable Housing Development	HCV	Housing Choice Voucher Program (Section 8)
AHI	CHA'S Affordable Housing Initiative	HUD	U.S. Dept. of Housing and Urban Development
AMP	Asset Management Project	LIHTC	Low-Income Housing Tax Credit Program
CHA BA	CHA Business Activities	PBV	Project-Based Voucher Program
COCC	CHA Central Office Cost Center	PHA	Public Housing Authority
HAP	Housing Assistance Payments	RAD	Rental Assistance Demonstration Program

Section 8-Housing Choice Voucher Program

Admin Fee revenue earned is 2% (\$18,858) under budget and \$8,414 higher than last year to date.

Administrative Expenses are 4% (\$34,216) under budget and \$53,099 higher than last year to date. Several positions were vacant during the first quarter resulting in \$24,288 in reductions in salaries and benefits for through March 31st. Year-to-date salaries and benefits are \$25,090 below budget and \$34,496 higher than last year to date.

Other General Expenses are for the feasibility study completed earlier this year for the expansion of the HCV offices.

Total Operating Expenses are 1% (\$5,838) under budget. Administration has a year to date net loss of \$17,017.

HUD PHA Operating Grants – HAP (Housing Assistance Payments) are \$38,660 higher than budget and \$164,193 higher than last year to date.

Total Housing Assistance Payments are 1% (\$65,751) under budget and \$97,318 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. The average HCV payment has increased 6% from \$528.93 in January to \$562.17 in November. The average PBV payment has increased 9% from \$311.05 in January to \$338.09 in November.

AMP 1-Downtown

Total Tenant Revenue is 23% (\$76,790) under budget and \$92,453 less than last year to date. The average tenant monthly rent payment has decreased 24% from \$ 280.86 in January to \$213.05 for November. HUD's PHA Operating grant disbursements are 27% (\$118,205) under budget and \$107,882 less than last year to date.

Total Revenue is 21% (\$175,992) under budget and \$180,157 less than last year to date.

Administrative expenses are 19% (\$29,898) under budget and \$15,720 less than last year to date.

Total Utilities are 12% (\$10,095) under budget and \$4,245 higher than last year to date.

Total Maintenance expenses are 8% (\$26,734) under budget and \$20,171 less than last year to date.

Other General Expenses are 7% (\$5,101) under budget. This is due to \$33,732 (50%) of the excess EPC savings that were paid to the COCC. The remaining 50% was used to pay down the principal of the EPC loan.

Total Operating Expenses are 10% (\$79,884) under budget and \$119,036 less than last year to date.

AMP 1 has a year to date net loss of \$38,539 before depreciation and debt principal payments.

Stuart Parker Housing Development Group, LP

Total Tenant Revenue is \$3,938) under budget.

Total Revenue is 2% (\$33,557) under budget and \$4,255 less than last year to date.

Administrative expenses are 11% (\$40,650) under budget and \$51,489 higher than last year to date.

Total Utilities are 2% (\$4,174) over budget and \$8,018 higher than last year to date.

Total Maintenance expenses are 2% (\$7,761) under budget and \$11,381 higher than last year to date.

Total Operating Expenses are 4% (\$63,216) under budget and \$134,631 higher than last year to date due to the addition of the seller financing interest payable.

Stuart Parker has a net gain of \$556,197 before loan amortization, depreciation and replacement reserve deposits. Any gains will be used to reimburse the General Partner for security services, seller financing interest and principal due to CHA Business Activities.

Bear Creek Housing Development Group, LP

Total Tenant Revenue is 1% (\$6,437) under budget and \$10,649 higher than last year to date.

Total Revenue is 4% (\$21,509) under budget and \$5,953 less than last year to date.

Bear Creek Housing Development Group, LP (continued)

Administrative expenses are 4% (\$5,085) under budget and \$11,053 higher than last year to date.

Total Utilities are 2% (\$842) under budget and \$1,639 higher than last year to date.

Total Maintenance expenses are 1% (\$1,901) under budget and \$17,104 less than last year to date.

Total Operating Expenses are \$865 under budget and \$3,453 higher than last year to date.

Bear Creek has a net gain of \$19,713 before loan amortization, 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 \$2,880 higher than budget and \$22,813 higher than last year to date.

Total Revenue is \$4,491 under budget and \$15,927 higher than last year to date.

Administrative expenses are 18% (\$39,401) under budget and \$174 higher than last year to date. Salaries and benefits are \$37,112 under budget due to the vacant Assistant Manager position that was filled in July.

Total Utilities are 5% (\$6,306) under budget and \$3,226 less than last year to date.

Total Maintenance expenses are 1% (\$1,532) under budget and \$6,288 higher than last year to date.

Total Operating Expenses are 4% (\$31,745) over budget and \$87,689 higher than last year to date due to the addition of the seller financing interest payable.

Oak Towers has a net gain of \$313,816 before loan cost amortization, 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 1% (\$1,949) higher than budget and \$7,461 higher than last year to date.

Total Administrative expenses are 13% (\$6,721) under budget and \$4,036 higher than last year to date.

Total Utilities are 10% (\$2,049) under budget and \$536 less than last year to date.

Total Maintenance expenses are 26% (\$9,502) over budget and \$6,079 higher than last year to date. Unexpected maintenance costs include \$4,375 in parking lot repairs and \$1,700 for replacement flags.

Total Operating Expenses are 5% (\$6,916) over budget and \$13,287 higher than last year to date.

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

Mid-Missouri Veterans has a net gain of \$31,823 before loan cost amortization, 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% (\$6,686) higher than budget and \$39,983 higher than last year to date.

Total Administrative expenses are 4% (\$3,497) under budget and \$11,928 higher than last year to date.

Total Utilities are 52% (\$9,911) over budget and \$4,510 less than last year to date.

Total Maintenance expenses are 11% (\$8,605) under budget and \$96 less than last year to date.

Interest Expense is \$31,168 over budget due to an extension on the pay-off of the construction bonds.

Total Operating Expenses are 10% (\$25,516) over budget and \$71,861 higher than last year to date.

Bryant Walkway has a net gain of \$37,066 before loan cost amortization, depreciation, debt principal payments and replacement reserve deposits which will be used to pay down developer fees payable.

Bryant Walkway II Housing Development Group, LP

Total Revenue is 3% (\$6,157) under budget and \$7,661 less than last year to date.

Total Administrative expenses are 4% (\$2,376) under budget and \$251 higher than last year to date. Legal expenses are \$1,165 higher than budgeted.

Total Utilities are 27% (\$3,405) over budget and \$692 less than last year to date.

Total Maintenance expenses are 16% (\$6,092) under budget and \$164 higher than last year to date.

Interest Expense is \$11,979 over budget due to an extension on the pay-off of the construction bonds.

Total Operating Expenses are 13% (\$25,658) over budget and \$58,462 higher than last year to date.

Bryant Walkway II has a net loss of \$29,251 before loan cost amortization, depreciation, debt principal payments and replacement reserve deposits.

CHA Administration

CHA Affordable Housing Development's (AHD) revenue is earned from developer fees and 2020 was budgeted for a loss because there were no development awards received for this year. Expenditures are being paid from AHD's operating reserves.

CHA Administration (continued)

CHA Business Activities (CHA BA) is for the management of non-federal properties. And CHA Central Office Cost Center (COCC) is for the management of the HUD federal programs.

Fee Revenue is 14% (\$233,604) under budget.

- COCC’s management fees are \$48,288 under budget due to \$22,402 in Capital Fund program management fees that have not been drawn down and \$20,095 due to AMP 1 being under leased and \$5,791 due to the HCV program being under leased.
- CHA Business Activities management fees are under budget \$39,851 due to the tax credit investors denying the higher management fees requested for 2020. MHDC allows up to a \$40 per occupied unit. The current management contracts are set as a percentage of revenue, ranging from five to six percent. Based on the fees earned the average fee per occupied unit is ranging between \$30-\$35.

Total Revenue is 14% (\$233,604) under budget.

Total Operating Expenses are 7% (\$121,864) under budget.

CHA’s total administration has a year to date net loss of \$97,777 before depreciation.

CARES ACT Grants

Paid sick leave and overtime from April through November has been reclassified to the CARES Act grants. Equipment and supplies purchased due to the pandemic have also been charged to the CARES Act grants.

Expenditures to date are:

Cost Center	Expenditures	Budget	Budget Remaining
HCV	\$ 127,996	\$ 430,861	\$ 302,102
Public Housing	\$ 44,015	\$ 55,851	\$ 11,836
Capital Funds	\$ 8,547	\$ 13,307	\$ 4,835
TOTAL	\$ 180,558	\$ 500,019	\$ 318,773

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Columbia Housing Authority
201 Switzler Street
Columbia, MO 65203

HOUSING AUTHORITY

of the City of Columbia, Missouri

Office: (573) 443-2556

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MONTHLY FINANCIAL STATEMENTS

(unaudited)

November 30, 2020

Fiscal Year End
December 2020
Month 11 of 12

as submitted by:

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

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Housing Choice Voucher Program
Unaudited Revenue Expense Budget Comparison

