



# 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: February 12, 2021

RE: February 16, 2021 CHA & CHALIS Board Meeting Agendas & Materials

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Enclosed are the agenda packets for the CHA and CHALIS Board meetings next Tuesday, February 16, 2021. Included in the packets are staff memos and information related to each resolution. Please note the following:

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

## CHA BOARD AGENDA ITEMS

### RESOLUTIONS

- **Resolution 2861:** Will approve the submission of the Section Eight Management Assessment Program (SEMAP) report for 2020. ***This report is not available at this time but will be presented at the Board meeting for approval.***

### BOARD REPORTS

- **Affordable Housing Initiative:** Enclosed is an update on the CHA Affordable Housing Initiative.
- **City Council Work Session:** Enclosed is an outline of possible discussion items with the City Council.
- **Administration Building Expansion Report:** A progress report on planning for the expansion of the administration building.
- **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 Report:** Enclosed is the unaudited financial report for December 2020.
- **Commissioner Training Report:** Steve Calloway will present a report on his participation in the Commissioner Orientation training program hosted by the National Association of Housing and Redevelopment Officials (NAHRO).
- **Current Events:** A report on current events is enclosed.
- **CEO Search Process:** Time if available to discuss the CEO search process if needed.

### CHALIS BOARD AGENDA

- **Resolution 119:** This resolution will authorize the submission of the Cigna Foundation Healthier Kids for Our Future: Mental Health Grant.

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, February 16, 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 during public hearings and when public comment is allowed by using computer audio or telephone. To receive an invitation to participate in the meeting send an email request to: [columbiaha.info@gmail.com](mailto: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 January 19, 2021 Open Meeting Minutes of the CHA Board of Commissioners
- V. Public Comment (Limited to 5 minutes per speaker)

### RESOLUTIONS

- VI. **Resolution 2861:** To Approve the Submission of the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2020.

### REPORTS

- VII. Affordable Housing Initiative Report
- VIII. City Council Work Session on Affordable Housing Discussion
- IX. Administration Building Expansion Update
- X. Coronavirus (COVID-19) Response Report
- XI. Monthly Management Reports for Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, Human Services, and Safety.
- XII. December 2020 Financial Report
- XIII. Report on Commissioner Training – Steve Calloway
- XIV. Current Events
- XV. Discussion of Current Progress of CEO Search Process (If Needed)

## **PUBLIC AND COMMISSIONER COMMENT**

- XVI.** Public Comment (Limited to 5 minutes per speaker)
- XVII.** Commissioner Comment
- XVIII.** 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](mailto:www.columbiaha.info@gmail.com)

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

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



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## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING January 19, 2021 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 January 19, 2021 in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri, 65203. Mr. Hutton, Chair, called the meeting to order at 5:30 p.m.

### II. Roll Call:

Present: Bob Hutton, Chair Commissioner  
Robin Wenneker, Vice Chair Commissioner – Late Arrival  
Rigel Oliveri, Commissioner  
Steve Calloway, Commissioner

Excused: Max Lewis, Commissioner

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

### III. Adoption of Agenda:

Mr. Hutton called for a motion to approve the agenda. A motion was made by Mr. Hutton and second by Mr. Calloway. All Commissioners voted “aye” except Ms. Wenneker, as she had not joined the meeting yet. Mr. Hutton declared the agenda adopted.

### IV. Approval of November 17, 2020 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of November 17, 2020. A motion was made by Ms. Oliveri and second by Mr. Calloway. All Commissioners voted “aye” except Ms. Wenneker, as she had not joined the meeting yet. Mr. Hutton declared the motion approved.

**V. Approval of November 17, 2020 Closed Meeting Minutes:**

Mr. Hutton called for a motion to approve the minutes from the closed meeting of November 17, 2020. A motion was made by Mr. Hutton and second by Mr. Calloway. All Commissioners voted “aye” except Ms. Wenneker, as she had not joined the meeting yet. Mr. Hutton declared the motion approved.

**VI. Approval of December 2, 2020 Closed Meeting Minutes:**

Mr. Hutton called for a motion to approve the minutes from the closed meeting of December 2, 2020. A motion was made by Mr. Calloway and second by Ms. Oliveri. All Commissioners voted “aye” except Ms. Wenneker, as she had not joined the meeting yet. Mr. Hutton declared the motion approved.

**VII. Approval of December 16, 2020 Open Meeting Minutes:**

Mr. Hutton called for a motion to approve the minutes from the open meeting of December 16, 2020. A motion was made by Mr. Hutton and second by Mr. Calloway. All Commissioners voted “aye” except Ms. Wenneker, as she had not joined the meeting yet. Mr. Hutton declared the motion approved.

**VIII. Public Comment.**

There were no public comments.

**RESOLUTIONS**

**IX. 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.**

Mr. Steinhaus shared that the budget revisions would increase the Cost of Living Adjustment (COLA) from 35-cents per hour to a 62-cents per hour for all CHA employees except for grant-funded employees because their salaries are based on their individual grant award. Mr. Steinhaus noted that the recommended COLA averages a 3.5% increase for front-line staff and a 2% increase for administrative staff.

Mr. Steinhaus explained that the budget for the employee health insurance renewal for CY2021 was reduced from an estimated 10% increase to the actual decrease of (-6.54%). Mr. Calloway congratulated CHA on their ability to not only give a 62-cents per hour COLA to employees as well as decreasing the cost of the employee cost of health insurance. Mr. Steinhaus thanked Mr. Calloway for acknowledging the hard work and dedication that CHA Staff has put in to make those things possible.

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

Mr. Hutton called for a motion to approve Resolution 2860 as presented. A motion was made by Mr. Calloway. Second by Mr. Hutton. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Hutton, Oliveri, Calloway

No: None

**X. Affordable Housing Initiative Report.**

Mr. Steinhaus reported that 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. He noted that this was the third year in a row that the CHA's applications did not get funded. Mr. Steinhaus shared with the Board his interest in wanting to meet with the City Council to discuss their support for moving forward with the renovations of the final 120 public housing units that are located in the heart of Columbia. Mr. Steinhaus suggested that one possible topic to discuss was as to whether the city would be willing mane and an annual budget appropriation to help with funding the CHA's public housing renovations.

Mr. Wenneker inquired to Mr. Steinhaus as to whether he believed that CHA may not be receiving funding because they received funding for the renovations of several other CHA properties in the past. Mr. Steinhaus explained that he did not believe this was the case because CHA was able to get the funding for 4% LIHTC funding and only one project, the Bryant Walkway apartments, was funded with 9% LIHTC funding. He noted that the 4% LIHTC funding is noncompetitive because the tax credits give you less money for the project and are more difficult to use because they include tax-exempt bonds.

Mr. Hutton agreed with Mr. Steinhaus about the possibility of the Board meeting with the City Council to discuss things further.

**XI. Administration Office Expansion Update**

Mr. Steinhaus reviewed the construction bids that were turned in earlier in the day for the expansion of the Administration Building. Mr. Steinhaus explained that Mr. Willingham, Director of Modernization/Systems Specialist will be putting together a spreadsheet of the total projected costs for the project to present to the Board at a later date.

Ms. Harvey shared with the Board that the Administration Building renovations and addition are eligible for CARES act expenses and any unspent CARES act funds will be used towards the construction project.

**XII. Update on Rewiring Paquin Tower and Oak Towers for Television and Internet Services**

Mr. Steinhaus reported that Precision Electric (contractor for CHA) started on 1/11/2021 on the 15<sup>th</sup> 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.

CenturyLink and Mediacom have provided Columbia Housing Authority all of the Cat6 wiring at no cost for Paquin Tower and Oak Towers. CHA has ordered a digital antenna to hook up at the Oak Towers to test and see how many free local over-the-air TV channels can be picked up. Mr. Steinhaus added that if the digital antenna works well, he will order the same antenna for Paquin Tower. This will allow the CHA to provide free over-the-air channels to residents of Paquin Tower and Oak Towers who do not want to purchase cable television services.

### **XIII. COVID-19 Operational Report**

Mr. Steinhaus reported that on December 30, 2020 CHA had a staff person in the CHA Administration Building test positive for COVID-19. This positive test resulted in eight (8) other CHA staff working from home in quarantine. Mr. Steinhaus stated that CHA currently has two CHA staff in quarantine due to close exposure to someone who tested positive. Mr. Steinhaus reported that in the past few months there have been scattered cases of the CHA staff having to quarantine due to exposure and none of the quarantined staff tested positive.

Mr. Steinhaus reported that he 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.

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

Mr. Steinhaus reviewed highlights from the Monthly Management Reports for Public Housing and Affordable Housing Properties, sharing that due to the Kinney Point Project not being funding the CHA will hold off with filling the units until after CHA has met with MHDC on Friday to discuss whether or not funding may be awarded earlier than next fall. Mr. Steinhaus noted that if the MHDC sticks to its fall application schedule, the CHA will need to move forward with filling the vacant units so that they do not sit vacant for another year.

Mr. Steinhaus reported that Bryant Walkway has only two units that have been vacant over 60 days and has the Ms. Oliver, Bryant Walkway Manager and Ms. Lewis, Director of Affordable Housing Programs are working with tenants who are behind on rent to set up repayment arrangements for anyone behind in rent. Mr. Steinhaus noted that the Missouri Housing Development Commission (MHDC) has launched the Missouri Emergency Rental Arrears Program (ERAP) that would provide relief to the property owners and tenants impacted by COVID-19 and prevent eviction of tenants for non-payment of rent. Mr. Steinhaus shared that CHA is looking into whether they are eligible for this program to see if they could reduce some of the outstanding bills for the tenants.