	11 Months Ending 11/30/2020						Percent of Variance
	Current Month	Budget	Variance	Year to Date	Budget	Variance	
HUD PHA Operating Grants - HAP	783,358	739,167	44,191	8,169,493	8,130,833	38,660	0%
HUD Admin Fees Earned	81,590	81,571	19	878,423	897,280	(18,858)	-2%
Total Fee Revenue	864,948	820,738	44,210	9,047,916	9,028,113	19,802	0%
Investment Income - Unrestricted	296	750	(454)	4,693	8,250	(3,557)	-43%
Fraud Recovery - HAP	-	100	(100)	1,099	1,100	(2)	0%
Fraud Recovery - Admin	-	100	(100)	1,099	1,100	(2)	0%
FSS Forfeitures	-	833	(833)	19,993	9,167	10,827	118%
Total Revenue	865,244	822,521	42,723	9,079,685	9,047,730	31,955	0%
Administrative Salaries	23,696	24,739	(1,043)	256,945	272,133	(15,188)	-6%
Auditing Fees	814	2,500	(1,686)	31,161	27,500	3,661	13%
Management Fee	19,536	19,685	(149)	210,744	216,535	(5,791)	-3%
Book-keeping Fee	12,210	12,303	(93)	131,715	135,335	(3,620)	-3%
Advertising and Marketing	-	25	(25)	1,114	275	839	305%
Employee Benefit contributions - Administrative	7,813	8,625	(812)	84,968	94,870	(9,903)	-10%
Office Expenses	1,696	1,288	409	16,799	14,163	2,636	19%
Training & Travel	1,099	917	182	2,505	10,083	(7,579)	-75%
Other Administrative Expenses	11,454	10,583	871	117,143	116,417	727	1%
Total Operating - Administrative	78,319	80,665	(2,346)	853,094	887,310	(34,216)	-4%
Total Tenant Services	(56)	-	(56)	699	-	699	
Total Utilities	234	327	(93)	4,319	3,598	721	20%
Bldg. Maintenance	2,390	550	1,840	8,961	6,050	2,911	48%
Insurance Premiums	951	919	32	9,913	10,111	(198)	-2%
Other General Expenses	-	-	-	24,246	-	24,246	
Total Operating Expenses	81,837	82,461	(624)	901,231	907,069	(5,838)	-1%
Excess of Operating Revenue over Operating Expenses	783,407	\$ 740,060	\$ 43,347	\$ 8,178,453	\$ 8,140,661	\$ 37,792	0%
HCV	515,987	500,550	15,437	5,416,513	5,506,050	(89,537)	-2%
Homeownership	4,019	3,700	319	43,563	40,700	2,863	7%
Portable Housing Assistance Payments	12,489	12,376	113	95,242	136,136	(40,894)	-30%
S8 FSS Payments	13,925	10,000	3,925	122,131	110,000	12,131	11%
VASH Housing Assistance Payments	52,877	46,589	6,288	561,744	512,482	49,262	10%
RAD PBV Housing Assistance Payments	196,997	190,665	6,332	2,097,736	2,097,311	425	0%
Total Housing Assistance Payments	796,293	763,880	32,414	8,336,928	8,402,679	(65,751)	-1%
Total Expenses	878,131	846,341	31,790	\$ 9,238,159	\$ 9,309,748	(71,589)	-1%
Net Gain (Loss)	(12,887)	(23,820)	10,933	\$ (158,475)	\$ (262,018)	\$ 103,543	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
11 Months Ending 11/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 25,163	\$ 34,699	\$ (9,536)	\$ 302,753	\$ 381,688	\$ (78,935)	-21%
Vacancy Loss	(6,299)	(5,942)	(357)	(57,761)	(65,361)	7,600	-12%
Tenant Revenue - Other	1,178	1,113	65	6,791	12,246	(5,454)	-45%
Total Tenant Revenue	20,042	29,870	(9,828)	251,783	328,573	(76,790)	-23%
HUD PHA Operating Grants	34,397	40,313	(5,916)	325,237	443,442	(118,205)	-27%
Total Grant Revenue	34,397	40,313	(5,916)	325,237	443,442	(118,205)	-27%
Investment Income - Unrestricted	373	1,498	(1,125)	8,221	16,475	(8,254)	-50%
Fraud Recovery	178	-	178	1,646	-	1,646	0%
Other Revenue	2,201	3,258	(1,056)	48,450	35,835	12,615	35%
Total Revenue	57,191	74,939	(17,748)	648,404	824,326	(175,922)	-21%
Administrative Salaries	3,159	3,614	(456)	37,118	39,759	(2,640)	-7%
Auditing Fees	865	417	449	3,907	4,583	(677)	-15%
Management Fee	4,701	6,805	(2,104)	54,760	74,855	(20,095)	-27%
Book-keeping Fee	728	738	(11)	8,475	8,118	357	4%
Advertising and Marketing	-	8	(8)	20	92	(72)	-79%
Employee Benefit contributions - Administrative	1,016	1,190	(174)	7,753	13,087	(5,334)	-41%
Office Expenses	484	573	(89)	7,878	6,302	1,576	25%
Legal Expense	-	125	(125)	1,048	1,375	(327)	-24%
Training & Travel	25	192	(166)	150	2,108	(1,959)	-93%
Other	1,025	792	233	7,981	8,708	(727)	-8%
Total Operating - Administrative	12,002	14,453	(2,451)	129,090	158,988	(29,898)	-19%
Asset Management Fee	1,200	1,200	-	13,200	13,200	-	0%
Tenant Services - Salaries	344	309	36	3,020	3,397	(378)	-11%
Employee Benefit Contributions - Tenant Services	26	42	(16)	231	464	(233)	-50%
Tenant Services - Other	350	917	(567)	4,924	10,083	(5,159)	-51%
Total Tenant Services	721	1,268	(547)	8,175	13,944	(5,770)	-41%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
11 Months Ending 11/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	1,788	2,373	(585)	27,465	26,103	1,362	5%
Electricity	1,180	2,426	(1,246)	13,884	26,685	(12,801)	-48%
Gas	94	1,820	(1,726)	7,310	20,015	(12,706)	-63%
Sewer	1,965	1,109	856	26,252	12,203	14,049	115%
Total Utilities	\$ 5,027	\$ 7,728	\$ (2,701)	\$ 74,911	\$ 85,006	\$ (10,095)	-12%
Maintenance - Labor	\$ 12,193	\$ 13,385	\$ (1,192)	\$ 142,127	\$ 147,230	\$ (5,102)	-3%
Maintenance - Materials & Other	2,164	3,830	(1,666)	33,659	42,130	(8,471)	-20%
Maintenance and Operations Contracts	5,518	9,042	(3,524)	81,506	99,458	(17,953)	-18%
Employee Benefit Contributions - Maintenance	4,719	4,443	276	53,664	48,872	4,792	10%
Total Maintenance	24,593	30,699	(6,106)	310,956	337,690	(26,734)	-8%
Total Protective Services	2,685	2,846	(161)	30,328	31,308	(980)	-3%
Total Insurance Premiums	4,085	4,052	33	45,350	44,574	777	2%
Other General Expenses	-	3,750	(3,750)	43,456	41,250	2,206	5%
Payments in Lieu of Taxes	1,327	1,934	(607)	16,479	21,275	(4,796)	-23%
Bad debt - Tenant Rents	(237)	723	(960)	5,437	7,948	(2,511)	-32%
Total Other General Expenses	1,090	6,407	(5,317)	65,372	70,473	(5,101)	-7%
Interest on Notes Payable	500	747	(247)	6,132	8,215	(2,083)	-25%
Total Operating Expenses	51,904	69,400	(17,496)	683,514	763,398	(79,884)	-10%
Excess of Operating Revenue over Operating Expenses	\$ 5,287	\$ 5,539	\$ (252)	\$ (35,110)	\$ 60,928	\$ (96,038)	-158%
Extraordinary Maintenance	-	1,911	(1,911)	2,978	21,016	(18,037)	-86%
Depreciation Expense	11,919	13,248	(1,329)	131,897	145,728	(13,831)	-9%
Debt Principal Payment	1,749	3,665	(1,916)	42,234	40,316	1,918	5%
Total Expenses	\$ 65,571	\$ 88,223	\$ (22,652)	\$ 861,073	\$ 970,458	\$ (109,385)	-11%
Net Gain (Loss)	\$ (8,381)	\$ (13,285)	\$ 4,904	\$ (212,669)	\$ (146,132)	\$ (66,537)	46%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months Ending 11/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 70,214	\$ 69,986	\$ 228	\$ 775,966	\$ 769,846	\$ 6,120	1%
Rental Subsidies	82,080	82,308	(228)	899,268	905,388	(6,120)	-1%
Vacancy Loss	(3,013)	(4,569)	1,555	(68,899)	(50,257)	(18,641)	37%
Net Rental Revenue	149,281	147,725	1,555	1,606,335	1,624,977	(18,641)	-1%
Tenant Revenue - Other	1,477	833	644	23,870	9,167	14,703	
Total Tenant Revenue	150,758	148,558	2,200	1,630,205	1,634,143	(3,938)	0%
Investment Income - Unrestricted	614	3,870	(3,256)	13,596	42,570	(28,974)	-68%
Other Revenue	10,061	9,904	157	108,300	108,945	(645)	-1%
Total Revenue	161,433	162,333	(900)	1,752,102	1,785,658	(33,557)	-2%
Administrative Salaries	9,748	11,952	(2,204)	122,923	131,472	(8,549)	-7%
Auditing Fees	1,117	1,150	(33)	12,283	12,650	(367)	-3%
Property Management Fee	9,262	10,907	(1,645)	101,333	119,973	(18,640)	-16%
Asset Management Fees	1,057	1,057	(0)	11,625	11,625	(0)	0%
Advertising and Marketing	-	8	(8)	-	92	(92)	-100%
Employee Benefit contributions - Administrative	2,875	4,460	(1,585)	31,160	49,065	(17,905)	-36%
Office Expenses	452	1,094	(642)	17,055	12,033	5,022	42%
Legal Expense	-	216	(216)	1,721	2,379	(658)	-28%
Training & Travel	44	388	(343)	3,508	4,263	(754)	-18%
Other	1,538	1,221	317	14,726	13,433	1,294	10%
Total Operating - Administrative	26,093	32,453	(6,361)	316,335	356,985	(40,650)	-11%
Total Tenant Services	12,215	11,653	562	116,588	128,178	(11,590)	-9%
Water	4,408	3,866	542	48,286	42,524	5,762	14%
Electricity	9,692	12,270	(2,578)	129,431	134,967	(5,536)	-4%
Gas	932	1,134	(202)	11,039	12,474	(1,435)	-12%
Sewer	3,359	2,674	685	34,796	29,413	5,383	18%
Total Utilities	\$ 18,390	\$ 19,944	\$ (1,553)	\$ 223,552	\$ 219,379	\$ 4,174	2%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months Ending 11/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 11,891	\$ 12,311	\$ (420)	\$ 119,831	\$ 135,417	\$ (15,587)	-12%
Maintenance - Materials & Other	3,568	4,579	(1,011)	65,300	50,364	14,937	30%
Maintenance and Operations Contracts	7,056	12,332	(5,275)	131,628	135,647	(4,019)	-3%
Employee Benefit Contributions - Maintenance	3,919	4,543	(625)	46,885	49,978	(3,093)	-6%
Total Maintenance	26,434	33,764	(7,330)	363,644	371,406	(7,761)	-2%
Total Insurance Premiums	5,846	5,375	471	64,082	59,121	4,961	8%
Other General Expenses	(942)	-	(942)	4,859	-	4,859	#DIV/0!
Taxes	3,472	5,760	(2,287)	55,019	63,355	(8,336)	-13%
Bad debt - Tenant Rents	2,928	2,145	782	15,607	23,600	(7,993)	-34%
Total Other General Expenses	5,458	7,905	(2,447)	75,485	86,955	(11,470)	-13%
Interest of Mortgage (or Bonds) Payable	16,846	16,846	-	176,881	185,304	(8,423)	-5%
Interest on Notes Payable (Seller Financing)	20,967	20,298	668	230,653	223,282	7,371	3%
Amortization of Loan Costs	2,274	2,259	16	25,016	24,844	173	1%
Total Interest Expense and Amortization Cost	40,086	39,403	684	432,550	433,429	(879)	0%
Total Operating Expenses	134,522	150,496	(15,974)	1,592,236	1,655,453	(63,216)	-4%
Excess of Operating Revenue over Operating Expenses	\$ 26,911	\$ 11,837	\$ 15,074	\$ 159,865	\$ 130,206	\$ 29,660	23%
Depreciation Expense	66,497	65,496	1,001	731,470	720,456	11,014	2%
Debt Principal Payment	1,069	-	1,069	1,069	-	1,069	#DIV/0!
Funding Replacement Reserves from Operations	7,758	7,313	445	7,758	14,626	(6,868)	-47%
Total Expenses	\$ 213,471	\$ 223,305	\$ (9,834)	\$ 2,352,166	\$ 2,390,535	\$ (38,369)	-2%
Net Gain (Loss)	\$ (52,038)	\$ (60,972)	\$ 8,934	\$ (600,065)	\$ (604,876)	\$ 4,812	-1%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months Ending 11/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 17,201	\$ 16,475	\$ 726	\$ 185,095	\$ 181,225	\$ 3,870	2%
Rental Subsidies	27,832	28,208	(376)	306,317	310,284	(3,968)	-1%
Vacancy Loss	(2,788)	(894)	(1,894)	(16,520)	(9,830)	(6,689)	68%
Net Rental Revenue	42,244	43,789	(1,545)	474,892	481,679	(6,787)	-1%
Tenant Revenue - Other	2,243	792	1,451	9,058	8,708	349	4%
Total Tenant Revenue	44,487	44,581	(94)	483,950	490,387	(6,437)	-1%
Investment Income - Unrestricted	177	1,292	(1,115)	3,658	14,212	(10,554)	-74%
Other Revenue	2,106	2,636	(530)	24,475	28,993	(4,518)	-16%
Total Revenue	46,770	48,508	(1,739)	512,084	533,593	(21,509)	-4%
Administrative Salaries	3,188	3,246	(58)	40,314	35,701	4,614	13%
Auditing Fees	858	875	(17)	9,442	9,625	(183)	-2%
Property Management Fee	2,350	2,887	(536)	25,301	31,753	(6,452)	-20%
Asset Management Fees	958	958	(0)	10,608	10,538	70	1%
Advertising and Marketing	-	4	(4)	-	46	(46)	-100%
Employee Benefit contributions - Administrative	1,070	1,359	(289)	11,866	14,951	(3,085)	-21%
Office Expenses	195	414	(219)	6,508	4,551	1,957	43%
Legal Expense	-	172	(172)	359	1,897	(1,538)	-81%
Training & Travel	39	103	(64)	1,055	1,137	(82)	-7%
Other	211	451	(240)	4,624	4,963	(339)	-7%
Total Operating - Administrative	8,869	10,469	(1,600)	110,076	115,161	(5,085)	-4%
Total Tenant Services	1,938	1,488	450	10,859	16,365	(5,507)	-34%
Water	1,870	1,664	206	18,037	18,307	(270)	-1%
Electricity	707	779	(72)	8,183	8,574	(390)	-5%
Gas	284	285	(2)	3,240	3,140	101	3%
Sewer	1,602	1,361	241	14,687	14,969	(282)	-2%
Total Utilities	\$ 4,463	\$ 4,090	\$ 373	\$ 44,148	\$ 44,989	\$ (842)	-2%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months Ending 11/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,873	\$ 5,096	\$ (2,223)	\$ 53,257	\$ 56,052	\$ (2,795)	-5%
Maintenance - Materials & Other	1,060	1,396	(336)	21,163	15,356	5,807	38%
Maintenance and Operations Contracts	8,208	4,274	3,934	43,040	47,011	(3,971)	-8%
Employee Benefit Contributions - Maintenance	1,494	1,847	(352)	19,372	20,313	(941)	-5%
Total Maintenance	13,635	12,612	1,023	136,832	138,733	(1,901)	-1%
Total Insurance Premiums	3,936	3,483	453	45,446	35,950	9,496	26%
Other General Expenses	115	-	115	1,277	-	1,277	
Property Taxes	766	2,700	(1,934)	20,355	29,700	(9,345)	-31%
Bad debt - Tenant Rents	(411)	205	(616)	1,701	2,256	(555)	-25%
Total Other General Expenses	470	2,905	(2,435)	23,332	31,956	(8,624)	-27%
Interest of Mortgage (or Bonds) Payable	3,724	3,710	14	40,705	40,808	(103)	0%
Interest on Notes Payable (Seller Financing)	6,714	6,332	382	74,162	69,648	4,514	
Amortization of Loan Costs	1,664	1,011	653	18,301	11,116	7,186	65%
Total Interest Expense and Amortization Cost	12,101	11,052	1,049	133,169	121,572	11,597	10%
Total Operating Expenses	45,412	46,099	(688)	503,861	504,726	(865)	0%
Excess of Operating Revenue over Operating Expenses	\$ 1,358	\$ 2,409	\$ (1,051)	\$ 8,223	\$ 28,867	\$ (20,644)	-72%
Extraordinary Maintenance	688	1,333	(645)	6,811	14,667	(7,855)	
Depreciation Expense	18,635	18,636	(1)	204,991	204,992	(1)	0%
Debt Principal Payment	2,955	-	2,955	51,297	-	51,297	
Funding Replacement Reserves from Operations	3,017	2,867	150	33,663	5,734	27,929	487%
Total Expenses	\$ 70,706	\$ 68,935	\$ 1,771	\$ 800,623	\$ 730,118	\$ 70,505	10%