Mr. Steinhaus reported that the Housing Choice Voucher (HCV) Programs have been somewhat under-leased but has had 17 vouchers leased in the month of December with 41 families searching for housing and only 10 in monthly attrition. Mr. Steinhaus shared that with most of the HCV staff being out due to quarantine over the past few weeks, as well as being down a few positions with Ms. Howard retiring and trying to fill the position for our Special Programs Specialist that handles the HUD-VASH Program, Continuum of Care and TBRA Programs. Mr. Steinhaus also mentioned that one of the Family Self-Sufficiency Coordinators has put in their two-week notice.

Mr. Steinhaus reviewed highlights from the Human Services report and shared that CHA raised almost \$9,000 through the ComoGives campaign and fundraising letters. Mr. Steinhaus shared that Ms. Friesz has done a great job with taking over for Ms. Markt and has kept everything going as well as developing alternative ways to assist families with receiving services throughout these challenging times.

Mr. Steinhaus reviewed highlights from the Safety Report and discussed the incident that occurred at Paquin Tower in which an employee was held hostage by a resident with a knife. Mr. Steinhaus shared several measures that have been implemented in hopes that this will not happen again such as: having the lock mechanisms changed on the Dutch doors inside the offices, dead bolt locks were installed on the upper Dutch door, additional panic buttons were installed and Safety personnel have adjusted hours in order to ensure that a Safety Officer is at Paquin Tower while Office personnel are working. Mr. Steinhaus reported that there was also an incident where a resident's visitor shot a gun within the apartment which in turn damaged the waterlines and caused a water leak in the building. Mr. Steinhaus shared that the water leaked reached the security systems computer on the lower level which caused it to be down during the hostage event.

**XV. October and November 2020 Financial Report**

Mr. Hutton inquired as to whether there was truly a \$556,197 net gain for the Stuart Parker/Paquin Tower property. Mr. Steinhaus shared that he would like for Ms. Harvey to explain this but noted that the net gain amount listed was before loan amortization, depreciation and replacement reserve deposits. Ms. Harvey reported that Stuart Parker/Paquin Tower is one project and performs well due to its size. Mr. Steinhaus reviewed the highlights from the Section 8 Housing Choice Voucher Program and the housing properties losses and surpluses.

**XVI. CARES Act Budget Report**

Mr. Steinhaus reviewed highlights from the COVID-19 CARES Act CY2020 expenditures sharing that 33% of the \$430,861 awarded for Section 8 Housing Choice Voucher Program Administrative was expended with \$289,028 remaining for 2021. Mr. Steinhaus stated that 94% of the \$55,851 awarded for public housing (AMP 1), was expended with \$3,107 forfeited and 76% of the \$13,382 allowed for Central Office Control Center (COCC) Capital Funds Management fees expended with \$3,250 was forfeited.

Mr. Steinhaus reported that some of the funding will be able to help with the Administration Building expansion, rental space and wages for an additional Intake Specialist.

**XVII. Tenants Accounts Receivable Collection Losses for FYE2020**

Mr. Steinhaus reported that the collections losses for CHA low-income housing tax credit properties have to be written off every 60 days so that everything is reported to the investors in a timely manner. Mr. Steinhaus stated that at the end of 2020 CHA was close to almost \$50,000 in collection losses for its properties.



**XVIII. Current Events**

Mr. Steinhaus reviewed highlights from recent news articles about the CHA.

**XIX. Discuss CEO Succession**

Mr. Hutton stated that everything is on hold until the applications are reviewed, and the candidates for interviews are chosen. Mr. Hutton inquired as to what the proposed salary would be. The Board agreed to discuss the salary at a later date.

**XX. Public Comment**

There was no public comment.

**XXI. Commissioner Comment**

There was no commissioner comment.

**XXII. Adjournment**

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Second by Ms. Wenneker. Mr. Hutton called the meeting adjourned at 7:30 pm.

\_\_\_\_\_  
Bob Hutton, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Phil Steinhaus, Chief Executive Officer

\_\_\_\_\_  
Date

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**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 January 15, 2021, I posted public notice of the January 19, 2021 Board of Commissioners meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

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

\_\_\_\_\_  
Phil Steinhaus, Chief Executive Officer

\_\_\_\_\_  
Date



# Housing Authority of the City of Columbia, Missouri

## Board Resolution Staff Memo

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To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: February 16, 2021

RE: **Resolution 2861:** To Approve the Submission of the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2020.

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The Section Eight Management Assessment Program (SEMAP) measures the performance of public housing agencies (PHAs) that administer the Section 8 Housing Choice Voucher Program. SEMAP helps HUD target monitoring and assistance to PHA programs that need the most improvement.

SEMAP assesses 14 indicators of performance designed to show whether PHAs help eligible families to afford decent rental units at a reasonable subsidy cost as intended by Federal housing legislation.

The 14 key indicators of PHA performance are:

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

SEMAP is used to remotely measure PHA performance and administration of the housing choice voucher program. SEMAP uses HUD's national database of tenant information and information from audits conducted annually by independent auditors. HUD will annually assign each PHA a rating on each of the 14 indicators and an overall performance rating of high, standard, or troubled. Metropolitan PHAs will also be able to earn bonus points for their achievements in encouraging assisted families to choose housing in low poverty areas.

PHAs that fail to perform adequately on any of the 14 indicators or have an overall performance rating of troubled are required to take corrective action. HUD conducts on-site reviews of PHAs rated troubled to assess the magnitude and seriousness of the problems. The PHA must implement a thorough corrective action plan that HUD will monitor, to ensure improvement in program management.

***Unfortunately, the report is not complete at this time.*** For FYE2020, we are projecting that the CHA will again achieve High Performer status. The CHA has consistently been an HCV High Performer.

It is our goal to have the report available to you by next Tuesday, before our meeting.

**Staff Recommendation:** Adopt Resolution 2861 approving the submission of the annual Section Eight Management Assessment Program (SEMAP) report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2020.



# Housing Authority of the City of Columbia, Missouri

## Board Resolution

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### RESOLUTION #2861

#### **A Resolution To Approve The Submission of the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2020**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established the Section Eight Management Assessment Program (SEMAP) for the purpose of measuring the annual performance of public housing agencies (PHAs) that administer the Section 8 housing choice voucher program; and

WHEREAS, SEMAP applies to PHA administration of the tenant-based Section 8 rental voucher and rental certificate programs (24 CFR part 982), the project-based component (PBC) of the certificate program (24 CFR part 983), and enrollment levels and contributions to escrow accounts for Section 8 participants under the family self-sufficiency program (FSS) (24 CFR part 984), and

WHEREAS, SEMAP assesses 14 indicators of performance designed to assess whether Section 8 tenant-based assistance programs operate to help eligible families afford decent rental units at the correct subsidy cost; and

WHEREAS, SEMAP also establishes a system for HUD to measure PHA performance in key Section 8 program areas and to assign performance ratings; and

WHEREAS, SEMAP provides procedures for HUD to identify PHA management capabilities and deficiencies in order to target monitoring and program assistance more effectively; and

WHEREAS, PHAs can use the SEMAP performance analysis to assess and improve their own program operations; and

WHEREAS, the Chief Executive Officer has compiled Section 8 Housing Choice Voucher Program data as required for the annual SEMAP submission to the U.S. Department of Housing and Urban Development; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2861 approving the submission of the annual Section Eight Management Assessment Program (SEMAP) report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2020.

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Bob Hutton, Chair

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Phil Steinhaus, Secretary

Adopted February 16, 2021



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To: Board of Commissioners  
From: Phil Steinhaus, CEO  
Date: February 16, 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](http://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	New 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
<b>Total Completed Affordable Housing Projects to Date:</b>		<b>622</b>	

## 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 (January-February 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.
- 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 was a 36-unit development that would have replaced 36 units of aging public housing with new construction.

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

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<u>Development Information</u>		<u>Developer Information</u>			
20-040	Kinney Point Apartments	CHA Affordable Housing Development, LLC			
1 East Sexton Road & 315-325 & 401-411 Trinity Place		201 Switzler Street			
Columbia, MO 65203-4181		Columbia, MO 65203-4156			
Family	New Construction	Phil Steinhaus (573) 554-7000			
<u>Unit/Rent Info</u>		<u>MHDC Loan Request</u>		<u>LIHTC Request</u>	
3 - 1 Bedroom: \$498	MHDC HOME	\$250,000	State LIHTC Request: \$363,650		
9 - 2 Bedrooms: \$613	MHDC Other	\$250,000	Federal LIHTC Requested: \$519,500		
14 - 3 Bedrooms: \$844					
10 - 4+ Bedrooms: \$1,080					
Total Units: 36					
Total Affordable Units: 36					

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## Project Planning

The CHA has 120 units of aging public housing units that need to be renovated or replaced. Three previous attempts to renovate and then replace public housing units in the Providence Walkway area did not receive funding from the Missouri Housing Development Commission (MHDC). The MHDC Qualified Allocation Plan (QAP) for the allocation of 9% and 4% low-income housing tax credits (LIHTC) has changed over the past three years to focus on a more objective points system for awarding tax credits as opposed to the more subjective evaluation process previously employed by the MHDC.

The CHA's Kinney Point project missed the funding threshold for tax credits by a mere 10 points. The CHA should have been awarded 10 additional points for serving underserved populations with incomes at or below 30% of the Median Family Income. The CHA was denied being awarded these points on the basis that the CHA had Project-Based Vouchers attached to its properties.

## Renovation Compared to Replacement

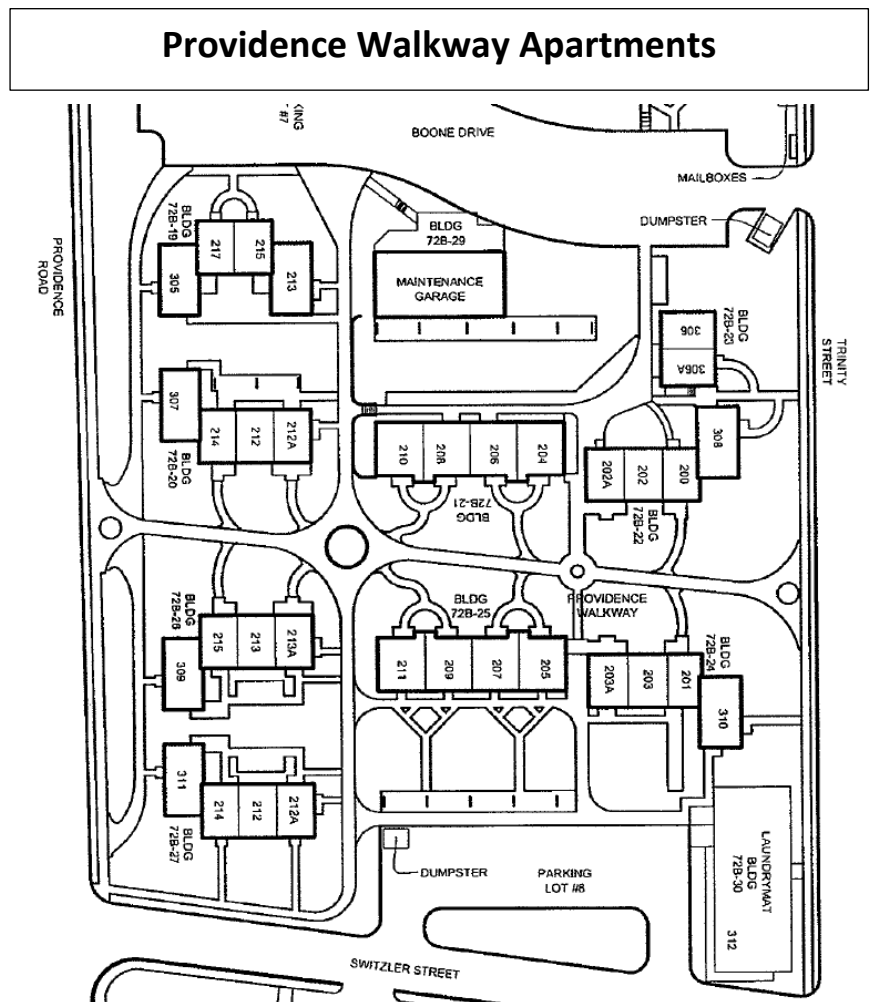
While the CHA was previously advised by MHDC staff to consider new construction over renovation due to similar cost projections, upon review of both alternatives, there is no significant cost savings for new construction. Pursuing renovation of the 34 public housing units in the Providence Walkway avoids several significant development issues that lead to additional expenses for new construction. These issues include:

- New development must comply with all new code requirements;
  - Additional (and expensive) parking requirements that exceed the needs of the residents;
  - Addition storm water management requirements which are exacerbated by additional impervious surfaces of expanded parking lots;
  - The installation of expensive sprinkler systems depending on the building configuration;
  - Expensive demolition and abatement of existing units;
  - Installation of new sewer mains and/or the cost of capping abandoned sewer taps.
- New development requires an expensive replatting process and additional property setbacks.

The Bryant Walkway apartments were originally constructed at the same time as the Providence Walkway apartments and utilized the same design. The renovation of the Bryant Walkway apartments turned out very well and have been well received by residents, investors, and funders alike as well-constructed, energy efficient units.

At this point in time, due to the changes in the MHDC Qualified Allocation Plan and point system, I believe that moving forward with renovating the 34 Providence Walkway apartments is in the best interest of the CHA for the following reasons:

- We have the property designs from the Bryant Walkway development;
- Our experience with the Bryant Walkway renovations give us better insights into any construction issues that may arise;
- We avoid costly code and zoning issues;
- We have a good relocation plan from Bryant Walkway what we can use as a model;
- The project is “right sized” at 34 units; and
- By renovating the Providence Walkway site, we save our Kinney Point site for future new development.



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

Our current master plan will have to be revised. By renovating the 34 Providence Walkway units, the plan for renovating and/or replacing the final 86 public housing units will require three more phases as follows:

1. Providence Walkway ..... 34 Units
  2. Trinity Place & Kinney Point ..... 40 Units \*
  3. East Park Avenue ..... 40 Units
  4. Fisher Walkway ..... 30 Units
  - Total ..... 144 Units
- \* 24 new units on the Kinney Point property.*

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. Produce additional housing units beyond current renovation/replacement of existing public housing units.

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 three previous applications for LIHTC funding were not approved, our multiphase RAD award will be rescinded, and we will need to submit a new RAD application in 2021. Fortunately, the cap on RAD units has been lifted, therefore our application for a multiphase award should be approved.

### MHDC Low-Income Housing Tax Credits Funding for 2021

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.

In 2021, we plan to advocate for developers with Project-Based Vouchers or Housing Choice Vouchers attached to their properties to be awarded 10 points in the scoring system for serving underserved populations with incomes at or below 30% of the MFI. We also plan to advocate for an increase in the development limit for one-bedroom units. There is a high demand for one-bedroom units in Columbia and the development limit for this size of unit does not take into account the higher square footage cost per unit over a two- or three-bedroom unit.





# Housing Authority of the City of Columbia, Missouri

## Board Staff Memo

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To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: February 16, 2021

RE: Discussion Items for the City Council Work Session on March 1, 2021

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Bob Hutton and I met via Zoom with City Manager, John Glascock; Deputy City Manager, De'Carlton Seewood; and Director of Community Development, Tim Teddy on January 27, 2021. During our meeting we asked the basic question: How can the City of Columbia assist the Columbia Housing Authority (CHA) in its efforts to complete the renovation and/or replacement of the CHA's final 120 units of public housing?"

We gave city staff an overview of our most recent low-income housing tax credit (LIHTC) applications to the Missouri Housing Development Commission (MHDC) to complete the next phase of renovating our public housing stock, which involved renovating and/or replacing public housing units in the Providence Walkway area. We also discussed the current point system used to allocate LIHTC funding through the MHDC's annual Qualified Allocation Plan (QAP).

We shared that our Kinney Point Apartments project was 10 points shy of the funding threshold for the MSA Rural Region. We explained that our Kinney Point Apartments project was not awarded 10 points for serving underserved residents, who are at or below 30% of the Median Family Income (MFI), because we had Project-Based Vouchers attached to our project.

Key issues discussed with city staff were as follows:

- The possible use of the City Lobbyist to help lobby to make changes to the MHDC QAP related to the following issues:
  - Revising the point system to allow for awarding 10 points to developments that are serving underserved populations with Project-Based Vouchers and/or Housing Choice Vouchers.
  - Increasing the development cost limit for one-bedroom units to reflect the actual development cost.
  - Consider awarding points to developments participating in the Rental Assistance Demonstration program.
- The possibility of creating a line-item in the city budget to provide financial support for the CHA's public housing renovation/replacement projects and other affordable housing needs in our community. It was noted that in some cities and counties, the local housing authority is a department of that public entity and that the CHA essentially serves in that capacity.
- Assistance with lining the sewer main in the Providence Walkway area.
- Assistance in addressing stormwater issues in the renovation and/or redevelopment of the CHA's Park Avenue properties (70 units.)

City Manager John Glascock was very open to allowing us to work with the City Lobbyist to lobby for changes in the QAP. He also agreed to have his staff investigate lining the sewer main running through Providence Walkway, if it has not been done already. He also stated that CDBG funds might be used in the future to address stormwater issues in the Park Avenue area.

The topic of meeting with the City Council during a pre-council work session was discussed and Mr. Glascock said he would set aside 30 minutes during the pre-council work session on Monday, March 1 for the CHA Board to meet with the City Council. He added that we could have more than 30 minutes if needed.

### **Board Discussion**

I recommend that we develop an agenda for the pre-council work session on March 1, 2021 based on the discussion Bob and I had with the City Manager and his staff and the points outlined above.

Attached are the following documents for review:

- MHDC Scoring Sheet for the Kinney Point Apartments
- MHDC 2020 LIHTC Funding Recommendations
- MSA Rural Area 2020 LIHTC Applications Sorted by Point Score

2020 LIHTC Funding - MSA Rural Region			
Project #	Project Name	Score	Funded *
20-084	Scenic Meadows	160	*
20-001	Lindenwood Apartments	156	*
20-088	Frisco Senior Village II	154	*
20-087	Memorial Hills II	153	*
20-064	Sinclair Estates II	150	*
20-094	Pioneer Lofts	149	
20-032	Eagle Park Estates	146	
20-061	Ashford Place	146	
20-047	Cheyenne Trace	144	
20-031	Maplewood Villas	142	
20-003	Silver Springs II Apartments	141	
20-040	Kinney Point Apartments	139	←
20-060	Cottages at Generations Village	135	
20-007	Carthage Marble Heights	134	
20-054	Dogwood Hills Vills	133	
20-023	Firsco Highlands at Edgewater	132	
20-057	Terraces on Cresthaven	131	
20-058	Miller Court Senior Villas	131	
20-076	The Chadwick	128	
20-039	Freedom House Homes	114	*
20-104	Lakeview Estates	113	
20-055	Olivia Apartments	101	