Net Gain (Loss)	\$ (23,937)	\$ (20,427)	\$ (3,510)	\$ (288,539)	\$ (196,525)	\$ (92,014)	47%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months Ending 11/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 36,112	\$ 40,433	\$ (4,322)	\$ 434,800	\$ 444,767	\$ (9,967)	-2%
Rental Subsidies	49,106	44,785	4,322	502,598	492,631	9,967	2%
Vacancy Loss	(405)	(2,130)	1,725	(22,763)	(23,435)	672	-3%
Net Rental Revenue	84,813	83,088	1,725	914,635	913,963	672	0%
Tenant Revenue - Other	67	100	(33)	3,309	1,100	2,209	201%
Total Tenant Revenue	84,880	83,188	1,692	917,944	915,063	2,880	0%
Investment Income - Unrestricted	283	1,540	(1,257)	7,332	16,940	(9,608)	-57%
Other Revenue	4,241	4,059	182	46,884	44,647	2,237	5%
Total Revenue	89,404	88,786	618	972,159	976,651	(4,491)	0%
Administrative Salaries	6,928	7,229	(302)	58,772	79,522	(20,750)	-26%
Auditing Fees	1,200	1,150	50	13,200	12,650	550	4%
Property Management Fee	5,221	5,643	(422)	55,732	62,077	(6,344)	-10%
Asset Management Fees	975	975	(0)	10,721	10,721	(1)	0%
Advertising and Marketing	-	4	(4)	-	46	(46)	-100%
Employee Benefit contributions - Administrative	2,350	3,207	(857)	18,911	35,273	(16,362)	-46%
Office Expenses	412	682	(270)	9,435	7,504	1,931	26%
Legal Expense	-	49	(49)	799	543	256	47%
Training & Travel	-	258	(258)	1,766	2,842	(1,076)	-38%
Other	495	845	(350)	11,730	9,290	2,441	26%
Total Operating - Administrative	17,580	20,042	(2,463)	181,065	220,467	(39,401)	-18%
Total Tenant Services	8,771	7,051	1,720	74,336	77,566	(3,229)	-4%
Water	1,407	1,546	(139)	17,010	17,010	(0)	0%
Electricity	7,280	8,847	(1,567)	91,914	97,314	(5,400)	-6%
Gas	548	662	(114)	5,855	7,286	(1,430)	-20%
Sewer	931	963	(31)	11,116	10,591	525	5%
Total Utilities	\$ 10,166	\$ 12,018	\$ (1,852)	\$ 125,895	\$ 132,201	\$ (6,306)	-5%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months Ending 11/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 7,040	\$ 7,634	\$ (594)	\$ 79,120	\$ 83,975	\$ (4,855)	-6%
Maintenance - Materials & Other	881	2,053	(1,172)	24,118	22,583	1,535	7%
Maintenance and Operations Contracts	4,381	5,739	(1,358)	64,335	63,126	1,209	2%
Employee Benefit Contributions - Maintenance	2,371	2,327	43	26,178	25,599	580	2%
Total Maintenance	14,673	17,753	(3,080)	193,751	195,283	(1,532)	-1%
Total Insurance Premiums	2,620	1,990	630	28,340	21,891	6,449	29%
Other General Expenses	74	-	74	2,137	-	2,137	
Taxes	1,578	2,724	(1,146)	27,668	29,959	(2,291)	-8%
Bad debt - Tenant Rents	-	351	(351)	7,902	3,857	4,045	105%
Total Other General Expenses	1,652	3,074	(1,422)	37,707	33,817	3,891	12%
Interest of Mortgage (or Bonds) Payable	6,071		6,071	66,322	-	66,322	
Interest on Notes Payable (Seller Financing)	9,287	9,052	235	103,468	99,573	3,895	4%
Amortization of Loan Costs	1,568	1,418	151	17,248	15,593	1,656	
Total Interest Expense and Amortization Cost	16,926	10,470	6,456	187,038	115,165	71,873	
Total Operating Expenses	72,388	72,399	(11)	828,133	796,389	31,745	4%
Excess of Operating Revenue over Operating Expenses	\$ 17,017	\$ 16,387	\$ 629	\$ 144,026	\$ 180,262	\$ (36,236)	-20%
Extraordinary Maintenance	-	-	-	1,082	-	1,082	
Depreciation Expense	40,520	39,236	1,284	445,717	431,599	14,119	3%
Debt Principal Payment	21,610	-	21,610	194,081	-	194,081	
Funding Replacement Reserves from Operations	5,508	-	5,508	60,150	-	60,150	
Total Expenses	\$ 140,025	\$ 111,635	\$ 28,390	\$ 1,529,164	\$ 1,227,987	\$ 301,176	25%
Net Gain (Loss)	\$ (50,621)	\$ (22,849)	\$ (27,772)	\$ (557,004)	\$ (251,337)	\$ (305,668)	122%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months Ending 11/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 6,533	\$ 6,536	\$ (3)	\$ 66,483	\$ 71,898	\$ (5,415)	-8%
Rental Subsidies	9,267	9,149	118	106,047	100,642	5,405	5%
Vacancy Loss	(169)	(314)	145	(2,162)	(3,450)	1,289	-37%
Net Rental Revenue	15,631	15,372	259	170,368	169,089	1,279	1%
Tenant Revenue - Other	-	75	(75)	5,263	825	4,438	538%
Total Tenant Revenue	15,631	15,447	184	175,631	169,914	5,717	3%
Investment Income - Unrestricted	53	400	(347)	1,112	4,400	(3,288)	-75%
Other Revenue	189	328	(139)	3,125	3,604	(480)	-13%
Total Revenue	15,873	16,174	(301)	179,868	177,919	1,949	1%
Administrative Salaries	627	1,071	(444)	7,006	11,783	(4,777)	-41%
Auditing Fees	688	688	-	7,563	7,563	-	0%
Property Management Fee	791	950	(159)	8,682	10,450	(1,768)	-17%
Asset Management Fees	968	969	(0)	10,808	10,654	155	1%
Employee Benefit contributions - Administrative	245	452	(207)	3,122	4,968	(1,846)	-37%
Office Expenses	220	250	(30)	4,547	2,747	1,800	66%
Legal Expense	-	40	(40)	653	435	217	50%
Training & Travel	-	26	(26)	339	284	55	19%
Other	56	110	(54)	697	1,207	(511)	-42%
Total Operating - Administrative	3,595	4,558	(963)	43,417	50,137	(6,721)	-13%
Water	225	224	0	2,578	2,469	109	4%
Electricity	858	1,138	(279)	11,282	12,513	(1,232)	-10%
Gas	352	411	(59)	3,420	4,519	(1,099)	-24%
Sewer	175	161	14	1,945	1,773	172	10%
Total Utilities	\$ 1,610	\$ 1,934	\$ (324)	\$ 19,225	\$ 21,274	\$ (2,049)	-10%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months Ending 11/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 958	\$ 1,699	\$ (741)	\$ 17,753	\$ 18,684	\$ (932)	-5%
Maintenance - Materials & Other	4	178	(174)	5,332	1,962	3,370	172%
Maintenance and Operations Contracts	389	874	(485)	16,829	9,611	7,218	75%
Employee Benefit Contributions - Maintenance	513	616	(103)	6,619	6,772	(154)	-2%
Total Maintenance	1,864	3,366	(1,502)	46,532	37,030	9,502	26%
Total Protective Services	567	567	0	6,484	6,236	248	4%
Total Insurance Premiums	793	884	(91)	8,861	8,724	137	2%
Other General Expenses	-	-	-	960	-	960	#DIV/0!
Taxes	357	705	(348)	7,063	7,760	(697)	-9%
Bad debt - Tenant Rents	-	38	(38)	4,836	413	4,423	1072%
Total Other General Expenses	357	743	(386)	12,859	8,172	4,686	57%
Interest of Mortgage (or Bonds) Payable	782	781	1	8,567	8,590	(23)	0%
Amortization of Loan Costs	681	681	(0)	7,487	7,487	(1)	0%
Total Interest Expense and Amortization Cost	1,463	1,462	1	16,054	16,077	(24)	0%
Total Operating Expenses	10,369	13,514	(3,145)	154,567	147,650	6,916	5%
Excess of Operating Revenue over Operating Expenses	\$ 5,504	\$ 2,661	\$ 2,843	\$ 25,301	\$ 30,268	\$ (4,967)	-16%
Extraordinary Maintenance	-	-	-	965	-	965	
Depreciation Expense	10,277	10,277	0	113,047	113,047	0	0%
Debt Principal Payment	856	820	36	33,456	2,460	30,996	1260%
Funding Replacement Reserves from Operations	723	633	90	8,035	1,266	6,769	535%
Total Expenses	\$ 22,224	\$ 25,244	\$ (3,019)	\$ 310,070	\$ 264,423	\$ 45,646	17%
Net Gain (Loss)	\$ (6,351)	\$ (9,069)	\$ 2,718	\$ (130,202)	\$ (86,505)	\$ (43,697)	51%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months Ending 11/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 9,348	\$ 6,244	\$ 3,104	\$ 116,935	\$ 68,685	\$ 48,250	70%
Rental Subsidies	19,710	22,854	(3,144)	202,703	251,393	(48,690)	-19%
Vacancy Loss	(505)	(375)	(130)	(9,982)	(4,125)	(5,857)	142%
Net Rental Revenue	28,553	28,723	(170)	309,656	315,953	(6,297)	-2%
Tenant Revenue - Other	-	-	-	1,648	-	1,648	
Total Tenant Revenue	28,553	28,723	(170)	311,304	315,953	(4,649)	-1%
Investment Income - Unrestricted	17	296	(279)	1,278	3,254	(1,976)	-61%
Other Revenue	-	250	(250)	16,060	2,750	13,310	
Total Revenue	28,571	29,269	(698)	328,643	321,957	6,686	2%
Administrative Salaries	2,002	2,929	(927)	30,276	32,214	(1,937)	-6%
Auditing Fees	1,200	1,167	33	13,200	12,833	367	
Property Management Fee	1,714	2,053	(340)	19,596	22,587	(2,990)	-13%
Asset Management Fees	663	663	(0)	7,294	7,294	(0)	0%
Advertising and Marketing	-	4	(4)	83	46	37	81%
Employee Benefit contributions - Administrative	886	1,077	(191)	11,552	11,851	(298)	-3%
Office Expenses	165	272	(108)	6,083	2,996	3,088	103%
Legal Expense	-	148	(148)	303	1,630	(1,327)	-81%
Training & Travel	29	97	(68)	905	1,065	(160)	-15%
Other	187	266	(78)	2,647	2,922	(275)	-9%
Total Operating - Administrative	6,845	8,676	(1,831)	91,940	95,437	(3,497)	-4%
Total Tenant Services	1,038	1,270	(231)	5,687	13,967	(8,280)	-59%
Water	769	833	(64)	11,914	9,167	2,747	30%
Electricity	418	135	283	4,854	1,485	3,369	227%
Gas	52	108	(56)	1,342	1,192	151	13%
Sewer	782	667	115	10,977	7,333	3,644	50%
Total Utilities	\$ 2,022	\$ 1,743	\$ 278	\$ 29,088	\$ 19,177	\$ 9,911	52%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months Ending 11/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 947	\$ 2,577	\$ (1,630)	\$ 26,206	\$ 28,349	\$ (2,143)	-8%
Maintenance - Materials & Other	95	996	(901)	5,527	10,958	(5,431)	-50%
Maintenance and Operations Contracts	4,107	2,778	1,328	30,253	30,563	(309)	-1%
Employee Benefit Contributions - Maintenance	747	1,008	(260)	10,361	11,083	(722)	-7%
Total Maintenance	5,896	7,359	(1,463)	72,348	80,953	(8,605)	-11%
Total Insurance Premiums	2,682	2,301	381	29,934	23,679	6,255	26%
Other General Expenses	-	217	(217)	427	2,387	(1,960)	
Property Taxes	975	1,844	(869)	18,545	20,282	(1,738)	-9%
Bad debt - Tenant Rents	-	21	(21)	529	229	300	131%
Total Other General Expenses	975	2,082	(1,107)	19,500	22,898	(3,398)	-15%
Interest of Mortgage (or Bonds) Payable	669	671	(2)	38,548	7,380	31,168	422%
Amortization of Loan Costs	526	334	193	5,634	3,672	1,962	0%
Total Interest Expense and Amortization Cost	1,196	1,005	191	44,182	11,052	33,130	300%
Total Operating Expenses	20,654	24,436	(3,782)	292,680	267,164	25,516	10%
Excess of Operating Revenue over Operating Expenses	\$ 7,917	\$ 4,833	\$ 3,084	\$ 35,963	\$ 54,794	\$ (18,830)	-34%
Extraordinary Maintenance	-	-	-	4,531	-	4,531	
Depreciation Expense	24,812	9,178	15,634	280,961	100,954	180,006	178%
Debt Principal Payment	419	-	419	2,483	-	2,483	
Funding Replacement Reserves from Operations	1,958	-	1,958	12,713	-	12,713	
Total Expenses	\$ 47,843	\$ 33,614	\$ 14,229	\$ 593,367	\$ 368,118	\$ 225,249	61%
Net Gain (Loss)	\$ (19,272)	\$ (4,345)	\$ (14,928)	\$ (264,724)	\$ (46,161)	\$ (218,564)	473%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months Ending 11/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 5,122	\$ 5,310	\$ (188)	\$ 57,092	\$ 58,408	\$ (1,316)	-2%
Rental Subsidies	12,672	12,510	162	138,482	137,614	869	1%
Vacancy Loss	(449)	(535)	86	(7,062)	(5,880)	(1,181)	20%
Net Rental Revenue	17,345	17,286	59	188,513	190,141	(1,629)	-1%
Tenant Revenue - Other	-	-	-	1,095	-	1,095	
Total Tenant Revenue	17,345	17,286	59	189,608	190,141	(534)	0%
Investment Income - Unrestricted	27	708	(682)	2,510	7,792	(5,282)	-68%
Other Revenue	-	83	(83)	575	917	(342)	
Total Revenue	17,372	18,077	(706)	192,692	198,850	(6,157)	-3%
Administrative Salaries	874	1,179	(305)	12,361	12,969	(608)	-5%
Auditing Fees	1,200	875	325	13,200	9,625	3,575	0%
Property Management Fee	1,041	1,367	(326)	11,377	15,033	(3,656)	-24%
Asset Management Fees	663	955	(292)	8,145	10,502	(2,357)	-22%
Advertising and Marketing	-	4	(4)	-	46	(46)	-100%
Employee Benefit contributions - Administrative	373	452	(79)	4,429	4,971	(542)	-11%
Office Expenses	66	203	(137)	2,213	2,231	(18)	-1%
Legal Expense	-	13	(13)	1,305	140	1,165	830%
Training & Travel	18	32	(14)	297	356	(59)	-16%
Other	96	96	(0)	1,228	1,059	169	16%
Total Operating - Administrative	4,330	5,176	(845)	54,557	56,932	(2,376)	-4%
Total Tenant Services	629	841	(212)	4,675	9,249	(4,574)	-49%
Water	580	567	14	6,607	6,233	374	6%
Electricity	117	90	27	2,275	990	1,285	130%
Gas	(14)	72	(86)	679	793	(114)	-14%
Sewer	648	433	214	6,627	4,767	1,860	39%
Total Utilities	\$ 1,331	\$ 1,162	\$ 169	\$ 16,188	\$ 12,783	\$ 3,405	27%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
11 Months Ending 11/30/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 330	\$ 859	\$ (529)	\$ 9,062	\$ 9,450	\$ (388)	-4%
Maintenance - Materials & Other	54	644	(590)	3,973	7,088	(3,114)	-44%
Maintenance and Operations Contracts	1,064	1,668	(604)	15,836	18,345	(2,509)	-14%
Employee Benefit Contributions - Maintenance	263	336	(73)	3,614	3,695	(81)	-2%
Total Maintenance	1,712	3,507	(1,796)	32,486	38,578	(6,092)	-16%
Property Insurance	1,694	1,333	361	18,634	14,667	3,968	27%
Liability Insurance	-	148	(148)	-	-	-	
Workmen's Compensation	23	47	(24)	427	521	(94)	-18%
All Other Insurance	15	13	2	163	138	25	18%
Total Insurance Premiums	1,732	1,541	191	19,224	15,325	3,899	25%
Other General Expenses	-	-	-	18,926	-	18,926	
Property Taxes	725	1,247	(522)	12,672	13,716	(1,045)	-8%
Bad debt - Tenant Rents	-	10	(10)	470	115	355	310%
Total Other General Expenses	725	1,257	(533)	32,068	13,831	18,237	132%
Interest of Mortgage (or Bonds) Payable	-	1,710	(1,710)	30,784	18,805	11,979	64%
Amortization of Loan Costs	266	137	129	2,808	1,507	1,301	0%
Total Interest Expense and Amortization Cost	2,942	4,642	(1,700)	64,216	51,057	13,158	
Total Operating Expenses	13,400	18,126	(4,726)	223,412	197,755	25,657	13%
Excess of Operating Revenue over Operating Expenses	\$ 3,971	\$ (49)	\$ 4,020	\$ (30,720)	\$ 1,094	\$ (31,814)	-2908%
Extraordinary Maintenance	-	-	-	1,339	-	1,339	
Depreciation Expense	13,459	13,378	81	148,727	147,153	1,574	
Debt Principal Payment	-	-	-	1,060	-	1,060	
Funding Replacement Reserves from Operations	3,495	-	3,495	7,203	-	7,203	
Total Expenses	\$ 30,354	\$ 31,504	\$ (1,150)	\$ 381,741	\$ 344,908	\$ 36,833	11%
Net Gain (Loss)	\$ (12,982)	\$ (13,426)	\$ 444	\$ (189,049)	\$ (146,058)	\$ (42,990)	29%