**2020 - 4% & 9% Rental Production Recommended Applications**

**Kansas City 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.
20-404	204	Rehab	Family	No	No	Yes	Parker Square Apartments	CRG Developers LLC	Kansas City	\$ 912,300	\$ 181,768	N/A	N/A	\$ -	\$ -	\$ -	\$ -	\$ 18,600,000
20-419	118	Rehab	Senior 62+	No	No	Yes	Palestine Gardens - Palestine Gardens North	Palestine Gardens / Palestine Gardens, Inc	Kansas City	\$ 384,212	\$ 384,212	N/A	N/A	\$ -	\$ -	\$ -	\$ -	\$ 8,840,000
20-014	50	New	Senior 55+	No	No	Yes	Logan Villas, LP	Raga Properties, LLC	Raytown	N/A	N/A	\$ 638,000	\$ 446,600	\$ 1,200,000	\$ -	\$ -	\$ -	N/A
20-051	53	New	Family	No	Yes	Yes	Bodhi Kansas City	Vecino Group, LLC	Kansas City	N/A	N/A	\$ 671,000	\$ 469,700	\$ 700,000	\$ -	\$ -	\$ -	N/A
20-052	62	New	Family	No	No	Yes	Libertad Grandview	Vecino Group, LLC	Grandview	N/A	N/A	\$ 786,000	\$ 550,200	\$ 1,300,000	\$ -	\$ -	\$ -	N/A
20-077	80	Rehab	Family	Yes	Yes	Yes	The Cleveland	Community Builders of Kansas City	Kansas City	N/A	N/A	\$ 482,000	\$ 337,400	\$ 725,000	\$ 2,100,000	\$ -	\$ -	N/A
20-100	62	New	Family	No	Yes	Yes	Sam Rodgers Place	Brinshore Development, LLC	Kansas City	N/A	N/A	\$ 655,000	\$ 458,500	\$ -	\$ 2,700,000	\$ 1,600,000	\$ -	N/A

**St. Louis 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.
20-402	112	Rehab	Senior 62+	No	No	Yes	Winter Garden Apartments	Winter Garden Senior Housing Developer, LLC	St. Louis	\$ 664,506	\$ 640,000	N/A	N/A	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000
20-408	155	Rehab	Senior 62+	No	No	Yes	Covenant Place III	Community Housing Management Corp.	St. Louis	\$ 865,885	\$ 620,000	N/A	N/A	\$ 500,000	\$ -	\$ -	\$ -	\$ 17,052,309
20-413	88	Rehab	Family	No	No	Yes	Etzel Place VI Apartments	K-M Housing, LLC	St. Louis	\$ 424,515	\$ 350,000	N/A	N/A	\$ 860,000	\$ -	\$ -	\$ -	\$ 7,445,000
20-013	137	New	Family	No	No	Yes	Preservation Square Phase IIA	McCormack Baron Salazar, Inc.	St. Louis	N/A	N/A	\$ 1,575,000	\$ 1,102,500	\$ -	\$ -	\$ 2,274,000	\$ -	N/A
20-045	60	New	Senior 55+	No	No	Yes	Sunridge Meadows	Ring Property Company, L.L.C.	Festus	N/A	N/A	\$ 790,000	\$ 553,000	\$ 970,000	\$ 1,500,000	\$ -	\$ -	N/A
20-050	60	New	Family	No	No	Yes	Alumnus Gardens	Nash Group, LLC 51% and Vecino Group, LLC 49%, Jointly	St. Louis	N/A	N/A	\$ 775,000	\$ 542,500	\$ 500,000	\$ -	\$ -	\$ -	N/A
20-075	50	New	Senior 55+	No	Yes	Yes	Scott Manor II Senior Apartments	Scott Manor II Developer LLC	St. Louis	N/A	N/A	\$ 688,500	\$ 481,950	\$ 817,000	\$ -	\$ -	\$ -	N/A
20-079	23	Rehab	Family	No	No	Yes	Francies Place	Gateway Housing First, Inc.	St. Louis	N/A	N/A	\$ -	\$ -	\$ -	\$ 1,650,000	\$ -	\$ 455,000	N/A
20-083	50	New	Senior 55+	No	Yes	Yes	Elm Ridge Senior Apartments	Elm Ridge Developer LLC	Hazelwood	N/A	N/A	\$ 689,000	\$ 482,300	\$ 820,000	\$ -	\$ -	\$ -	N/A
20-098	42	New	Senior 55+	No	No	Yes	Vandeventer Place II	RR Jennings Developer, L.L.C.	St. Louis	N/A	N/A	\$ 704,000	\$ 492,800	\$ -	\$ -	\$ 500,000	\$ -	N/A

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	Cydetcon 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

Property Name:	Kinney Point	Total Points:	139
Target Population:	Family	Type of Construction:	New
Developer:	Columbia Housing Authority	County:	Boone

Total Points = 139

MHDC has NOT included the following categories for self-scoring: Services; Opportunity Area; Economic Development and; Development Team Prior Performance. However, questions about some these categories need completed at the bottom of this spreadsheet.

**Phase I - Threshold Documents**

Executed FIN-100	Yes	Yes
Application Fee	Yes	Yes
Narrative	Yes	Yes
Financing Letters of Intent	Yes	Yes
Notifications		
Chief Executive of Local Jurisdiction	Yes	Yes
State Senator	Yes	Yes
State Representative	Yes	Yes
Executive Director of Local HFA	Yes	Yes
Economic Impact to Missouri (provided in FIN-100)		
Proposed Services	Yes	Yes
Number of employees in Missouri	Yes	Yes
Percent of hard and soft costs from MO based firms	Yes	Yes
Projected Medicaid Savings (Sr. and Supportive Housing only)	Yes	Yes
Pass/Fail	Pass	Pass

**Phase II - Priority Scoring**

Priority Group		
Workforce Housing	Select	No
Non-Profit (as defined in section III of 2020 QAP)	Yes	Yes
Service Enriched including Veterans Housing	Yes	Yes
Special Needs, Vulnerable Populations, and Independence Enabling Preservation	Select	No
CDBG-DR	Yes	Yes
HOME CHDO	Select	No
Opportunity Area (as defined in section III of 2020 QAP)	Select	No
Opportunity Zone (as enacted under the 2017 Tax Cuts & Jobs Act)	Select	No
Phase II Points	45	45

**Phase III - General Scoring**

**Development Characteristics**

Income Targeting (max 10 pts) (no more than 1 category)

Location	Rural MSA	OSM
>12.5% of affordable units at 30% AMI (10 pts)	0	0
>7.5% of affordable units at 30% AMI (6 pts)	0	0
>7.5% of affordable units at 40% AMI (4 pts)	0	0
>7.5% of affordable units at 50% AMI (2 pts)	0	0

Income Targeting - Max 10 pts.

Mixed Income Development (10 pts)	0	0
Tenant Ownership (5 pts)	0	0
Special Needs / Vulnerable Population (5 pts)	0	0
Previous Phase Success (1 pt)	1	0

Special Needs/Vulnerable Pop.- 5 pts.

Site Location (max 15 pts base on County selection at Top)

Rent Burdened Households 1a (no more than 1 category)		
> 20% Rent Burden (10 pts)	10	10
> 15% Rent Burden (7 pts)	0	0
> 10% Rent Burden (5 pts)	0	0
Rural Underserved County - 2a (5 pts)	0	0

Preservation (10 pts)	10	10
Zoning (10 pts) (no more than 1 category)		
Zoned (10 pts)	10	10
Not Zoned but with Waiver (10 pts)	0	0

**Use of Resources (max 10 pts)**

Construction Leverage Funds (min Const Loan > 50% TDC - 5 pts)	0	0
Permanent Leverage Funds		
> 2.5% (3 pts)	0	0
> 5% (5 pts)	0	0
> 7.5% (10 pts)	10	10
Federal Historic Tax Credits (5 pts)	0	0
National Housing Trust Fund (5 pts)	5	5
HOME CHDO - requesting no LIHTC (10 pts)	0	0
Total Development Costs (10 pts for being under limits)	0	0
Rental Assistance (5 pts)	5	5
Credit Efficiency (-5/0/5 pts)	N/A	7
Total Credit Efficiency	\$0	\$0.00
Total 4% or 9% Qqualified Basis (including acquisition basis)	\$0	\$0
Applicable Fraction (must complete)	0%	0.000%

Did not qualify for 1 point for previous phase success.

**Development Team**

Non-Profit and HOME CHDO (5 pts) (as defined in section III of the 2020 QAP)	5	5
Phase III Objective Points	101	107

**Subjective Categories**

Are you applying under the Service Enriched priority? (up to 10 pts)	Yes	10
You have applied under the Opportunity Area priority. (7 pts if nothing the rest of "Site Location" category < 7 points)	Select	0
Are you requesting MHDC to evaluate the application for points available under the Economic Development category? (5 pts.)	Yes	0
Developer Team Evaluation		22

Please note that the above subjective priorities and category require related exhibits to be submitted with the application for evaluation and consideration.



## Board Staff Memo

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To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: February 16, 2021

RE: Administration Office Expansion Update

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Sealed construction bids were opened at 2:00 p.m. on January 19, 2021 and the construction contract was awarded to the lowest bidder, Five Oaks Associates from Centralia. Following negotiations with Five Oaks, a notice to proceed was issued on February 5, 2021 with one change order of \$2,178.00 for windows and glass. We requested a change in the subcontractor for windows and glass due to our previous poor experiences with the proposed subcontractor.

The general contractor will begin work on interior offices on Monday, February 15, 2021. Exterior work will start shortly thereafter as weather allows.

We have rented temporary office space in the lower level (terrace level) of the Bank of America at 800 East Cherry (southeast corner of 8<sup>th</sup> 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 moved to the location on February 5.