Columbia Housing Authority
Administration Revenue and Expense Summary
11 Months Ending 11/30/2020

	CHA Affordable Housing Development	CHA Business Activities	CHA Central Office Cost Center	Total Adminstration	YTD Budget	Budget Variance	
Management Fee	-	181,464	217,053	398,517	452,670	(54,153)	
Asset Management Fee	-	-	10,800	10,800	10,800	-	
Book Keeping Fee	-	-	114,398	114,398	117,371	(2,973)	
Fee Revenue	-	181,464	342,251	523,714	758,198	\$(234,484)	-31%
Other Government Grants	-	-	-	-	-	-	
Interest Income	3,722	3,898	2,074	9,694	15,221	(5,527)	-36%
Investment Income	2,740	752,709	-	755,449	734,652	20,796	3%
Other Revenue	2,693	91,264	24,915	118,872	133,261	(14,390)	-11%
Total Revenue	9,155	1,029,335	369,239	1,407,729	1,641,333	(233,604)	-14%
Administrative Salaries	107,300	373,847	283,870	765,017	830,462	(65,444)	-8%
Auditing Fees	1,228	3,627	2,765	7,620	11,458	(3,838)	-33%
Advertising and Marketing	1,218	-	522	1,740	275	1,465	533%
Employee Benefits - Admin.	26,102	102,989	69,903	198,993	241,265	(42,272)	-18%
Office Expenses	1,935	6,927	6,965	15,827	70,790	(54,963)	-78%
Legal Expense	-	-	900	900	2,750	(1,850)	-67%
Training & Travel	94	146	236	475	16,174	(15,698)	-97%
Other	2,753	24,482	30,447	57,682	16,567	41,115	248%
Total Operating - Administration	140,630	512,017	395,608	1,048,255	1,189,740	(141,485)	-12%
Total Utilities	809	4,601	2,966	8,376	10,794	(2,417)	-22%
Total Maintenance	1,399	8,977	8,787	19,163	22,092	(2,929)	-13%
Total Insurance Premiums	2,810	21,970	6,103	30,883	26,587	4,296	16%
Total Other Expenses	1,086	62,430	7,347	70,864	66,754	4,110	6%
Total Interest/Amortization	-	327,522	-	327,522	311,405	16,118	5%
Total Operating Expenses	146,734	937,517	421,255	1,505,506	1,627,370	(121,864)	-7%
Excess of Operating Revenue over Operating Expenses	(137,579)	91,818	(52,016)	(97,777)	13,963	(111,740)	-800%
Depreciation Expense	-	8,317	-	8,317	-	8,317	
Total Expenses	146,734	945,834	421,255	1,513,824	1,627,370	(113,547)	-7%
Net Gain (Loss)	\$ (137,579)	\$ 83,500	\$ (52,016)	\$ (106,095)	\$ 13,963	\$(120,057)	-860%

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
11 Months Ending 11/30/2020

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	HCV CARES ACT	Public Housing CARES ACT	Capital Fund CARES ACT	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	\$ 302,753	\$ 1,636,372	\$ -				\$ -	\$ -	\$ 24,959	\$ 6,815	\$ -	\$ -	\$ -	\$ -	\$ 1,970,899	\$ -	\$ 1,970,899
Rental Subsidies		2,155,415	-				-	-	-	-	-	-	-	-	2,155,415	(2,155,415)	-
Vacancy Loss	(57,761)	(127,387)	-				-	-	-	-	-	-	-	-	(185,148)		(185,148)
Net Rental Revenue	244,992	3,664,400	-				-	-	24,959	6,815	-	-	-	-	3,941,166	(2,155,415)	1,785,751
Tenant Revenue - Other	6,791	44,242	-				-	-	110	222	-	-	-	-	51,366		51,366
Total Tenant Revenue	251,783	3,708,642	-	-	-	-	-	-	25,069	7,037	-	-	-	-	3,992,532	(2,155,415)	1,837,117
HUD PHA Operating Grants	325,237	-	8,169,493	75,232	19,426	6,311	351,016	134,707	-	-	-	-	-	-	9,081,422	-	9,081,422
HUD Voucher Admin Fees			878,423												878,423		878,423
Capital Grants	-	-	-												-		-
Management Fee	-	-	-											265,504	265,504	(265,504)	-
Asset Management Fee	-	-	-											13,200	13,200	(13,200)	-
Book Keeping Fee	-	-	-											140,190	140,190	(140,190)	-
Cares Act Revenue	-	-	-											-	-		-
Total Fee Revenue	325,237	-	9,047,916	75,232	19,426	6,311	351,016	134,707	-	-	-	-	-	418,894	10,378,738	(418,894)	9,959,844
Other Government Grants	-	-	-						667,406	-	-	-	-	-	667,406	-	667,406
Investment Income	8,221	29,487	4,693						558	2,501	-	3,722	3,898	2,074	55,155	-	55,155
Mortgage Interest Income	-	-	-						-	-	-	2,740	752,709	-	755,449	(755,449)	-
Fraud Recovery	1,646	-	2,197						-	-	-	-	-	-	3,843	-	3,843
Other Revenue	48,450	199,419	19,993						47,410	-	257,501	2,693	333,623	24,889	933,978	(26,192)	907,785
Total Revenue	648,404	3,937,548	9,074,799	75,232	19,426	6,311	351,016	134,707	740,444	9,539	257,501	9,155	1,090,230	445,856	16,800,167	(3,355,950)	13,444,218
Administrative Salaries	37,118	271,653	256,945	14,351	1,052	5,674	10,646	-	25,708	-	-	107,300	373,847	283,870	1,388,165	-	1,388,165
Auditing Fees	3,907	68,888	31,161						1,000	104	6,700	1,228	3,627	2,765	119,380	-	119,380
Management Fee	78,719	222,023	210,744						-	-	-	-	-	-	511,486	(265,504)	245,982
Bookkeeping/Asset Mgmt Fees	8,475	59,201	131,715						-	-	-	-	-	-	199,391	(140,190)	59,201
Advertising and Marketing	20	83	1,114					223	2,061	-	-	1,218	-	522	5,241	-	5,241
Employee Benefits - Admin.	7,753	81,041	84,968	1,756	83	336	3,399	-	23,129	-	-	26,102	102,989	69,903	401,459	-	401,459
Office Expenses	7,878	45,841	16,799	10,359	157		417	203	8,205	845	463	1,935	6,927	6,965	106,993	-	106,993
Legal Expense	1,048	5,138	-						-	-	-	-	-	900	7,086	-	7,086
Training & Travel	150	7,869	2,505			99	-	1,200	2,937	-	-	94	146	236	15,235	-	15,235
Other	7,981	35,652	117,143	13,192	3,553		2,902	2,235	35,951	135	398	2,753	24,482	30,447	276,824	-	276,824
Total Operating - Admin.	153,048	797,389	853,094	39,659	4,844	6,110	17,364	3,861	98,991	1,083	7,561	140,630	512,017	395,608	3,031,259	(405,694)	2,625,565
Asset Management Fee	13,200	-	-						-	-	-	-	-	-	13,200	(13,200)	-
Tenant Services - Salaries	3,020	69,053	-	2,471			-	100,025	479,906	-	-	-	-	-	654,474	-	654,474
CARES Act Expenditures	-	874	384	3,126	1,219		-	-	-	-	-	-	-	444	6,048	-	6,048
Employee Benefit - Tenant Serv.	231	21,588	-	138			-	29,683	90,086	-	-	-	-	-	141,726	-	141,726
Tenant Services - Other	4,924	121,767	314		289		-	-	196,407	-	-	-	-	-	323,701	-	323,701
Total Tenant Services	8,175	213,281	699	5,735	1,508	-	-	129,708	766,399	-	-	-	-	444	1,125,949	-	1,125,949

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
11 Months Ending 11/30/2020

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	HCV CARES ACT	Public Housing CARES ACT	Capital Fund CARES ACT	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Water	27,465	104,431	916	-	-	-	-	-	-	144	-	162	946	607	134,672	-	134,672
Electricity	13,884	247,940	2,697	-	-	-	-	-	-	196	-	499	2,806	1,812	269,835	-	269,835
Gas	7,310	25,577	527	-	-	-	-	30	-	157	-	115	664	427	34,807	-	34,807
Sewer	26,252	80,148	178	-	-	-	-	-	-	205	-	33	185	120	107,122	-	107,122
Total Utilities	74,911	458,096	4,319	-	-	-	-	-	30	703	-	809	4,601	2,966	546,435	-	546,435
Maintenance - Labor	142,127	292,809	-	24,194	7,542	-	-	-	-	-	-	-	-	-	466,672	-	466,672
Maintenance - Materials	33,659	126,601	-	4,339	4,937	106	-	-	783	524	1,026	34	866	1,527	174,401	-	174,401
Maintenance Contracts	81,506	301,921	8,961	-	-	-	-	-	-	-	-	-	-	5,185	397,573	-	397,573
Employee Benefits - Maint.	53,664	113,030	-	859	448	-	-	-	-	-	-	-	-	-	168,002	(26,192)	141,809
Total Maintenance	310,956	834,361	8,961	29,392	12,928	106	-	-	783	524	1,026	34	866	6,712	1,206,647	(26,192)	1,180,455
Protective Services - Labor	23,885	5,114	-	-	-	-	-	-	-	-	121,080	-	-	-	150,079	-	150,079
Protective Services - Other	123	26	-	-	-	-	-	-	-	-	610	-	-	-	758	-	758
Employee Benefit Contributions	6,320	1,344	-	-	-	-	-	-	-	-	31,824	-	-	-	39,488	-	39,488
Total Protective Services	30,328	6,484	-	-	-	-	-	-	-	-	153,513	-	-	-	190,325	-	190,325
Property Insurance	33,587	180,025	-	-	-	-	-	-	1,295	503	-	651	651	651	217,363	-	217,363
Liability Insurance	4,835	104	5,121	-	-	-	-	-	1,307	73	-	-	-	227	11,666	-	11,666
Workmen's Compensation	3,710	11,717	4,791	447	145	95	192	1,800	9,100	-	2,179	1,931	6,729	5,225	48,063	-	48,063
All Other Insurance	3,219	4,040	-	-	-	-	-	-	987	-	731	227	14,590	-	23,794	-	23,794
Total Insurance Premiums	45,350	195,886	9,913	447	145	95	192	1,800	12,689	576	2,910	2,810	21,970	6,103	300,887	-	300,887
Other General Expenses	43,456	28,586	23,835	-	-	-	-	-	430	-	80,603	1,086	62,430	469	240,895	-	240,895
Payments in Lieu of Taxes	16,479	141,321	-	-	-	-	-	-	2,924	611	-	-	-	-	161,335	-	161,335
Bad debt - Tenant Rents	5,437	31,045	-	-	-	-	-	-	-	-	-	-	-	-	36,482	-	36,482
Total Other Expenses	65,372	200,952	24,246	-	-	-	-	-	3,354	611	80,603	1,086	62,430	7,347	446,002	-	446,002
Total Interest/Amortization	6,132	877,209	-	-	-	-	-	-	782	-	-	-	327,522	-	1,214,385	(755,449)	458,936
Total Operating Expenses	707,473	3,583,657	901,231	75,232	19,426	6,311	17,556	135,369	883,028	3,497	245,613	145,369	929,406	419,180	8,075,088	(1,200,535)	6,874,553
Excess of Operating Revenue over Operating Expenses	(59,069)	353,891	8,173,568	-	-	-	333,460	(663)	(142,584)	6,042	11,888	(136,214)	160,824	26,676	8,725,079	(2,155,415)	6,569,664
Extraordinary Maintenance	2,978	34,361	-	-	-	-	-	-	-	-	-	-	-	-	37,339	-	37,339
Housing Assistance Payments	-	-	8,336,928	-	-	-	333,775	-	-	-	-	-	-	-	8,670,703	(2,155,415)	6,515,289
Depreciation Expense	131,897	1,924,913	-	-	-	-	470	15,962	3,116	-	-	8,317	-	-	2,084,675	-	2,084,675
Total Expenses	842,798	5,542,930	9,238,159	75,232	19,426	6,311	351,331	135,839	898,990	6,613	245,613	145,369	937,723	419,180	18,868,255	(3,355,950)	15,512,306
Net Gain (Loss)	\$ (194,394)	\$ (1,605,382)	\$ (163,360)	\$ -	\$ -	\$ -	(315)	\$ (1,133)	\$ (158,546)	\$ 2,926	\$ 11,888	\$ (136,214)	\$ 152,507	\$ 26,676	\$ (2,068,088)	\$ -	\$ (2,068,088)



Columbia Housing Authority
201 Switzler Street
Columbia, MO 65203

HOUSING AUTHORITY

of the City of Columbia, Missouri

Office: (573) 443-2556

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MONTHLY FINANCIAL STATEMENTS

(unaudited)

October 31, 2020

Fiscal Year End

December 2020

Month 10 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

	10 Months Ending 10/31/2020			Year to Date	Budget	Variance	Percent of Variance
	Current Month	Budget	Variance				
HUD PHA Operating Grants - HAP	801,210	739,167	62,043	7,386,135	7,391,667	(5,532)	0%
HUD Admin Fees Earned	81,638	81,571	67	796,833	815,709	(18,877)	-2%
Total Fee Revenue	882,848	820,738	62,110	8,182,968	8,207,376	(24,408)	0%
Investment Income - Unrestricted	343	-	343	4,397	-	4,397	#DIV/0!
Fraud Recovery - HAP	188	-	188	1,099	-	1,099	0%
Fraud Recovery - Admin	188	-	188	1,099	-	1,099	0%
FSS Forfeitures	697	-	697	19,993	-	19,993	
Total Revenue	884,066	820,738	63,328	8,214,440	8,207,376	7,065	0%
Administrative Salaries	22,994	24,739	(1,745)	233,249	247,393	(14,144)	-6%
Auditing Fees	4,116	2,500	1,616	30,347	25,000	5,347	21%
Management Fee	19,368	19,685	(317)	191,208	196,850	(5,642)	-3%
Book-keeping Fee	12,105	12,303	(198)	119,505	123,032	(3,527)	-3%
Advertising and Marketing	-	25	(25)	1,114	250	864	346%
Employee Benefit contributions - Administrative	7,758	8,625	(867)	77,155	86,246	(9,091)	-11%
Office Expenses	1,151	1,288	(137)	15,102	12,875	2,227	17%
Training & Travel	-	917	(917)	1,406	9,167	(7,761)	-85%
Other Administrative Expenses	13,610	10,583	3,027	105,689	105,833	(144)	0%
Total Operating - Administrative	81,102	80,665	438	774,775	806,646	(31,871)	-4%
Total Tenant Services	384	-	384	755	-	755	
Total Utilities	962	327	635	4,085	3,271	814	25%
Bldg. Maintenance	1,239	550	689	6,571	5,500	1,071	19%
Insurance Premiums	741	919	(179)	8,962	9,192	(230)	-3%
Other General Expenses	-	-	-	24,246	-	24,246	
Total Operating Expenses	84,427	82,461	1,966	819,394	824,608	(5,214)	-1%
Excess of Operating Revenue over Operating Expenses	799,638	\$ 738,277	\$ 61,362	\$ 7,395,046	\$ 7,382,768	\$ 12,279	0%
Total Housing Assistance Payments	798,671	763,880	34,791	7,540,635	7,638,799	(98,165)	-1%
Total Expenses	883,098	846,341	36,757	\$ 8,360,029	\$ 8,463,407	\$ (103,379)	-1%
Net Gain (Loss)	968	(25,603)	26,571	\$ (145,588)	\$ (256,032)	\$ 110,443	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
10 Months Ending 10/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 23,702	\$ 34,699	\$ (10,997)	\$ 277,590	\$ 346,989	\$ (69,399)	-20%
Vacancy Loss	(4,442)	(5,942)	1,500	(51,462)	(59,419)	7,957	-13%
Tenant Revenue - Other	953	1,113	(160)	5,614	11,133	(5,519)	-50%
Total Tenant Revenue	20,214	29,870	(9,657)	231,741	298,703	(66,961)	-22%
HUD PHA Operating Grants	34,397	40,313	(5,916)	290,841	403,129	(112,289)	-28%
Total Grant Revenue	34,397	40,313	(5,916)	290,841	403,129	(112,289)	-28%
Investment Income - Unrestricted	407	1,498	(1,091)	7,848	14,978	(7,130)	-48%
Fraud Recovery	100	-	100	1,468	-	1,468	0%
Other Revenue	11,594	3,258	8,336	46,249	32,578	13,671	42%
Total Revenue	66,711	74,939	(8,228)	591,213	749,387	(158,174)	-21%
Administrative Salaries	3,365	3,614	(250)	33,960	36,144	(2,184)	-6%
Auditing Fees	413	417	(4)	3,041	4,167	(1,125)	-27%
Management Fee	4,846	6,805	(1,959)	50,059	68,050	(17,991)	-26%
Book-keeping Fee	750	738	12	7,748	7,380	368	5%
Advertising and Marketing	-	8	(8)	20	83	(64)	-76%
Employee Benefit contributions - Administrative	316	1,190	(874)	6,737	11,897	(5,160)	-43%
Office Expenses	549	573	(24)	7,394	5,729	1,665	29%
Legal Expense	-	125	(125)	1,048	1,250	(202)	-16%
Training & Travel	(6,569)	192	(6,760)	125	1,917	(1,792)	-93%
Other	1,267	792	476	6,956	7,917	(961)	-12%
Total Operating - Administrative	4,937	14,453	(9,516)	117,088	144,534	(27,447)	-19%
Asset Management Fee	1,200	1,200	-	12,000	12,000	-	0%
Tenant Services - Salaries	361	309	52	2,675	3,088	(413)	-13%
Employee Benefit Contributions - Tenant Services	28	42	(15)	205	422	(217)	-51%
Tenant Services - Other	916	917	(1)	4,574	9,167	(4,593)	-50%
Total Tenant Services	1,304	1,268	37	7,454	12,677	(5,223)	-41%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison
10 Months Ending 10/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	2,403	2,373	30	25,678	23,730	1,948	8%
Electricity	1,813	2,426	(613)	12,704	24,259	(11,555)	-48%
Gas	1,357	1,820	(462)	7,216	18,196	(10,980)	-60%
Sewer	2,323	1,109	1,214	24,287	11,093	13,193	119%
Total Utilities	\$ 7,897	\$ 7,728	\$ 169	\$ 69,885	\$ 77,278	\$ (7,394)	-10%
Maintenance - Labor	\$ 13,605	\$ 13,385	\$ 220	\$ 129,934	\$ 133,845	\$ (3,911)	-3%
Maintenance - Materials & Other	1,682	3,830	(2,148)	31,495	38,300	(6,805)	-18%
Maintenance and Operations Contracts	6,588	9,042	(2,454)	75,988	90,417	(14,429)	-16%
Employee Benefit Contributions - Maintenance	4,979	4,443	536	48,945	44,429	4,516	10%
Total Maintenance	26,854	30,699	(3,845)	286,362	306,991	(20,628)	-7%
Total Protective Services	2,858	2,846	12	27,643	28,462	(819)	-3%
Total Insurance Premiums	4,117	4,052	64	41,265	40,522	743	2%
Other General Expenses	45	3,750	(3,705)	43,456	37,500	5,956	16%
Payments in Lieu of Taxes	981	1,934	(953)	15,152	19,341	(4,189)	-22%
Bad debt - Tenant Rents	2,061	723	1,339	5,674	7,226	(1,551)	-21%
Total Other General Expenses	3,087	6,407	(3,319)	64,282	64,067	216	0%
Interest on Notes Payable	541	747	(206)	5,632	7,468	(1,836)	-25%
Total Operating Expenses	52,794	69,400	(16,606)	631,611	693,998	(62,388)	-9%
Excess of Operating Revenue over Operating Expenses	\$ 13,916	\$ 5,539	\$ 8,377	\$ (40,398)	\$ 55,389	\$ (95,786)	-173%
Extraordinary Maintenance	-	1,911	(1,911)	2,978	19,105	(16,127)	-84%
Depreciation Expense	11,919	13,248	(1,329)	119,978	132,480	(12,502)	-9%
Debt Principal Payment	1,743	3,665	(1,922)	40,485	36,651	3,834	10%
Total Expenses	\$ 66,456	\$ 88,223	\$ (21,767)	\$ 795,502	\$ 882,234	\$ (86,733)	-10%
Net Gain (Loss)	\$ 254	\$ (13,285)	\$ 13,539	\$ (204,289)	\$ (132,847)	\$ (71,442)	54%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
10 Months Ending 10/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 67,404	\$ 69,986	\$ (2,582)	\$ 705,753	\$ 699,860	\$ 5,893	1%
Rental Subsidies	84,890	82,308	2,582	817,187	823,080	(5,893)	-1%
Vacancy Loss	(3,594)	(4,569)	975	(65,885)	(45,688)	(20,197)	44%
Net Rental Revenue	148,700	147,725	975	1,457,055	1,477,252	(20,197)	-1%
Tenant Revenue - Other	792	833	(41)	22,393	8,333	14,059	
Total Tenant Revenue	149,492	148,558	934	1,479,447	1,485,585	(6,137)	0%
Investment Income - Unrestricted	659	3,870	(3,211)	12,983	38,700	(25,717)	-66%
Other Revenue	9,052	9,904	(853)	98,238	99,041	(803)	-1%
Total Revenue	159,203	162,333	(3,130)	1,590,668	1,623,326	(32,657)	-2%
Administrative Salaries	11,727	11,952	(225)	113,176	119,520	(6,344)	-5%
Auditing Fees	1,117	1,150	(33)	11,167	11,500	(333)	-3%
Property Management Fee	9,231	10,907	(1,676)	92,071	109,067	(16,996)	-16%
Asset Management Fees	1,057	1,057	(0)	10,568	10,568	(0)	0%
Advertising and Marketing	-	8	(8)	-	83	(83)	-100%
Employee Benefit contributions - Administrative	3,077	4,460	(1,383)	28,285	44,605	(16,320)	-37%
Office Expenses	1,992	1,094	898	16,603	10,939	5,664	52%
Legal Expense	-	216	(216)	1,721	2,163	(442)	-20%
Training & Travel	3,232	388	2,845	3,464	3,875	(411)	-11%
Other	2,503	1,221	1,282	13,189	12,212	977	8%
Total Operating - Administrative	33,937	32,453	1,483	290,242	324,531	(34,289)	-11%
Total Tenant Services	11,395	11,653	(258)	104,373	116,526	(12,153)	-10%
Water	4,857	3,866	992	43,878	38,658	5,219	14%
Electricity	9,615	12,270	(2,655)	119,740	122,698	(2,958)	-2%
Gas	1,029	1,134	(105)	10,108	11,340	(1,232)	-11%
Sewer	3,753	2,674	1,079	31,437	26,739	4,698	18%
Total Utilities	\$ 19,254	\$ 19,944	\$ (689)	\$ 205,162	\$ 199,435	\$ 5,727	3%

Stuart Parker Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
10 Months Ending 10/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 9,550	\$ 12,311	\$ (2,761)	\$ 107,940	\$ 123,107	\$ (15,167)	-12%
Maintenance - Materials & Other	9,111	4,579	4,532	61,732	45,785	15,947	35%
Maintenance and Operations Contracts	7,937	12,332	(4,395)	124,572	123,316	1,256	1%
Employee Benefit Contributions - Maintenance	4,610	4,543	66	42,967	45,434	(2,468)	-5%
Total Maintenance	31,207	33,764	(2,557)	337,210	337,642	(431)	0%
Total Insurance Premiums	5,836	5,375	461	58,236	53,747	4,490	8%
Other General Expenses	689	-	689	5,801	-	5,801	#DIV/0!
Taxes	3,472	5,760	(2,287)	51,547	57,596	(6,049)	-11%
Bad debt - Tenant Rents	1,869	2,145	(276)	12,679	21,454	(8,775)	-41%
Total Other General Expenses	6,030	7,905	(1,875)	70,027	79,050	(9,023)	-11%
Interest of Mortgage (or Bonds) Payable	16,846	16,846	-	160,035	168,458	(8,423)	-5%
Interest on Notes Payable (Seller Financing)	20,967	20,298	668	209,686	202,983	6,703	3%
Amortization of Loan Costs	2,275	2,259	17	22,742	22,585	157	1%
Total Interest Expense and Amortization Cost	40,087	39,403	685	392,464	394,027	(1,563)	0%
Total Operating Expenses	147,746	150,496	(2,749)	1,457,715	1,504,957	(47,242)	-3%
Excess of Operating Revenue over Operating Expenses	\$ 11,456	\$ 11,837	\$ (380)	\$ 132,954	\$ 118,369	\$ 14,585	12%
Depreciation Expense	66,497	65,496	1,001	664,973	654,960	10,013	2%
Debt Principal Payment	1,069	-	1,069	1,069	-	1,069	#DIV/0!
Funding Replacement Reserves from Operations	7,758	7,313	445	-	14,626	(14,626)	-100%
Total Expenses	\$ 223,071	\$ 223,305	\$ (234)	\$ 2,139,764	\$ 2,174,543	\$ (34,779)	-2%
Net Gain (Loss)	\$ (63,868)	\$ (60,972)	\$ (2,896)	\$ (549,095)	\$ (551,217)	\$ 2,122	0%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
10 Months Ending 10/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 16,974	\$ 16,475	\$ 499	\$ 167,895	\$ 164,750	\$ 3,145	2%
Rental Subsidies	28,058	28,208	(149)	278,485	282,077	(3,592)	-1%
Vacancy Loss	(2,270)	(894)	(1,376)	(13,732)	(8,937)	(4,795)	54%
Net Rental Revenue	42,762	43,789	(1,027)	432,648	437,890	(5,242)	-1%
Tenant Revenue - Other	732	792	(60)	6,815	7,917	(1,102)	-14%
Total Tenant Revenue	43,494	44,581	(1,087)	439,463	445,807	(6,343)	-1%
Investment Income - Unrestricted	192	1,292	(1,100)	3,481	12,920	(9,439)	-73%
Other Revenue	2,017	2,636	(619)	22,369	26,358	(3,988)	-15%
Total Revenue	45,703	48,508	(2,806)	465,314	485,084	(19,770)	-4%
Administrative Salaries	3,504	3,246	258	37,127	32,455	4,672	14%
Auditing Fees	858	875	(17)	8,583	8,750	(167)	-2%
Property Management Fee	2,172	2,887	(715)	22,951	28,867	(5,916)	-20%
Asset Management Fees	958	958	(0)	9,650	9,580	70	1%
Advertising and Marketing	-	4	(4)	-	42	(42)	-100%
Employee Benefit contributions - Administrative	1,109	1,359	(250)	10,795	13,592	(2,796)	-21%
Office Expenses	1,002	414	588	6,313	4,138	2,176	53%
Legal Expense	192	172	20	359	1,724	(1,366)	-79%
Training & Travel	894	103	791	1,015	1,033	(18)	-2%
Other	521	451	70	4,413	4,512	(99)	-2%
Total Operating - Administrative	11,210	10,469	741	101,206	104,692	(3,485)	-3%
Total Tenant Services	1,500	1,488	12	8,921	14,877	(5,956)	-40%
Water	1,584	1,664	(80)	16,166	16,643	(476)	-3%
Electricity	664	779	(115)	7,476	7,794	(318)	-4%
Gas	244	285	(41)	2,957	2,854	102	4%
Sewer	1,304	1,361	(57)	13,085	13,608	(523)	-4%
Total Utilities	\$ 3,796	\$ 4,090	\$ (294)	\$ 39,685	\$ 40,899	\$ (1,215)	-3%

Bear Creek Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
10 Months Ending 10/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 5,136	\$ 5,096	\$ 41	\$ 50,385	\$ 50,957	\$ (572)	-1%
Maintenance - Materials & Other	3,304	1,396	1,908	20,103	13,960	6,143	44%
Maintenance and Operations Contracts	3,900	4,274	(373)	34,832	42,737	(7,906)	-18%
Employee Benefit Contributions - Maintenance	1,816	1,847	(31)	17,878	18,467	(589)	-3%
Total Maintenance	14,156	12,612	1,544	123,197	126,121	(2,924)	-2%
Total Insurance Premiums	3,982	3,483	499	41,510	32,682	8,828	27%
Other General Expenses	196	-	196	1,162	-	1,162	
Property Taxes	1,959	2,700	(741)	19,588	27,000	(7,412)	-27%
Bad debt - Tenant Rents	2,112	205	1,907	2,112	2,051	61	3%
Total Other General Expenses	4,266	2,905	1,361	22,862	29,051	(6,188)	-21%
Interest of Mortgage (or Bonds) Payable	3,611	3,710	(99)	36,981	37,098	(117)	0%
Interest on Notes Payable (Seller Financing)	6,714	6,332	382	67,449	63,317	4,132	
Amortization of Loan Costs	1,664	1,011	653	16,638	10,105	6,533	65%
Total Interest Expense and Amortization Cost	11,989	11,052	937	121,068	110,520	10,548	10%
Total Operating Expenses	50,899	46,099	4,800	458,449	458,841	(392)	0%
Excess of Operating Revenue over Operating Expenses	\$ (5,196)	\$ 2,409	\$ (7,606)	\$ 6,865	\$ 26,243	\$ (19,378)	-74%
Extraordinary Maintenance	-	1,333	(1,333)	6,123	13,333	(7,210)	
Depreciation Expense	18,636	18,636	0	186,356	186,357	(1)	0%
Debt Principal Payment	3,067	-	3,067	48,343	-	48,343	
Funding Replacement Reserves from Operations	3,017	2,867	150	30,562	5,734	24,829	433%
Total Expenses	\$ 75,619	\$ 68,935	\$ 6,684	\$ 729,833	\$ 664,265	\$ 65,568	10%
Net Gain (Loss)	\$ (29,916)	\$ (20,427)	\$ (9,490)	\$ (264,519)	\$ (179,181)	\$ (85,339)	48%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
10 Months Ending 10/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 38,920	\$ 40,433	\$ (1,513)	\$ 398,688	\$ 404,333	\$ (5,645)	-1%
Rental Subsidies	46,298	44,785	1,513	453,492	447,847	5,645	1%
Vacancy Loss	(1,238)	(2,130)	892	(22,358)	(21,304)	(1,054)	5%
Net Rental Revenue	83,980	83,088	892	829,822	830,876	(1,054)	0%
Tenant Revenue - Other	66	100	(34)	3,242	1,000	2,242	224%
Total Tenant Revenue	84,046	83,188	859	833,064	831,876	1,188	0%
Investment Income - Unrestricted	302	1,540	(1,238)	7,049	15,400	(8,351)	-54%
Other Revenue	4,067	4,059	9	42,643	40,588	2,054	5%
Total Revenue	88,416	88,786	(370)	882,755	887,864	(5,109)	-1%
Administrative Salaries	5,570	7,229	(1,659)	51,844	72,293	(20,448)	-28%
Auditing Fees	1,200	1,150	50	12,000	11,500	500	4%
Property Management Fee	5,156	5,643	(488)	50,511	56,433	(5,922)	-10%
Asset Management Fees	975	975	(0)	9,746	9,747	(1)	0%
Advertising and Marketing	-	4	(4)	-	42	(42)	-100%
Employee Benefit contributions - Administrative	2,164	3,207	(1,043)	16,561	32,067	(15,505)	-48%
Office Expenses	347	682	(335)	9,023	6,822	2,201	32%
Legal Expense	-	49	(49)	799	493	305	62%
Training & Travel	1,653	258	1,395	1,766	2,583	(818)	-32%
Other	1,417	845	572	11,236	8,445	2,791	33%
Total Operating - Administrative	18,480	20,042	(1,562)	163,486	200,424	(36,938)	-18%
Total Tenant Services	7,687	7,051	636	65,565	70,514	(4,949)	-7%
Water	1,555	1,546	9	15,602	15,463	139	1%
Electricity	7,040	8,847	(1,807)	84,635	88,468	(3,833)	-4%
Gas	471	662	(191)	5,307	6,623	(1,316)	-20%
Sewer	1,054	963	91	10,184	9,628	556	6%
Total Utilities	\$ 10,120	\$ 12,018	\$ (1,898)	\$ 115,729	\$ 120,182	\$ (4,454)	-4%