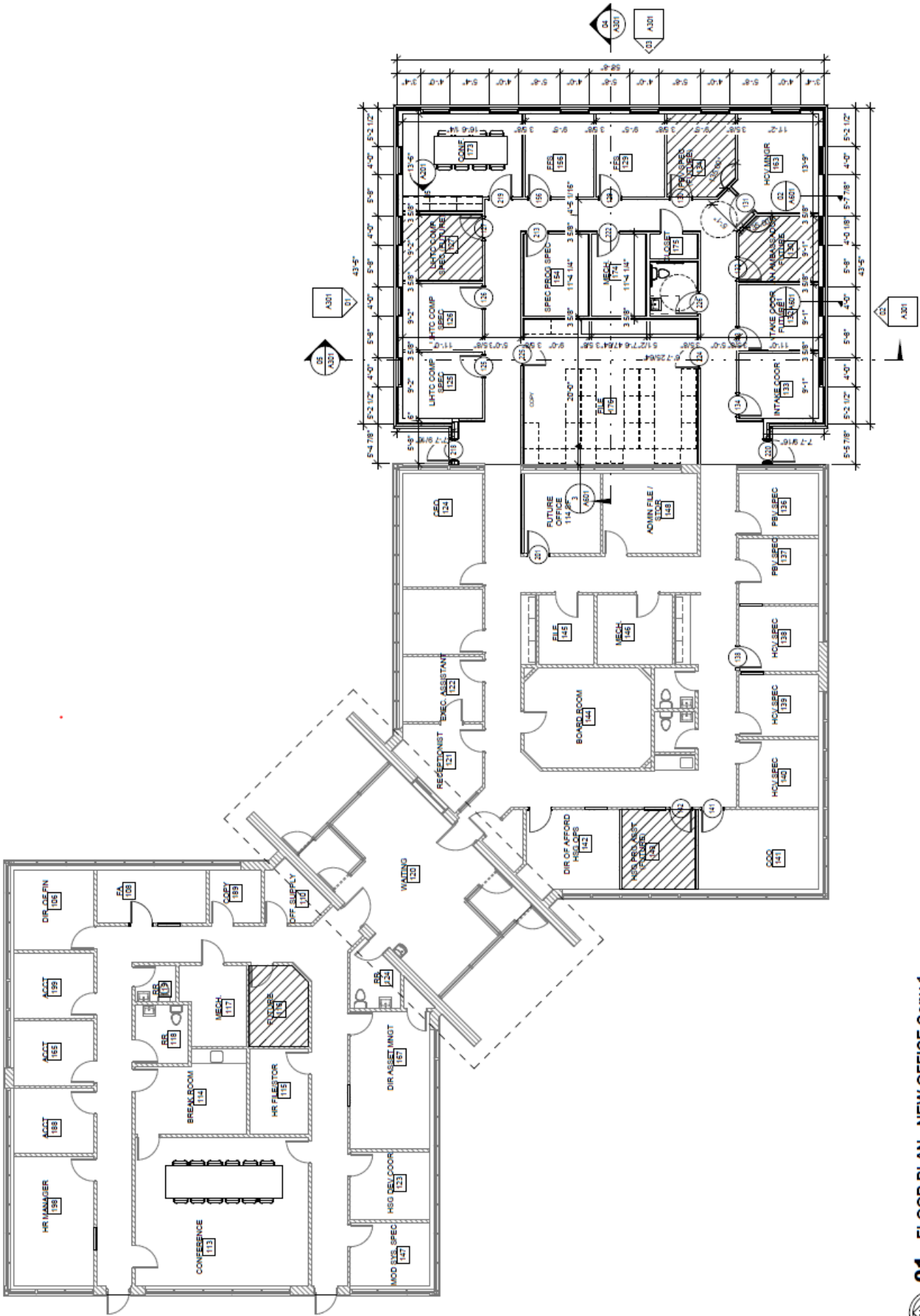
The temporary relocation of these employees will allow our contractors to work on the internal renovations while the outside construction is commencing. It is projected that by following this strategy, we can cut off up to two months on the construction time. It also allows for inside work during winter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

As noted previously in the COVID-19 budget report, expenses for the Administration Building renovations and addition are eligible CARES act expenses. Any unspent CARES act funds will be used towards the construction project.

Current total cost estimates for the completed project are detailed on the following page.

<b>CHA Administration Building Addition</b>	
<b>Construction &amp; Design Expenses</b>	<b>Expense</b>
Architect-study	\$13,200
Architect-Design-Construction	\$67,500
Civil Engineer	\$40,000
Crockett - Boring Samples	\$4,200
Crockett – Const Inspections	\$7,000
Security System	\$7,850
Irrigation System	\$8,895
Office Furniture	\$30,000
Copier	\$15,000
Construction – Base Bid	\$721,400
Construction – Alternate Bid	\$7,300
<b>Total:</b>	<b>\$922,345</b>
Change Order #1 (windows & glass)	\$2,178
<b>Moving/Relocation Cost</b>	
Premiere Moving 12/11/20 (Mary, Debbi, Dawn & Rosenee)	\$560
Premiere Moving 1/29/21 (Laura, Diane, Margret & Tammy)	\$560
Premiere Moving 1/5/21 (Christinia, Jessica & ElTonya)	\$400
<b>Rent 800 Cherry Street</b>	
November 2020 through November 2021 (\$2,040/month)	\$26,520
<b>Total Estimated Expenses:</b>	<b>\$952,563</b>







**Board Staff Memo**

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To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: February 16, 2021

RE: COVID-19 Operational Report

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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**

Since our last meeting on January 19, 2021, there have been two CHA staff diagnosed with COVID-19 resulting in additional CHA staff being quarantined. The infection of these CHA staff is believed to have occurred outside of the workplace.

**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 planning. Links to the Health Department, MU Health Care, and State of Missouri vaccination enrollment sites have been distributed to all CHA employees.

In partnership with Burrell Behavioral Health we have been able to get three CHA employees with underlying health conditions vaccinated. We were also able to get six Moving Ahead Program teachers vaccinated through Burrell Behavioral Health.

An anonymous survey of 38 CHA employees indicated that 16 (42%) would get the vaccine, and 22 (58%) would not get the vaccine. In response, I have promoted an educational campaign to encourage more employees to get vaccinated when the opportunity arises. When the vaccine is available to CHA staff, I am considering offering a financial incentive of \$50 for those who have completed the vaccination process. I am also planning, with the Board's approval, allowing employees to take up to four (4) hours of paid-time-off to wait in line, if necessary, to get a vaccination.

**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 remained in the Moving Ahead Program when students returned to in-seat learning. The three students that returned 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 JANUARY 2021

Reporting for prior month (Jan 2021)		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	7%	1%	41	32	78%	1	\$1,034.28	2	30+	3	\$0.00		
Bear Creek Apts	78 Units	0%	1%	33	24	72%	3	\$446.32	3	30+	3	\$0.00		
Oak Tower	147 Units	0%	12%	57	42	73%	1	\$513.00	3	30	5	\$100.00		
PAQUIN	200 Units	0%	9%	62	44	70%	1	\$406.77	7	30	5	\$369.22		
Stuart Parker	84 Units	5%	10%	54	45	83%	2	n/a	0	n/a	n/a	n/a		
Patriot Place	25 Units	0%	0%	9	3	33%	3	n/a	0	n/a	n/a	n/a		
BWW	54 Units	0%	0%	12	11	91%	1	\$756.00	1	30+	8	0.00		
BWWII	36 Units	12%	2%	8	8	100%	1	n/a	0	n/a	n/a	n/a		
MANAGEMENT OPERATIONS	HUD VACANCY LOSS	1/1-1/31/2021 OCCUPANCY %	Uncollected at end of month for rent, maint charges, repymnts (doesn't include deposits)	Vacancy last day of mnth 1/31/21	Vacancy last day of mnth 1/31/21	Vacancy last day of mnth 1/31/21	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+	January	January			New /mnth			
AMP 1	\$5,513.35	81%	\$501.99	2	2	20	3	2	12%	12	N/A	N/A	\$5,610.56	15
Bear Creek Apts	\$378.52	97%	\$7,070.23	0	0	2	1	1	27%	20	N/A	1	\$6,521.13	23
Oak Tower	\$1,406.70	99%	\$1,680.55	3	1	0	3	4	15%	22	N/A	1	\$2,597.68	13
SPP PAQUIN	\$951.51	99%	\$14,322.73	3	0	0	2	4	27%	53	N/A	1	\$4,656.23	20
Stuart Parker	\$594.76	98%	\$4,510.28	1	1	1	1	2	27%	22	N/A	1	\$2,597.90	18
Patriot Place	\$271.54	99%	\$160.53	0	0	0	1	0	16%	4	N/A	0	N/A	N/A
BWW	\$1,062.45	92%	\$2,329.63	1	1	3	0	1	17%	8	N/A	0	\$2,070.68	13
BWWII	\$162.88	97%	\$165.00	0	1	0	0	0	6%	2	N/A	0	\$471.22	5

### Affordable Housing Terminations Report - FY2021

	<i>Failure to Pay</i>	<i>Criminal</i>	<i>Unauthorized Guest</i>	<i>Other</i>	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
<b>Month of January 2021</b>									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	1	0	0	0	1	1	1	0	0
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	1	0	0	1	2	0	1	0	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
<b>MONTHLY TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>



# Housing Authority of the City of Columbia,

201 Switzler Street, Columbia, MO 65203  
Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦

## Affordable Housing Programs Report

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### Housing Choice Voucher Program

The 2018 HCV waitlist currently has 130 applicants seeking program subsidy. These remaining applicants have no income preferences and may need access to community resources to help them with rental security deposits and utility deposits, and they may experience difficulty locating affordable housing units to rent. Because of the length of time that has passed since the opening of the waitlist, many of the remaining applicants have relocated and/or have obtained access to program subsidy through other housing programs.

As the number of applicants on the waitlist decrease, we will need to start planning for the opening of the HCV waitlist. We will begin seeking out ways to ensure a safe waitlist opening with an anticipated opening in late Spring 2021.

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### Family Self-Sufficiency (FSS) Program

The Family Self-Sufficiency Program continues to educate and enroll participants seeking guidance in obtaining self-created goals. This past year has been difficult for our FSS participants; many have experienced job loss, illness and difficulty with having to help their children maneuver through the virtual classroom school day. We have however seen an increase in FSS participants seeking out a College Education; job loss and quarantine has given our participants an opportunity to reflect on their current career goals and make a decision to change or enhance their current career with a secondary education or training.

Our partnership with Columbia College has been a welcome opportunity for our participants. Columbia College has been proactive in helping FSS participants to maneuver through the process of enrollment and degree program selection.