Oak Towers Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
10 Months Ending 10/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 7,383	\$ 7,634	\$ (251)	\$ 72,080	\$ 76,341	\$ (4,261)	-6%
Maintenance - Materials & Other	6,943	2,053	4,890	23,237	20,530	2,707	13%
Maintenance and Operations Contracts	4,367	5,739	(1,372)	59,954	57,388	2,567	4%
Employee Benefit Contributions - Maintenance	2,420	2,327	93	23,808	23,272	536	2%
Total Maintenance	21,112	17,753	3,359	179,078	177,530	1,548	1%
Total Insurance Premiums	2,604	1,990	614	25,720	19,901	5,819	29%
Other General Expenses	253	-	253	2,063	-	2,063	
Taxes	1,578	2,724	(1,146)	26,090	27,236	(1,146)	-4%
Bad debt - Tenant Rents	(470)	351	(821)	7,902	3,507	4,395	125%
Total Other General Expenses	1,361	3,074	(1,714)	36,056	30,743	5,313	17%
Interest of Mortgage (or Bonds) Payable	5,887		5,887	60,251	-	60,251	
Interest on Notes Payable (Seller Financing)	9,287	9,052	235	94,182	90,521	3,661	4%
Amortization of Loan Costs	1,568	1,418	151	15,680	14,175	1,505	
Total Interest Expense and Amortization Cost	16,742	10,470	6,272	170,113	104,696	65,417	
Total Operating Expenses	78,106	72,399	5,707	755,746	723,990	31,756	4%
Excess of Operating Revenue over Operating Expenses	\$ 10,310	\$ 16,387	\$ (6,077)	\$ 127,009	\$ 163,875	\$ (36,865)	-22%
Extraordinary Maintenance	-	-	-	1,082	-	1,082	
Depreciation Expense	40,520	39,236	1,284	405,198	392,363	12,835	3%
Debt Principal Payment	21,610	-	21,610	194,081	-	194,081	
Funding Replacement Reserves from Operations	5,508	-	5,508	54,650	-	54,650	
Total Expenses	\$ 145,744	\$ 111,635	\$ 34,108	\$ 1,410,757	\$ 1,116,352	\$ 294,404	26%
Net Gain (Loss)	\$ (57,328)	\$ (22,849)	\$ (34,479)	\$ (528,002)	\$ (228,488)	\$ (299,514)	131%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
10 Months Ending 10/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 6,533	\$ 6,536	\$ (3)	\$ 59,950	\$ 65,362	\$ (5,412)	-8%
Rental Subsidies	9,267	9,149	118	96,780	91,493	5,287	6%
Vacancy Loss	(169)	(314)	145	(1,993)	(3,137)	1,144	-36%
Net Rental Revenue	15,631	15,372	259	154,737	153,718	1,020	1%
Tenant Revenue - Other	-	75	(75)	5,263	750	4,513	602%
Total Tenant Revenue	15,631	15,447	184	160,000	154,468	5,533	4%
Investment Income - Unrestricted	56	400	(344)	1,059	4,000	(2,941)	-74%
Other Revenue	209	328	(118)	2,936	3,277	(341)	-10%
Total Revenue	15,897	16,174	(278)	163,995	161,744	2,250	1%
Administrative Salaries	648	1,071	(423)	6,379	10,712	(4,332)	-40%
Auditing Fees	688	688	-	6,875	6,875	-	0%
Property Management Fee	793	950	(157)	7,891	9,500	(1,609)	-17%
Asset Management Fees	968	969	(0)	9,840	9,685	155	2%
Employee Benefit contributions - Administrative	250	452	(201)	2,877	4,517	(1,640)	-36%
Office Expenses	474	250	224	4,327	2,498	1,829	73%
Legal Expense	-	40	(40)	653	396	257	65%
Training & Travel	329	26	303	339	258	81	31%
Other	80	110	(30)	641	1,098	(457)	-42%
Total Operating - Administrative	4,230	4,558	(328)	39,822	45,579	(5,758)	-13%
Water	219	224	(6)	2,353	2,244	109	5%
Electricity	849	1,138	(288)	10,423	11,376	(953)	-8%
Gas	170	411	(240)	3,068	4,108	(1,040)	-25%
Sewer	170	161	9	1,770	1,612	159	10%
Total Utilities	\$ 1,408	\$ 1,934	\$ (526)	\$ 17,615	\$ 19,340	\$ (1,725)	-9%

Mid-Missouri Veterans Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
10 Months Ending 10/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 1,712	\$ 1,699	\$ 14	\$ 16,795	\$ 16,986	\$ (191)	-1%
Maintenance - Materials & Other	21	178	(158)	5,327	1,783	3,544	199%
Maintenance and Operations Contracts	698	874	(176)	16,440	8,737	7,703	88%
Employee Benefit Contributions - Maintenance	614	616	(2)	6,106	6,157	(51)	-1%
Total Maintenance	3,044	3,366	(322)	44,668	33,663	11,005	33%
Total Protective Services	604	567	37	5,917	5,669	248	4%
Total Insurance Premiums	808	884	(76)	8,067	7,931	137	2%
Other General Expenses	3	-	3	960	-	960	#DIV/0!
Taxes	357	705	(348)	6,706	7,054	(348)	-5%
Bad debt - Tenant Rents	-	38	(38)	4,836	375	4,461	1189%
Total Other General Expenses	360	743	(383)	12,502	7,429	5,072	68%
Interest of Mortgage (or Bonds) Payable	759	781	(22)	7,785	7,809	(24)	0%
Amortization of Loan Costs	681	681	(0)	6,806	6,807	(1)	0%
Total Interest Expense and Amortization Cost	1,439	1,462	(22)	14,591	14,616	(25)	0%
Total Operating Expenses	11,892	13,514	(1,622)	144,197	134,228	9,970	7%
Excess of Operating Revenue over Operating Expenses	\$ 4,005	\$ 2,661	\$ 1,344	\$ 19,797	\$ 27,517	\$ (7,720)	-28%
Extraordinary Maintenance	-	-	-	965	-	965	
Depreciation Expense	10,277	10,277	0	102,770	102,770	0	0%
Debt Principal Payment	856	820	36	33,456	2,460	30,996	1260%
Funding Replacement Reserves from Operations	723	633	90	7,315	1,266	6,048	478%
Total Expenses	\$ 23,747	\$ 25,244	\$ (1,497)	\$ 288,703	\$ 240,724	\$ 47,979	20%
Net Gain (Loss)	\$ (7,850)	\$ (9,069)	\$ 1,219	\$ (124,708)	\$ (78,979)	\$ (45,729)	58%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
10 Months Ending 10/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 9,426	\$ 6,244	\$ 3,182	\$ 107,588	\$ 62,441	\$ 45,147	72%
Rental Subsidies	19,632	22,854	(3,222)	182,992	228,539	(45,547)	-20%
Vacancy Loss	(1,085)	(375)	(710)	(9,477)	(3,750)	(5,727)	153%
Net Rental Revenue	27,973	28,723	(750)	281,103	287,230	(6,127)	-2%
Tenant Revenue - Other	43	-	43	1,648	-	1,648	
Total Tenant Revenue	28,016	28,723	(707)	282,751	287,230	(4,479)	-2%
Investment Income - Unrestricted	39	296	(257)	1,261	2,958	(1,697)	-57%
Other Revenue	(18)	250	(268)	16,060	2,500	13,560	
Total Revenue	28,036	29,269	(1,232)	300,072	292,688	7,384	3%
Administrative Salaries	2,834	2,929	(95)	28,275	29,285	(1,010)	-3%
Auditing Fees	1,200	1,167	33	12,000	11,667	333	
Property Management Fee	1,839	2,053	(214)	17,883	20,533	(2,650)	-13%
Asset Management Fees	663	663	(0)	6,631	6,631	(0)	0%
Advertising and Marketing	-	4	(4)	83	42	42	100%
Employee Benefit contributions - Administrative	1,003	1,077	(75)	10,666	10,773	(107)	-1%
Office Expenses	664	272	392	5,919	2,723	3,195	117%
Legal Expense	-	148	(148)	303	1,482	(1,179)	-80%
Training & Travel	788	97	691	876	968	(92)	-10%
Other	442	266	177	2,460	2,657	(197)	-7%
Total Operating - Administrative	9,433	8,676	757	85,095	86,761	(1,666)	-2%
Total Tenant Services	1,047	1,270	(223)	4,649	12,698	(8,049)	-63%
Water	927	833	93	11,145	8,333	2,811	34%
Electricity	626	135	491	4,437	1,350	3,087	229%
Gas	180	108	72	1,290	1,083	207	19%
Sewer	917	667	250	10,195	6,667	3,529	53%
Total Utilities	\$ 2,651	\$ 1,743	\$ 907	\$ 27,066	\$ 17,433	\$ 9,633	55%

Bryant Walkway Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
10 Months Ending 10/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,389	\$ 2,577	\$ (188)	\$ 25,259	\$ 25,772	\$ (512)	-2%
Maintenance - Materials & Other	341	996	(656)	5,432	9,962	(4,530)	-45%
Maintenance and Operations Contracts	2,605	2,778	(174)	26,147	27,784	(1,638)	-6%
Employee Benefit Contributions - Maintenance	956	1,008	(52)	9,614	10,076	(462)	-5%
Total Maintenance	6,290	7,359	(1,070)	66,452	73,594	(7,142)	-10%
Total Insurance Premiums	2,723	2,301	422	27,252	21,527	5,726	27%
Other General Expenses	-	217	(217)	427	2,170	(1,743)	
Property Taxes	975	1,844	(869)	17,569	18,438	(869)	-5%
Bad debt - Tenant Rents	(2,640)	21	(2,661)	529	208	321	154%
Total Other General Expenses	(1,665)	2,082	(3,747)	18,525	20,817	(2,291)	-11%
Interest of Mortgage (or Bonds) Payable	670	671	(1)	37,879	6,709	31,169	465%
Amortization of Loan Costs	526	334	193	5,108	3,338	1,770	0%
Total Interest Expense and Amortization Cost	1,197	1,005	192	42,986	10,048	32,939	328%
Total Operating Expenses	21,674	24,436	(2,762)	272,026	242,876	29,150	12%
Excess of Operating Revenue over Operating Expenses	\$ 6,362	\$ 4,833	\$ 1,529	\$ 28,046	\$ 49,812	\$ (21,766)	-44%
Extraordinary Maintenance	-	-	-	4,531	-	4,531	
Depreciation Expense	24,812	9,178	15,634	256,149	91,777	164,372	179%
Debt Principal Payment	418	-	418	2,483	-	2,483	
Funding Replacement Reserves from Operations	1,958	-	1,958	11,138	-	11,138	
Total Expenses	\$ 48,862	\$ 33,614	\$ 15,249	\$ 546,327	\$ 334,653	\$ 211,674	63%
Net Gain (Loss)	\$ (20,826)	\$ (4,345)	\$ (16,481)	\$ (246,254)	\$ (41,964)	\$ (204,290)	487%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
10 Months Ending 10/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 5,355	\$ 5,310	\$ 45	\$ 51,970	\$ 53,098	\$ (1,128)	-2%
Rental Subsidies	12,439	12,510	(71)	125,810	125,103	707	1%
Vacancy Loss	(978)	(535)	(443)	(6,613)	(5,346)	(1,267)	24%
Net Rental Revenue	16,816	17,286	(469)	171,168	172,856	(1,688)	-1%
Tenant Revenue - Other	155	-	155	1,095	-	1,095	
Total Tenant Revenue	16,972	17,286	(314)	172,263	172,856	(593)	0%
Investment Income - Unrestricted	82	708	(627)	2,483	7,083	(4,600)	-65%
Other Revenue	(10)	83	(93)	575	833	(258)	
Total Revenue	17,044	18,077	(1,033)	175,321	180,772	(5,452)	-3%
Administrative Salaries	1,155	1,179	(24)	11,487	11,790	(303)	-3%
Auditing Fees	1,200	875	325	12,000	8,750	3,250	0%
Property Management Fee	990	1,367	(377)	10,337	13,667	(3,330)	-24%
Asset Management Fees	663	955	(292)	7,482	9,548	(2,065)	-22%
Advertising and Marketing	-	4	(4)	-	42	(42)	-100%
Employee Benefit contributions - Administrative	413	452	(39)	4,057	4,519	(462)	-10%
Office Expenses	288	203	86	2,147	2,028	119	6%
Legal Expense	-	13	(13)	1,305	128	1,178	924%
Training & Travel	230	32	198	279	323	(45)	-14%
Other	188	96	92	1,132	963	169	18%
Total Operating - Administrative	5,127	5,176	(49)	50,226	51,757	(1,531)	-3%
Total Tenant Services	634	841	(207)	4,047	8,408	(4,362)	-52%
Water	580	567	13	6,027	5,667	360	6%
Electricity	316	90	226	2,158	900	1,258	140%
Gas	48	72	(24)	693	721	(27)	-4%
Sewer	635	433	202	5,979	4,333	1,646	38%
Total Utilities	\$ 1,579	\$ 1,162	\$ 417	\$ 14,857	\$ 11,621	\$ 3,236	28%

Bryant Walkway II Housing Development Group, LP
Unaudited Revenue Expense Budget Comparison
10 Months Ending 10/31/2020

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 810	\$ 859	\$ (49)	\$ 8,732	\$ 8,591	\$ 142	2%
Maintenance - Materials & Other	260	644	(385)	3,919	6,443	(2,524)	-39%
Maintenance and Operations Contracts	1,692	1,668	24	14,772	16,678	(1,906)	-11%
Employee Benefit Contributions - Maintenance	327	336	(9)	3,351	3,359	(8)	0%
Total Maintenance	3,090	3,507	(417)	30,774	35,071	(4,297)	-12%
Property Insurance	1,694	1,333	361	16,940	13,333	3,607	27%
Liability Insurance	-	148	(148)	-	-	-	
Workmen's Compensation	38	47	(9)	403	473	(70)	-15%
All Other Insurance	15	13	2	148	125	23	18%
Total Insurance Premiums	1,747	1,541	205	17,491	13,932	3,560	26%
Other General Expenses	18,002	-	18,002	18,926	-	18,926	
Property Taxes	725	1,247	(522)	11,947	12,469	(522)	-4%
Bad debt - Tenant Rents	470	10	460	470	104	366	351%
Total Other General Expenses	19,197	1,257	17,939	31,343	12,573	18,770	149%
Interest of Mortgage (or Bonds) Payable	-	1,710	(1,710)	30,784	17,096	13,688	80%
Amortization of Loan Costs	266	137	129	2,542	1,370	1,172	0%
Total Interest Expense and Amortization Cost	3,059	4,642	(1,583)	61,274	46,416	14,858	
Total Operating Expenses	34,431	18,126	16,305	210,012	179,778	30,235	17%
Excess of Operating Revenue over Operating Expenses	\$ (17,387)	\$ (49)	\$ (17,338)	\$ (34,691)	\$ 995	\$ (35,686)	-3588%
Extraordinary Maintenance	-	-	-	1,339	-	1,339	
Depreciation Expense	13,459	13,378	81	135,268	133,775	1,493	
Debt Principal Payment	77,005	-	77,005	1,060	-	1,060	
Funding Replacement Reserves from Operations	3,495	-	3,495	6,303	-	6,303	
Total Expenses	\$ 128,390	\$ 31,504	\$ 96,886	\$ 353,982	\$ 313,553	\$ 40,430	13%
Net Gain (Loss)	\$ (111,346)	\$ (13,426)	\$ (97,919)	\$ (178,661)	\$ (132,780)	\$ (45,881)	35%