Family Self-Sufficiency Program	December 2020	January 2021
FSS Participants	125	124
Graduates	0	0
New Applicants	1	1
Number of Participants Escrowing	78	78
Number of Participants Employed	70	68
Total Escrow Balance	\$225,211.55	\$233,307.02

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## Continuum of Care (COC) Program

The CHA continues to provide Continuum of Care Program vouchers to the most vulnerable chronically homeless individuals within our community. Each year we see an increase in homeless individuals and families needing safe, decent and sanitary housing; as of date the CHA has 56 households receiving COC program assistance.

Each year the CHA participates in a competitive grant submission process for COC program funding; due to the COVID pandemic, HUD has recognized that many agencies have a limited capacity to participate in the traditional COC competitive competition process. In lieu of that process, HUD has decided to renew grants for existing agencies. The CHA has been awarded \$464, 305 in program funds for our most vulnerable and chronically homeless population.

### NEW HIRE

I am happy to announce we have hired a new Special Programs Coordinator. We happy to introduce Ms. Catherine Cole as our new Special Programs Coordinator. Ms. Cole will be administering the Tenant Based Rental Assistance Program, Veterans Affairs Supportive Housing Program and the Continuum of Care program.

Ms. Cole previous role was with the State of Missouri, Department of Social Services where she conducted income maintenance for the SNAP, MHABD, TANF, Child Care, & adult MHABD programs. Ms. Cole brings with her a great deal of knowledge that I know will be useful in her role as Special Programs Coordinator. We are excited to have Ms. Cole as a part of our team and look forward to her sharing her expertise with our organization.

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## 811 Mainstream Vouchers

The CHA has been awarded nineteen 811 Mainstream Vouchers and we have 12 of those vouchers leased. We will continue to identify applicants on our 2018 HCV waitlist that are eligible to receive 811 Mainstream Voucher subsidy.

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## Veteran Affairs Supportive Housing (VASH) Program

The VA has shown an increase in providing chronically homeless Veterans within our community the opportunity to receive program subsidy. The VA has worked hard to utilize the remaining VASH vouchers to provide housing for the community's homeless veterans. As of date we have 93 households receiving VASH program assistance.

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## **Tenant-Based Rental Assistance (TBRA) Program**

On November 9, 2020, the TBRA waitlist was opened, and the CHA began accepting applications from individuals seeking to obtain a TBRA voucher. The TBRA program has allowed the CHA to quickly provide eligible individuals who are receiving supportive services the opportunity to receive a housing voucher without delay of having to wait for a waitlist opening. The CHA has received over 45 applicants seeking to participate in the TBRA program and we currently have 16 households that have received voucher and are actively seeking housing.

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## **Foster Youth to Independence**

The CHA has entered into a Memorandum of Understanding with the Missouri Department of Social Services, Missouri Balance of State Continuum of Care and the Central Missouri Foster Care and Adoption Association, Community Corrections Youth Project, to provide Tenant Protection Vouchers to youth aging out of Foster Care. The youth must be eligible under the Family Unification Program (FUP), at least 18 years of age but not more than 24 years of age, who have left foster care or will leave within 90 days, and who are homeless or at risk of homelessness. Through this program allocation, HUD is providing program funds to help local agencies collaborative together to prevent and end homelessness among youth who have a history of child welfare involvement. HUD believes the success of this program requires community partners to coordinate effectively to identify, target, and connect eligible youth at-risk of or experiencing homelessness to housing and related supports.

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

January 31, 2021

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	\$ 7,537,639	\$ 628,137	\$ 183	\$ 561	\$ 595,539	\$ (32,598)	1,062	1,212	1,062	1,125	(63)	(63)	9	9	88%	95%	88%	95%	7	0.7%	7	0.7%	

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

## January 31, 2021

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	\$ 2,300,000	\$ 191,667	\$ 236.34	\$ 316	\$ 188,533	(3,134)	579	597	579	597	(18)	(18)	21	-	97.0%	98.4%	97.0%	98.4%	13	2.2%	13	2.2%

**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.

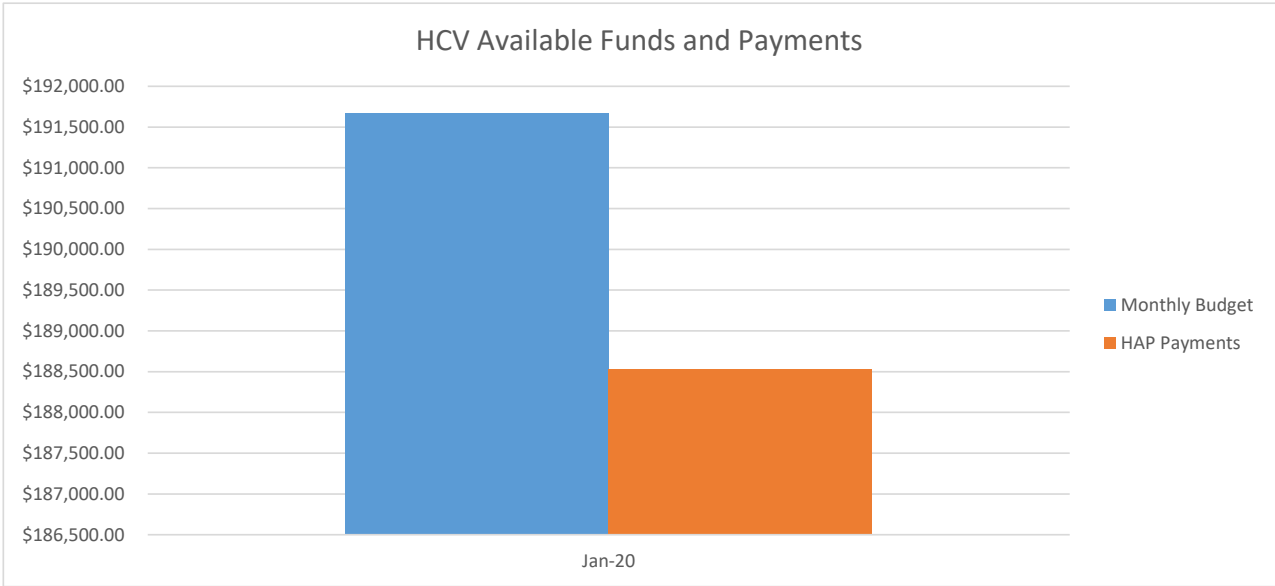
**Homeownership:** Current number of homeownership vouchers

**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**

**January 2021**



January  
2021

# HUMAN SERVICES

680 Units of Service  
240 INDIVIDUALS

## FOOD



1,611 Units of Service  
625 Households

## REMOVING BARRIERS



290 Units of Service  
54 Households

## HOUSEHOLD DEVELOPMENT



400 Units of Service  
113 Households

## HEALTH & WELLNESS



## CHILD CARE

8,867 Units of Services  
653 Contacts  
62 individuals



## FINANCES

240 Units of Service  
16 Households



## TAXES

3,464 units of service  
433 individuals



## BASIC NEEDS

801 Units of Service  
500 Households

January  
2021

# HUMAN SERVICES



VU Foundation has awarded Moving Ahead Program \$40,000 for programming costs.



1,684 Meals served through MO DHSS CACFP & SFSP Food Programs



50 units of service  
2 graduates



Over 26,000 lbs of food donated



## CHALIS

CHA Low-Income Services

Successful Youth ♦ Working Families ♦ Independent Living

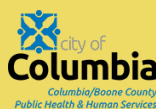
3664 units of service

1163 individuals



2,146 units of services

204 Individuals



713 units of Services

62 Individuals



64 Hours

6 Individuals





# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

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

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Mark Brotemarkle, Director of Safety

Date: February 16, 2021

RE: Monthly Safety Department Report for January 2021

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Law Enforcement calls for service totaled 107. 46 of the law enforcement calls were for paper service, follow up or duplicate entries, or medical issues. With the previously mentioned law enforcement calls and 911 calls with no case number drawn removed, there were only 61 calls for law enforcement on CHA property an above average number of calls with, 19 case numbers drawn by law enforcement.

EMS and Fire are shown being dispatched 73 times, but with Fire and Medics being dispatched to almost all medical calls together, there were only 43 calls for medical and fire for the month. 16 of the "medical" calls were at family sites, 12 were at Oak Towers, 10 were at Paquin Tower, 1 at Patriot Place. The number of medical calls in the month of January were below average.

Columbia Housing Authority Safety completed 61 reports, 6 Check Welfare, 1 Lock Outs.

In January 2021, between midnight and 0700 hours, there were 11 law enforcement and 18 medical dispatched calls with, CHA Safety responding to 1 call.

Columbia Housing Authority Safety investigated 6 Trespassing incidents, 0 taking place at Paquin Tower, 1 at Bryant Walkway, 2 at Bear Creek, 2 at Oak Tower and 1 at Stuart Parker. These numbers are lower than average.

The Safety Department has received an increase in reports of concern for property crimes and disturbances. The Safety Department has been working with site managers and law enforcement to address these concerns.

Most parking violations have been at Paquin Tower and have been found to be care providers.

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

The Covid19 pandemic has made investigating some issues more difficult. The Safety Department has increased coverage at Paquin Tower due to a resident threatening CHA Staff. The resident was arrested, taken for medical and mental health evaluation and has moved from CHA property.

Columbia Housing Authority, Missouri  
**SAFETY STATISTICS - JANUARY 2021 REPORT**

DESCRIPTION ("Uniform Crime Report" Items <b>Bolded</b> )	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
911 Check			1				1			2
Administrative Details										0
Alarm							1			1
Animal Complaints/Bites										0
Arrest Non-resident/Controlled Sub										0
Arrest Resident/Controlled Substance										0
Arrest Non-Resident									1	1
Arrest/Resident										0
Assist Site Manager (or other staff)							1			1
Assault										0
Assault/Adult Abuse			1							1
<b>Assault/Felony (aggravated assault)</b>	1									1
Assist Resident/Medical										0
Check Subject/FI										0
Check Welfare			1			3	1	1		6
Child Abuse/Neglect					1					1
Civil Matter							1			1
Controlled Substance Investigation	1					1	2			4
Controlled Substance Invest/S-W										0
Death Investigation										0
<b>Death Investigation/Homicide</b>										0
Disturbance, Peace							6			6
Fire										0
<b>Fire/Arson</b>										0
Fire/Smoke/Fire Alarm										0
Follow-up Reports										0
Graffiti										0
Harassment							2			2
Informational Report						1	1			2
Juvenile Delinquency										0
Lease Violation							4			4
Lockout		1								1
Maintenance Problems										0
Miscellaneous (other)										0
Noise Complaint							1			1
<b>Property Crime/Auto Theft</b>					1					1
<b>Property Crime/Burglary</b>		1								1
<b>Property Crime/Larceny</b>			3		1					4
Property Crimes/Other										0
Property Damage			3		1		1			5
<b>Robbery Offense</b>										0
Sexual Assault										0
<b>Sexual Assault/Rape</b>										0
<b>Stationary Patrol/Surveillance</b>										0
Suspicious Activity										0
Threat to Self										0
Ticket Vehicle/CHA	1		2				4			7
Ticket Vehicle/Tow			1							1
Trespass Person/Arrest					1					1
Trespass Person/Investigate			1		1	2				4



Columbia Housing Authority, Missouri  
**SAFETY STATISTICS - JANUARY 2021 REPORT**

DESCRIPTION ("Uniform Crime Report" Items <b>Bolded</b> )	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
Trespass Person/Warning Issued									1	1
Unsecured Door(s)										0
Vice Crime										0
Vice Crime/Gambling										0
Weapons Offense										0
Weapons Offense/Arrest							1			1
Weapons Offense/Shots Fired										0
<b>TOTALS:</b>	3	2	13	0	6	7	27	1	2	61

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

Training Hours (CHA Safety Staff)										0
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REPORTS GENERATED (CHA Safety)	DT (1)	SP (2)	BW (3)	Future	BC	OT	PT	PP	COMMON AREAS	TOTAL ALL PROPS
Initial Report	4	3	11		6	7	27	1	2	61
Follow-Up Report										0
<b>TOTALS:</b>	4	3	11	0	6	7	27	1	2	61

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

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

<b>BC</b>	Bear Creek (76 units)
<b>OT</b>	Oak Towers (147 units)
<b>PT</b>	Paquin Tower (200 Units)
<b>PP</b>	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)





Law Enforcement Calls on CHA Properties  
January 2020

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	Apt	SITE	Agency
01/04/2021	10:54:19	2021002310		911 CHK	1212	ELLETA BLVD		BC	CPD
01/04/2021	14:26:45	2021002494		132A1 ABND VEH	1118	ELLETA BLVD		BC	CPD
01/05/2021	11:16:59	2021003161		FOLLOW UP	1007	ELLETA BLVD		BC	CPD
01/05/2021	14:51:26	2021003391		911 CHK	1212	ELLETA BLVD		BC	CPD
01/06/2021	1:57:43	2021003788			1011	ELLETA BLVD		BC	
01/06/2021	2:22:32	2021003796			1205	ELLETA BLVD		BC	
01/06/2021	11:02:02	2021004058		911 CHK	1212	ELLETA BLVD		BC	CPD
01/08/2021	12:58:40	2021006177	2101080001	TRESPASS SUBJ	1115	ELLETA BLVD		BC	CHA
01/08/2021	13:24:39	2021006202	2021000251	TRESPASS SUBJ	1115	ELLETA BLVD		BC	CPD
01/08/2021	14:08:59	2021006232		FOLLOW UP	1015	ELLETA BLVD		BC	CPD
01/08/2021	15:05:38	2021006281	2021000258	WARRANT	1115	ELLETA BLVD		BC	CPD
01/09/2021	4:09:25	2021006771		911 CHK	1006	ELLETA BLVD		BC	CPD
01/13/2021	14:48:46	2021010597		129C1 SUSP PRSN	1114	ELLETA BLVD		BC	CPD
01/17/2021	13:11:11	2021014131	2021000589	107B1 ASST AGENCY	1216	ELLETA BLVD		BC	CPD
01/19/2021	15:03:40	2021015843		911 CHK	1212	ELLETA BLVD		BC	CPD
01/19/2021	23:17:10	2021016150		911 CHK	1006	ELLETA BLVD		BC	CPD
01/19/2021	23:20:22	2021016152		32B UNK PROB	1006	ELLETA BLVD		BC	CPD
01/20/2021	7:29:50	2021016351	2021000684	911 CHK	1003	ELLETA BLVD		BC	CPD
01/20/2021	11:45:16	2021016558		911 CHK	1019	ELLETA BLVD		BC	CPD
01/21/2021	15:01:45	2021017631		ABND VEH	1106	ELLETA BLVD		BC	CPD
01/22/2021	12:22:13	2021018417		132A1 ABND VEH	1023	ELLETA BLVD		BC	CPD
01/28/2021	10:38:06	2021023466		FOLLOW UP	1216	ELLETA BLVD		BC	CPD
01/29/2021	11:36:43	2021024380		SERVE PAPERS	1223	ELLETA BLVD		BC	BCSD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	Apt	SITE	Agency
01/04/2021	14:46:21	2021002509		132A1 ABND VEH	412	LASALLE PL		BWW	CPD
01/05/2021	11:15:14	2021003160		PRKNG VIOL	412	LASALLE PL		BWW	CPD
01/05/2021	12:33:55	2021003245		130B1 PAST THEFT	410	LASALLE PL		BWW	CPD
01/05/2021	14:47:43	2021003386		FOLLOW UP	412	LASALLE PL		BWW	CPD
01/06/2021	18:50:58	2021004578		132A2 PAST TRFC VIOL	32	LASALLE PL		BWW	CPD
01/07/2021	12:33:34	2021005220		FOLLOW UP	301	TRINITY PL		BWW	CPD
01/09/2021	7:52:30	2021006850		129C6 ORDER VIOL	21	BRYANT WALKWAY		BWW	CPD
01/09/2021	11:21:26	2021006984	2021000291	114C1 PHYS DOMSTC JST OCC	21	BRYANT WALKWAY		BWW	CPD
01/10/2021	10:08:43	2021007688		107B1 ASST AGENCY	21	BRYANT WALKWAY		BWW	CPD
01/10/2021	16:38:36	2021007906		125D1 URGENT CHK WELFARE	21	BRYANT WALKWAY		BWW	CHA
01/10/2021	18:00:04	2021007946		911 CHK	408	LASALLE PL		BWW	CHA
01/13/2021	18:35:04	2021010798		133D1 TRESPASS	318	PENDLETON WALKWAY		BWW	CPD
01/14/2021	7:33:05	2021011236	2021000461	130B3 PAST THEFT	304	ALLEN WALKWAY		BWW	CPD
01/14/2021	12:27:16	2021011450	2021000468	130B3 PAST THEFT	28	ALLEN ST		BWW	CPD
01/14/2021	14:06:10	2021011535	2021000470	130B3 PAST THEFT	15	BRYANT WALKWAY		BWW	CPD
01/14/2021	18:33:30	2021011781		130B3 PAST THEFT	301	TRINITY PL		BWW	CPD
01/17/2021	2:12:27	2021013863	2021000579	AUTO THEFT	400	LASALLE PL		BWW	CPD
01/17/2021	12:07:46	2021014095		133D1 TRESPASS	308	PENDLETON WALKWAY		BWW	CPD
01/18/2021	17:21:05	2021015040		VEH REPO	207	ALLEN WALKWAY		BWW	CPD
01/19/2021	11:55:15	2021015712	2021000657	107D1 URGENT ASST AGENCY	213	ALLEN WALKWAY		BWW	CPD
01/22/2021	3:14:16	2021018074		ASST AMBULANCE	107	PARK AVE		BWW	CPD
01/22/2021	3:14:49	2021018076		911 CHK	107	PARK AVE		BWW	CPD
01/22/2021	18:16:29	2021018736		911 CHK	13	BRYANT WALKWAY		BWW	CPD
01/29/2021	1:10:46	2021024098		133D1 TRESPASS	318	PENDLETON WALKWAY		BWW	CPD
01/31/2021	0:43:57	2021025793		DISTURBANCE	15	BRYANT WALKWAY		BWW	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	Apt	SITE	Agency
01/03/2021	12:59:22	2021001582		111B1 PAST	407	TRINITY PL		DT	CHA
01/06/2021	9:26:54	2021003971		SERVE PAPERS	412	PARK AVE		DT	BCSD
01/08/2021	12:36:39	2021006158		FOLLOW UP	412	PARK AVE		DT	BCSD
01/18/2021	20:30:30	2021015164		125D1 URGENT CHK WELFARE	402	PARK AVE		DT	CPD
01/20/2021	10:56:35	2021016511		PRKNG VIOL	615	PARK AVE		DT	CPD
01/20/2021	11:13:55	2021016525		ABND VEH	312	PARK AVE		DT	CPD
01/21/2021	11:32:12	2021017462		FOLLOW UP	312	PARK AVE		DT	CPD
01/21/2021	11:45:56	2021017476	2021000737	106B5 PAST ASSLT	615	PARK AVE		DT	CPD
01/23/2021	3:21:51	2021019078		CHK SUBJ	313	TRINITY PL		DT	CPD
01/25/2021	2:02:43	2021020546	2021000845	130B2 PAST VEH THEFT	305	MOORE WALKWAY		DT	CPD
01/25/2021	9:42:42	2021020730		FOLLOW UP	305	MOORE WALKWAY		DT	CPD
01/28/2021	16:39:52	2021023767	2021000974	130B1 PAST THEFT	615	PARK AVE		DT	CPD
01/29/2021	8:59:10	2021024276		FOLLOW UP	323	TRINITY PL		DT	CPD
01/29/2021	14:13:03	2021024528		911 CHK	306	PARK AVE		DT	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	Apt	SITE	Agency
01/05/2021	16:58:00	2021003501	2021000135	130B1 PAST THEFT	700	N GARTH AVE	420	OT	CPD
01/06/2021	16:25:47	2021004461		32B UNK PROB	700	N GARTH AVE	413	OT	CPD