Columbia Housing Authority
Administration Revenue and Expense Summary
10 Months Ending 10/31/2020

	CHA Affordable Housing Development	CHA Business Activities	CHA Central Office Cost Center	Total Adminstration	YTD Budget	Budget Variance	
Fee Revenue	-	181,464	342,251	523,714	689,271	\$(165,557)	-24%
Interest Income	3,338	3,737	1,934	9,009	13,838	(4,829)	-35%
Investment Income	2,740	685,644	-	688,384	667,866	20,518	3%
Other Revenue	2,693	91,264	24,915	118,872	121,147	(2,275)	-2%
Total Revenue	8,770	962,109	369,100	1,339,979	1,492,121	(152,142)	-10%
Administrative Salaries	97,872	346,210	257,364	701,446	754,965	(53,519)	-7%
Auditing Fees	1,196	3,532	1,575	6,303	10,417	(4,114)	-39%
Advertising and Marketing	1,000	-	522	1,522	250	1,272	509%
Employee Benefits - Admin.	23,787	95,008	63,004	181,799	219,332	(37,533)	-17%
Office Expenses	1,810	5,881	6,480	14,171	64,354	(50,184)	-78%
Legal Expense	-	-	-	-	2,500	(2,500)	-100%
Training & Travel	94	146	235	474	14,703	(14,230)	-97%
Other	2,649	22,517	27,919	53,085	15,061	38,024	252%
Total Operating - Administration	128,407	473,293	357,099	958,799	1,081,582	(122,783)	-11%
Total Utilities	769	4,361	2,813	7,942	9,813	(1,870)	-19%
Total Maintenance	1,134	6,964	7,299	15,397	20,083	(4,687)	-23%
Total Insurance Premiums	2,560	20,373	5,535	28,469	24,170	4,299	18%
Total Other Expenses	1,086	56,763	6,710	64,560	60,685	3,875	6%
Total Interest/Amortization	-	298,852	-	298,852	283,095	15,757	6%
Total Operating Expenses	133,956	860,606	379,900	1,374,463	1,479,428	(104,965)	-7%
Excess of Operating Revenue over Operating Expenses	(125,186)	101,502	(10,801)	(34,484)	12,693	(47,177)	-372%
Depreciation Expense	-	7,561	-	7,561	-	7,561	
Total Expenses	133,956	868,168	379,900	1,382,024	1,479,428	(97,404)	-7%
Net Gain (Loss)	\$ (125,186)	\$ 93,941	\$ (10,801)	\$ (42,045)	\$ 12,693	\$ (54,738)	-431%

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
10 Months Ending 10/31/2020

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	HCV CARES ACT	Public Housing CARES ACT	Capital Fund CARES ACT	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	\$ 277,590	\$ 1,491,843	\$ -				\$ -	\$ -	\$ 22,690	\$ 6,335	\$ -	\$ -	\$ -	\$ -	\$ 1,798,459	\$ -	\$ 1,798,459
Rental Subsidies		1,954,747	-				-	-	-	-	-	-	-	-	1,954,747	(1,954,747)	-
Vacancy Loss	(51,462)	(120,058)	-				-	-	-	-	-	-	-	-	(171,520)		(171,520)
Net Rental Revenue	226,128	3,326,533	-				-	-	22,690	6,335	-	-	-	-	3,581,686	(1,954,747)	1,626,939
Tenant Revenue - Other	5,614	40,455	-				-	-	110	222	-	-	-	-	46,401		46,401
Total Tenant Revenue	231,741	3,366,988	-	-	-	-	-	-	22,800	6,557	-	-	-	-	3,628,087	(1,954,747)	1,673,340
HUD PHA Operating Grants	290,841	-	7,386,135	75,232	19,426	6,311	314,599	122,074	-	-	-	-	-	-	8,214,617	-	8,214,617
HUD Voucher Admin Fees			796,833												796,833		796,833
Capital Grants																	
Management Fee														241,267	241,267	(241,267)	
Asset Management Fee														12,000	12,000	(12,000)	
Book Keeping Fee														127,253	127,253	(127,253)	
Cares Act Revenue																	
Total Fee Revenue	290,841	-	8,182,968	75,232	19,426	6,311	314,599	122,074	-	-	-	-	-	380,520	9,391,969	(380,520)	9,011,450
Other Government Grants									585,220						585,220		585,220
Investment Income	7,848	28,316	4,397						548	2,434		3,338	3,737	1,934	52,552		52,552
Mortgage Interest Income												2,740	685,644		688,384	(688,384)	
Fraud Recovery	1,468		2,197												3,665		3,665
Other Revenue	46,249	182,821	19,993						43,014		257,501	2,693	302,990	24,889	880,150	(26,192)	853,958
Total Revenue	591,213	3,578,125	8,209,555	75,232	19,426	6,311	314,599	122,074	651,582	8,992	257,501	8,770	992,371	407,343	15,243,093	(3,049,843)	12,193,250
Administrative Salaries	33,960	248,288	233,249	14,351	1,052	5,674	9,712		25,427			97,872	346,210	257,364	1,273,159		1,273,159
Auditing Fees	3,041	62,625	30,347						2,272	121	6,700	1,196	3,532	1,575	111,409		111,409
Management Fee	74,018	201,644	191,208												466,870	(241,267)	225,603
Bookkeeping/LIHTC Asset Mgmt Fees	7,748	53,917	119,505												181,170	(127,253)	53,917
Advertising and Marketing	20	83	1,114					223	1,844			1,000		522	4,805		4,805
Employee Benefits - Admin.	6,737	73,241	77,155	1,756	83	336	3,109		23,392			23,787	95,008	63,004	367,609		367,609
Office Expenses	7,394	44,331	15,102	10,359	157		397	150	6,804	806	463	1,810	5,881	6,480	100,136		100,136
Legal Expense	1,048	5,138													6,186		6,186
Training & Travel	125	7,739	1,406			99		1,200	1,863			94	146	235	12,905		12,905
Other	6,956	33,070	105,689	13,192	3,553		2,606	1,859	22,919	124	365	2,649	22,517	27,919	243,418		243,418
Total Operating - Admin.	141,046	730,076	774,775	39,659	4,844	6,110	15,824	3,431	84,520	1,052	7,528	128,407	473,293	357,099	2,767,666	(368,520)	2,399,146
Asset Management Fee	12,000	-	-	-	-	-	-	-	-	-	-	-	-	-	12,000	(12,000)	-
Tenant Services - Salaries	2,675	61,950		2,471				90,921	435,486						593,503		593,503
CARES Act Expenditures		874	443	3,126	1,219									444	6,106		6,106
Employee Benefit - Tenant Serv.	205	18,887		138				26,590	77,613						123,433		123,433
Tenant Services - Other	4,574	106,860	312		289				170,405						282,439		282,439
Total Tenant Services	7,454	188,571	755	5,735	1,508	-	-	117,511	683,504	-	-	-	-	444	1,005,482	-	1,005,482

Columbia Housing Authority
Entity Wide Revenue and Expense Summary
10 Months Ending 10/31/2020

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	HCV CARES ACT	Public Housing CARES ACT	Capital Fund CARES ACT	Continuum of Care Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Water	25,678	95,171	891	-	-	-	-	-	-	129	-	157	920	591	123,537	-	123,537
Electricity	12,704	228,868	2,503	-	-	-	-	-	-	171	-	466	2,606	1,685	249,003	-	249,003
Gas	7,216	23,423	527	-	-	-	-	30	-	133	-	115	664	427	32,535	-	32,535
Sewer	24,287	72,651	163	-	-	-	-	-	-	183	-	31	170	110	97,595	-	97,595
Total Utilities	69,885	420,113	4,085	-	-	-	-	-	30	615	-	769	4,361	2,813	502,670	-	502,670
Maintenance - Labor	129,934	269,723	-	24,194	7,542	-	-	-	-	-	-	-	-	-	431,394	-	431,394
Maintenance - Materials	31,495	120,940	-	4,339	4,937	106	-	-	1,338	524	990	25	393	1,023	166,110	-	166,110
Maintenance Contracts	75,988	276,716	6,571	-	-	-	-	-	-	-	-	-	-	5,185	364,460	-	364,460
Employee Benefits - Maint.	48,945	103,723	-	859	448	-	-	-	-	-	-	-	-	-	153,976	(26,192)	127,783
Total Maintenance	286,362	771,102	6,571	29,392	12,928	106	-	-	1,338	524	990	25	393	6,208	1,115,940	(26,192)	1,089,747
Protective Services - Labor	21,767	4,667	-	-	-	-	-	-	-	-	110,488	-	-	-	136,921	-	136,921
Protective Services - Other	123	26	-	-	-	-	-	-	-	-	610	-	-	-	758	-	758
Employee Benefit Contributions	5,753	1,225	-	-	-	-	-	-	-	-	28,990	-	-	-	35,968	-	35,968
Total Protective Services	27,643	5,917	-	-	-	-	-	-	-	-	140,088	-	-	-	173,648	-	173,648
Property Insurance	30,532	163,747	-	-	-	-	-	-	1,166	458	-	592	592	592	197,678	-	197,678
Liability Insurance	4,395	104	4,656	-	-	-	-	-	2,959	66	-	-	-	207	12,386	-	12,386
Workmen's Compensation	3,390	10,731	4,306	447	145	95	175	1,637	8,294	-	1,989	1,762	6,232	4,737	43,938	-	43,938
All Other Insurance	2,949	3,695	-	-	-	-	-	-	2,546	-	665	207	13,550	-	23,610	-	23,610
Total Insurance Premiums	41,265	178,277	8,962	447	145	95	175	1,637	14,964	524	2,653	2,560	20,373	5,535	277,613	-	277,613
Other General Expenses	43,456	29,340	23,835	-	-	-	-	-	-	-	80,603	1,086	56,763	469	235,551	-	235,551
Payments in Lieu of Taxes	15,152	133,448	-	-	-	-	-	-	2,697	572	-	-	-	-	151,869	-	151,869
Bad debt - Tenant Rents	5,674	28,528	-	-	-	-	-	-	-	-	-	-	-	-	34,202	-	34,202
Total Other Expenses	64,282	191,315	24,246	-	-	-	-	-	2,697	572	80,603	1,086	56,763	6,710	428,275	-	428,275
Total Interest/Amortization	5,632	802,496	-	-	-	-	-	-	674	-	-	-	298,852	-	1,110,393	(688,384)	422,010
Total Operating Expenses	655,569	3,287,868	819,394	75,232	19,426	6,311	15,999	122,579	787,728	3,286	231,862	132,847	854,035	378,809	7,393,686	(1,095,096)	6,298,590
Excess of Operating Revenue over Operating Expenses	(64,357)	290,257	7,390,161	-	-	-	298,600	(505)	(136,146)	5,705	25,639	(124,077)	138,336	28,533	7,849,408	(1,954,747)	5,894,661
Extraordinary Maintenance	2,978	30,048	-	-	-	-	-	-	-	-	-	-	-	-	33,026	-	33,026
Housing Assistance Payments	-	-	7,540,635	-	-	-	298,466	-	-	-	-	-	-	-	7,839,100	(1,954,747)	5,884,353
Depreciation Expense	119,978	1,750,713	-	-	-	-	427	14,511	2,832	-	-	7,561	-	-	1,896,023	-	1,896,023
Total Expenses	778,976	5,068,629	8,360,029	75,232	19,426	6,311	314,465	123,006	802,239	6,118	231,862	132,847	861,596	378,809	17,162,285	(3,049,843)	14,112,442
Net Gain (Loss)	\$ (187,763)	\$ (1,490,504)	\$ (150,474)	\$ -	\$ -	\$ -	\$ 134	\$ (932)	\$ (150,657)	\$ 2,873	\$ 25,639	\$ (124,077)	\$ 130,775	\$ 28,533	\$ (1,919,191)	\$ -	\$ (1,919,191)



Housing Authority of the City of Columbia, Missouri

Board Resolution Staff Memo

To: Board of Commissioners
From: Phil Steinhaus, CEO
Date: January 19, 2021
RE: COVID-19 CARES Act CY2020 expenditures

Revenue Source Allocations

There were three CARES Act funding allocations.

- HCV Administrative funding..... \$430,861 (Available through 12/31/2021)
- PHA – AMP 1 Funding \$55,851 (Available through 12/31/2020)
- PHA – COCC Capital Funds management fees \$13,307

The expenditure date for the HCV Administrative funding has been extended through 12/31/2021.

The expenditure date for the PHA funding is 12/31/2020.

The Capital Funds funding is an additional 5% that can be used for additional management fees by Central Office Cost Center (COCC).

HCV Administrative: 33% of the \$430,861 awarded was expended with \$289,028 remaining for 2021.

PHA – AMP 1: 94% of the \$55,851 awarded was expended with \$3,107 forfeited.

PHA – COCC Capital Funds management fees: 76% of the \$13,382 allowed was expended with \$3,250 forfeited.

Revised 2021 Budget

The revised budget provides funding for the wages and benefits for an additional Intake Specialist and paid sick leave due to COVID exposure.

Includes the cost of office rental space needed (\$2,040/month) until building addition is completed.

Funds are included for the Moving Ahead Learning Pod program being provided at the Blind Boone Center. This is partial funding for the program based on an estimate of 60% of the attendees will be from families that participate on the HCV and PBV voucher programs.

The remaining funds shall be used towards the cost of the building addition.

HCV Administrative

CARES Act Funding

Expended Date: March 27, 2020 - 12/31/2021

	YTD	BUDGET	BUDGET BALANCE	REVISED BUDGET
Salaries - Administrative	12,058	26,914	14,855	57,645
Compensated Absences-Administration	23,086	23,086	-	
Compensated Absences-taxes	1,766	1,766	-	
Legal	150	150	-	
Staff Training	5,394	10,000	4,606	
Miscellaneous Admin.	4,320	10,000	5,680	5,000
Office Supplies	1,366	2,000	634	
Postage	8,993	10,000	1,007	
Advertising	147	147	-	
Computer/IT Expense	17,309	26,000	8,691	
Rental Space	2,040	25,710	23,670	23,670
Employee Child Care Services	11,003	30,700	19,697	
Compensated Absences-Tenant Services	3,595	3,595	-	
Compensated Absences-taxes	274	275		
Tenant Services	3,207	35,000	31,793	31,793
Salaries - Maintenance	2,527	18,817	16,291	
Compensated Absences	31,183	31,183	-	
Compensated Absences-taxes	1,623	2,385		
Maint Matl - Cleaning Supplies	3,411	8,500	5,089	
Maint Matl - Sanitizing Equipment	1,361	1,500	139	
Insurance-Workers Comp	1,196	1,865	669	1,038
FICA/MEDICARE, S8 Admin	909	2,059	1,150	4,410
Retirement Benefits, S8 Admin	2,314	3,000	686	2,344
Employee-Health Ins.				7,351
Retirement Benefits, Tenant Services	218	218	-	
FICA/MEDICARE, Maintenance	193	1,440	1,246	
Retirement Benefits, Maintenance	1,425	3,000	1,575	
Admin Building Addition	-	151,550	151,550	155,777
TOTALS	141,070	430,861	289,028	289,028
	33%		67%	

PHA - AMP 1 Funding

CARES Act Funding

Expended Date: March 27, 2020 - 12/31/2020

	ACTUAL	BUDGET	BUDGET
	YTD	BUDGET	BALANCE
Salaries - Administrative	87.62	87.62	-
Compensated Absences-Admin	1,263.82	1,263.82	-
Compensated Absences-taxes	96.68	96.68	-
Sundry, Miscellaneous	595.73	595.73	-
Postage	147.95	147.95	-
Computer/IT Expense	19,424.46	19,424.46	-
Tenant Services (DT)	2,224.99	2,224.99	-
CARES Act program expenses	4,975.53	8,083.17	3,107.64
Water	433.90	433.90	-
Salaries - Maintenance	590.90	590.90	-
Compensated Absences-Maint.	11,690.56	11,690.56	-
Compensated Absences-taxes	892.39	892.39	-
Maint Matl - cleaning supplies	4,009.15	4,009.15	-
Maint Matl - Tools & Equipment	4,484.56	4,484.56	-
Maint Contracts-Janitorial	355.00	355.00	-
Compensated Absences-Safety	305.28	305.28	-
Compensated Absences Taxes-Safety	25.29	25.29	-
Insurance-Workers Comp	251.35	251.35	-
FICA/MEDICARE, Admin	6.70	6.70	-
Retirement Benefits, Admin	81.10	81.10	-
Retirement Benefits, Protective Services	19.83	19.83	-
FICA/MEDICARE, Maintenance	45.20	45.20	-
Retirement Benefits, Maintenance	735.37	735.37	-
TOTALS	52,743.36	55,851.00	3,107.64
	94%		6%

PHA – COCC Capital Funds management fees

CARES Act Funding

Expended Date: March 27, 2020 - 12/31/2020

	ACTUAL	BUDGET	BUDGET
	YTD	BUDGET	BALANCE
Salaries - Administrative	307.77	307.77	-
Compensated Absences	7,378.04	7,378.04	-
Compensated Absences Taxes	564.43	564.43	-
Staff Training	99.00	99.00	-
Miscellaneous Admin.	560.25	560.25	-
CARES Act Expenses	443.73	3,693.82	3,250.09
Maint Matl - Cleaning Supplies	69.86	69.86	-
Maint Matl - Tools & Equipment	85.80	85.80	-
Insurance-Workers Comp	138.34	138.34	-
FICA/MEDICARE, Admin	23.54	23.54	-
Retirement Benefits, Admin	461.15	461.15	-
TOTALS	10,131.91	13,382.00	3,250.09
	76%		24%



Housing Authority of the City of Columbia, Missouri

Board Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: January 19, 2021

RE: Collection Losses for FYE2020.

To accurately reflect the assets on each property’s balance sheet CHA writes-off uncollectable receivables of vacated tenants to collection losses. Based on the balance due of tenants as of 12/31/2020, the amounts in the chart below are an estimate of each property’s uncollectible tenant accounts receivables for the fiscal year ending 12/31/2020.

Due to the eviction moratorium most of the properties have a higher tenant receivables balance than normal. Below is a comparison of the amounts written off for the past three years.

Property	2018	2019	+/-	2020	% +/-
Public Housing-AMP 1	\$ -	\$ 1,400	\$ 1,400	\$ 3,947	\$ 2,547
Mid-Missouri Veterans	\$ 5,135	\$ 268	\$ (4,867)	\$ 4,932	\$ 4,664
Bear Creek	\$ 6,506	\$ 3,742	\$ (2,764)	\$ 6,523	\$ 2,781
Oak Towers	\$ 6,840	\$ 2,765	\$ (4,075)	\$ 6,945	\$ 4,180
Stuart Parker	\$ 21,254	\$ 18,062	\$ (3,192)	\$ 25,760	\$ 7,698
Bryant Walkway	\$ 248	\$ 2,789	\$ 2,541	\$ 1,037	\$ (1,752)
Bryant Walkway II	\$ -	\$ 878	\$ 878	\$ -	\$ (878)
Total	\$ 39,983	\$ 29,904	\$ (10,079)	\$ 49,144	\$ 19,240

Our Housing Managers and Human Services staff have been working diligently with our residents who are behind in rent to adjust their rent if they have lost income, connect them with community resources, and if necessary, get them to enter into repayment agreements to avoid eviction.

The CDC eviction moratorium for non-payment of rent was extended through the end of January 2021. We are not able to proceed with any court-ordered eviction process until after this date. The courts are also very backed up with eviction proceedings and delays in court dates due to COVID-19 precautions. I believe there is a good chance that the eviction moratorium will be extended once the new administration is sworn in.

The Missouri Housing Development Commission also received federal CARES act funding to establish the “Emergency Rental Arrears Program” for landlords. This program allows landlords who have renters with past-due rent due to impacts from COVID-19 to apply for funding. This is a new program and we are looking into applying for funds for our LIHTC properties. Governmental entities are not eligible to apply.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

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Current Events for December 2020 & January 2021

Current Events

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

- Phil Steinhaus and Erin Friesz continue to participate in Zoom meetings with staff from the Columbia Public Schools and other youth service providers to discuss how we as a community can respond to the virtual learning needs of our students.
- An “all employee” meeting was held on December 20, 2020 to review the current medical and ancillary benefits package for FYE2021.
- The CHA Retirement Committee met with Mike Benson from UBS to conduct our quarterly fiduciary review of our CHA employee retirement plan.
- Phil Steinhaus participated in a virtual meeting with city staff regarding the allocation of the third round of CDBG-CV funding to our community.
- Phil Steinhaus, Erin Friesz, and Heather Dimitt-Fletcher worked to promote the Moving Ahead Program fundraising campaign through ComoGives in December.
- Phil Steinhaus participated as a board member of the FEMA Emergency Food and Shelter Board to allocate CARES act funding.
- A new Special Programs Specialist has been hired to administer our special voucher programs. She will start on February 1, 2021.
- We have re-advertised to fill our vacant Housing Voucher Specialist position.

On-Going Community Committees and Task Forces

- Phil Steinhaus is Chair of the Cradle to Career Alliance Board.
- Erin Friesz is participating in the Brighter Beginnings committee of the Cradle to Career Alliance. The committee is focusing on birth to Kindergarten child development.
- Phil Steinhaus is participating in the Columbia/Boone County Department of Public Health and Human Services Safe, Healthy, and Affordable Housing Action Team.
- Andrea Tapia is serving on the Board of Directors for the Salvation Army.
- Andrea Tapia is a key member of the Functional Zero Task Force whose goal is to end chronic and Veteran homelessness in Columbia and Boone County.

There were four media articles from the past two months that included the CHA.

City of Columbia Accepting Proposals for CDBG Donations

By EMMA VEIDT • NOV 21, 2020

The City of Columbia Housing Programs Division is offering funds to nonprofits in order to help residents make housing and living payments during COVID-19. With nearly \$740,000 awarded to Columbia through the CARES Act, the city went to residents in a survey to help determine the priorities for the Community Development Block Grant funding. Randy Cole, the manager of the Columbia Housing Programs Division, said the survey's top three responses included rent payments, food security and homelessness.

"Whenever you stabilize a household, you're also going to create space for them to go spend the money in the economy," he said. "The more stable household you have, the more money circulates in our economy, and that's better for everybody."

The city is releasing the funds in several increments, and this is the third round. Previous rounds of funding went to programs such as the Voluntary Action Center and [Columbia Housing Authority](#). Cole said he the incremental funding will satisfy both the long-term and immediate community needs. This round of funding should be available for the public in March or April, which Cole said was an "aggressive timeline, but it does take some time to make sure we follow all of our procedures and regulations." For example, the council must vote on recipients in January, execute a formal agreement in February and start funding allocation shortly after.

Interested applicants can attend an informational Zoom meeting on Nov. 24 at 7 p.m. According to the city of Columbia's website, funds must go toward CDBG-eligible services that help communities respond to the pandemic. Funding priorities include vocational training, utility and mortgage assistance, homelessness and education and childcare access. According to the National Low Income Housing Coalition, 30 to 40 million Americans could face eviction by the end of 2020 because they are having trouble making their rent payments.

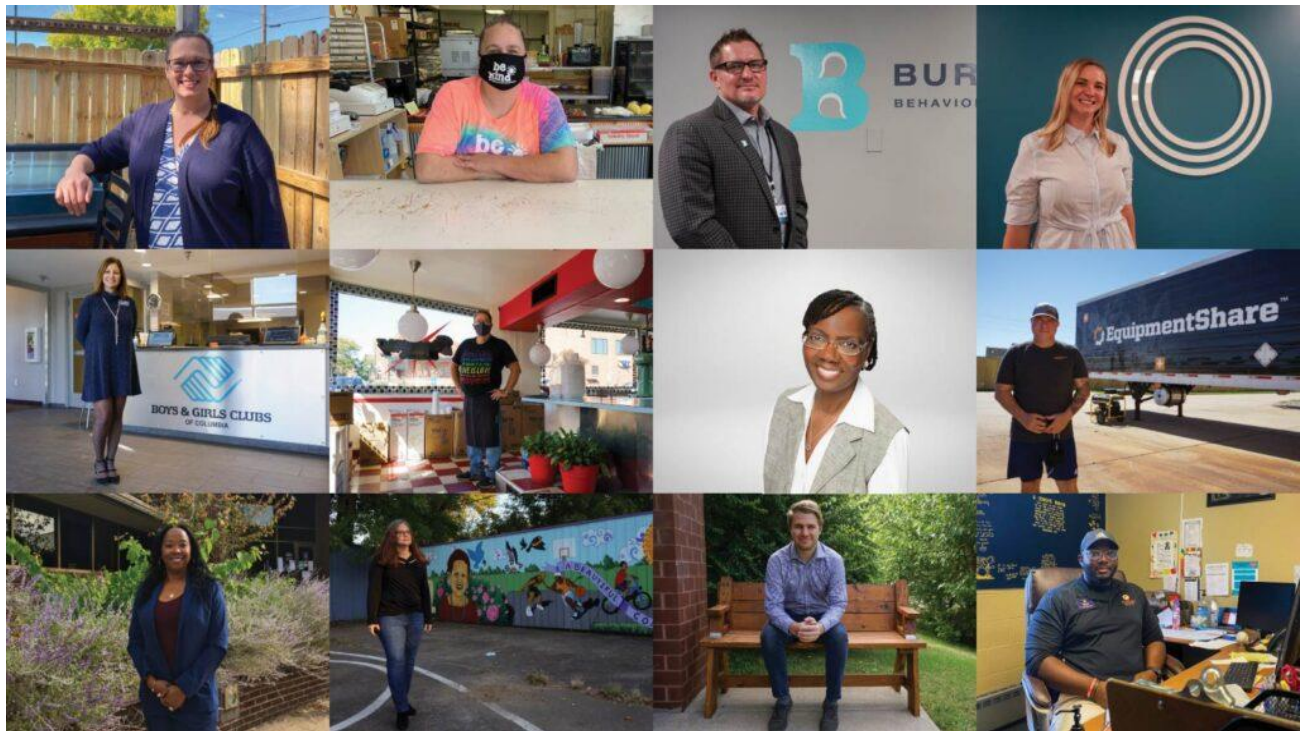
"If their rent's paid and their utilities are on, they're going to have extra resources to go get takeout food or go to Walmart and get that thing they need," Cole said.

December: Briefly in the News

NOVEMBER 30, 2020

Children's Grove and Missouri Business Alert Announce Honorees

Children's Grove and Missouri Business Alert have announced the inaugural honorees of the Kindness in Business Awards, a celebration of Boone County businesses and nonprofits that have shown and promoted kindness in dealing with customers, employees, youth, and the community at large. This year's honorees in the Kindness to Youth category are the Boys & Girls Clubs of Columbia, Broadway Diner, Grade A Plus, and Jabberwocky Studios. Honorees in the Kindness to Employees category are Burrell Behavioral Health, **Columbia Housing Authority**, Donut D-light, and Influence & Co. Honorees in the Kindness to the Community category are City of Refuge, Dive Bar, EquipmentShare, and Turning Point.



Among the honorees for Kindness to Employees, Burrell Behavioral Health's award comes at a time when Burrell's Central Missouri staff continues to grow. In an interview with Missouri Business Alert, Burrell Behavioral Health's CEO and president C.J. Davis cited a free self-care initiative called Be Well Community as one of several ways the mission-based nonprofit promotes hope and healing for clients and staff.

Columbia College to partner in city housing program

Published 4:13 p.m. CT Nov. 30, 2020 | Updated 4:14 p.m. CT Nov. 30, 2020

Columbia College will now offer a tuition discount to Columbia public housing residents enrolled in the city's self-sufficiency program.

The college wrote in a news release that the Columbia Housing Authority is doing crucial work in the community and will partner to provide participants in the program a discounted rate.

The self-sufficiency program is free to housing authority residents and offers a five-year plan to decrease the need for assistance, according to the program website.

For more information or to apply, go to ccis.edu/partnerships/columbia-housing-authority.aspx.

Columbia College, Columbia Housing Authority partner for tuition discount

BY CEY'NA S SMITH Dec 2, 2020

Columbia College and the Columbia Housing Authority introduced an educational partnership Monday to provide participants in the CHA's Family Self-Sufficiency Program a discounted tuition rate.

Tuition rates are reduced by 10% and available to participants who take either online classes or evening classes at Columbia College's main campus, according to a news release.

Columbia Housing Authority's Family Self-Sufficiency Program is free and helps participants reach personal goals with a five-year plan. Goals include earning a post-secondary degree, starting a new career, starting a business, becoming a homeowner, reducing debt and improving credit, according to its website.

"The Columbia Housing Authority believes no dream is too big, too small or out of reach," CHA Chief Operating Officer Andrea Tapia said in the news release. "Self-sufficiency does not stop with housing; that is where it begins."

Participants of the program will also have access to the college's Truition program, which aims to provide a transparent cost by eliminating all fees and providing books for free. Columbia College will also offer the Virtual Education Initiative this spring, offering course-by-course options to enroll in either in-person or virtual sections.

"CHA's goals are to help their families get back to where they want to be with an outstanding education," said Bryan McCarthy, director of recruiting and partnerships at Columbia College. "That is exactly what our students are trying to do, get a leg up in the world. We're trying to make that as accessible as possible."

Columbia College offers classes during several sessions lasting eight weeks each, allowing students to quickly complete their degree. Students can earn an associate's degree in 20 months, a bachelor's degree in three and a half years and a master's degree in 12 months.

"Our goal is to help make education more accessible for the families participating in the program," McCarthy said.