Law Enforcement Calls on CHA Properties  
January 2020

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	Apt	SITE	Agency
01/11/2021	4:53:39	2021008285		911 CHK	700	N GARTH AVE		OT	CPD
01/11/2021	15:38:36	2021008773		125D1 URGENT CHK WELFARE	700	N GARTH AVE		OT	BCJC
01/11/2021	19:38:38	2021008933		125C1 KEEP THE PEACE	700	N GARTH AVE	310	OT	CPD
01/13/2021	20:11:15	2021010866		911 CHK	700	N GARTH AVE		OT	CPD
01/13/2021	22:38:41	2021010973		BICYCLE STOP	700	N GARTH AVE		OT	CPD
01/18/2021	18:19:07	2021015074		KEEP THE PEACE	700	N GARTH AVE	310	OT	CHA
01/22/2021	22:44:35	2021018940		SUSP INCIDENT	700	N GARTH AVE		OT	CPD
01/22/2021	23:06:33	2021018960		FOLLOW UP	700	N GARTH AVE		OT	CPD
01/22/2021	23:22:20	2021018966			700	N GARTH AVE		OT	
01/25/2021	10:15:02	2021020767		130C1 THEFT	700	N GARTH AVE	207	OT	CPD
01/25/2021	12:31:00	2021020895		125D1 URGENT CHK WELFARE	700	N GARTH AVE	412	OT	BCJC
01/25/2021	21:55:05	2021021259		FOLLOW UP	700	N GARTH AVE		OT	CPD
01/26/2021	20:36:08	2021022126		114D2 VRBL DOMSTC	700	N GARTH AVE		OT	CPD
01/29/2021	16:37:21	2021024698		132C2 HZRD ROAD	700	N GARTH AVE	BLK	OT	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	Apt	SITE	Agency
01/13/2021	23:26:51	2021011007		121C1 BEHAV PROB NONVIOL	2112	E BUSINESS LOOP 70	210	PP	CPD
01/13/2021	23:45:22	2021011017		FOLLOW UP	2112	E BUSINESS LOOP 70	210	PP	CPD
01/25/2021	10:22:36	2021020774		125D1 URGENT CHK WELFARE	2112	E BUSINESS LOOP 70	113	PP	CHA
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	Apt	SITE	Agency
01/01/2021	17:18:58	2021000494		TRESPASS SUBJ	1201	PAQUIN ST		PT	CPD
01/01/2021	19:28:29	2021000565		FOLLOW UP	1201	PAQUIN ST	303	PT	CPD
01/02/2021	17:59:04	2021001132		130C1 THEFT	1201	PAQUIN ST	312	PT	CPD
01/02/2021	19:10:31	2021001178		DISTURBANCE	1201	PAQUIN ST	312	PT	CPD
01/03/2021	6:42:56	2021001436		911 CHK	1201	PAQUIN ST		PT	CPD
01/03/2021	9:13:43	2021001481		TRFC HZRD	1201	PAQUIN ST		PT	CPD
01/03/2021	9:44:04	2021001494		113B2 PEACE DIST	1201	PAQUIN ST	1010	PT	CPD
01/03/2021	10:11:43	2021001509		ASST CITIZEN (POLICE)	1201	PAQUIN ST	804	PT	CPD
01/04/2021	11:10:23	2021002329	2021000083	101D1W HOSTAGE SIT WPN	1201	PAQUIN ST	102	PT	CPD
01/04/2021	11:17:19	2021002334		ASST OFFICER	1201	PAQUIN ST	102	PT	MUPD
01/04/2021	13:08:19	2021002433	2021000088	101D1W HOSTAGE SIT WPN	1201	PAQUIN ST	102	PT	CPD
01/05/2021	16:55:39	2021003497		FOLLOW UP	1201	PAQUIN ST	303	PT	CPD
01/06/2021	11:50:26	2021004116		911 CHK	1201	PAQUIN ST	402	PT	CPD
01/06/2021	18:21:22	2021004554		113B2 PEACE DIST	1201	PAQUIN ST	1011	PT	CPD
01/06/2021	20:16:21	2021004634		FOLLOW UP	1201	PAQUIN ST	1011	PT	CPD
01/07/2021	19:58:44	2021005518		ASST CITIZEN (POLICE)	1201	PAQUIN ST	312	PT	CPD
01/08/2021	18:32:31	2021006433		911 CHK	1201	PAQUIN ST	312	PT	CPD
01/09/2021	14:37:59	2021007136		911 CHK	1201	PAQUIN ST	407	PT	CHA
01/11/2021	9:37:29	2021008423		FOLLOW UP	1201	PAQUIN ST		PT	CPD
01/12/2021	10:24:26	2021009431		911 CHK	1201	PAQUIN ST	905	PT	CPD
01/13/2021	22:16:04	2021010955		113B2 PEACE DIST	1201	PAQUIN ST	207	PT	CPD
01/15/2021	11:37:23	2021012378		FOLLOW UP	1201	PAQUIN ST	102	PT	CPD
01/16/2021	2:43:19	2021013038		32B UNK PROB	1201	PAQUIN ST	1509	PT	CPD
01/20/2021	16:26:20	2021016795		DISTURBANCE	1201	PAQUIN ST		PT	CPD
01/28/2021	18:44:28	2021023858		130B3 PAST THEFT	1201	PAQUIN ST		PT	CPD
01/30/2021	9:07:26	2021025242		SUSP INCIDENT	1201	PAQUIN ST	303	PT	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	Apt	SITE	Agency
01/11/2021	9:37:19	2021008422		911 CHK	220	LINCOLN DR		SP	CPD
01/28/2021	14:56:53	2021023670	2021000965	DISTURBANCE	202	LINCOLN DR	A	SP	CPD
01/29/2021	9:23:13	2021024296		133D1 TRESPASS	200	HICKS DR		SP	CPD
01/29/2021	13:37:56	2021024490	2021001007	TRESPASS SUBJ	200	HICKS DR		SP	CPD
01/29/2021	14:16:57	2021024535		FOLLOW UP	200	HICKS DR		SP	CPD



Fire Medical Calls on CHA Properties

January 2021

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	Apt	SITE	Agency
01/13/20	2:53:05	20210100	21011300	17A4 FALL	2112	E	212	PP	BHC
01/13/20	2:55:38	20210100	2100403	17A4 FALL	2112	E	212	PP	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	Apt	SITE	Agency
01/03/20	0:47:21	20210013	21010300	17B FALL	1201	PAQUIN	1311	PT	UHC
01/03/20	0:54:00	20210013	2100078	17B FALL	1201	PAQUIN	1311	PT	CFD
01/03/20	6:47:01	20210014	21010300	MEDICAL	1201	PAQUIN		PT	UHC
01/03/20	6:47:06	20210014	2100084	MEDICAL	1201	PAQUIN		PT	CFD
01/03/20	7:01:18	20210014	2100085	MEDICAL	1201	PAQUIN		PT	CFD
01/12/20	1:27:20	20210091	21011200	13A1	1201	PAQUIN	1509	PT	BHC
01/12/20	1:28:41	20210091	2100372	13A1	1201	PAQUIN	1509	PT	CFD
01/14/20	16:42:50	20210116	21011400	26A SICK	1201	PAQUIN	509	PT	BHC
01/16/20	2:41:48	20210130	21011600	32B UNK	1201	PAQUIN	1509	PT	UHC
01/16/20	2:53:00	20210130	2100497	KNOX BOX	1201	PAQUIN	1509	PT	CFD
01/17/20	12:32:19	20210141	21011700	28C	1201	PAQUIN	802	PT	BHC
01/17/20	12:36:30	20210141	2100537	28C	1201	PAQUIN	802	PT	CFD
01/18/20	21:08:12	20210151	21011800	13C	1201	PAQUIN	314	PT	BHC
01/18/20	21:09:23	20210151	2100586	13C	1201	PAQUIN	314	PT	CFD
01/23/20	4:03:08	20210190	21012300	30A	1201	PAQUIN	1513	PT	BHC
01/28/20	18:04:42	20210238	21012800	ROUTINE	1201	PAQUIN		PT	UHC
01/29/20	2:20:25	20210241	21012900	26A SICK	1201	PAQUIN	1413	PT	BHC
01/29/20	2:27:52	20210241	2100994	26A SICK	1201	PAQUIN	1413	PT	CFD
01/29/20	23:19:31	20210249	21012900	1A	1201	PAQUIN	1513	PT	BHC
01/29/20	23:21:13	20210249	2101030	1A	1201	PAQUIN	1513	PT	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	Apt	SITE	Agency
01/08/20	10:08:42	20210060	21010800	26C SICK	202	W	B	SP	UHC
01/08/20	10:11:35	20210060	2100256	26C SICK	202	W	B	SP	CFD
01/09/20	8:02:30	20210068	21010900	26D SICK	204	HICKS DR		SP	UHC
01/09/20	8:06:14	20210068	2100293	26D SICK	204	HICKS DR		SP	CFD
01/09/20	9:36:04	20210069	21010900	11A1	204	UNITY DR	B	SP	UHC
01/09/20	9:38:10	20210069	2100295	11A1	204	UNITY DR	B	SP	CFD

CHA Safety Department Reports  
January 2021

ALEIR Number	Call Date	Call Time	Nature	Numerics	Street	APT	SITE	Safety Officer	CPD CAD-RPT #
20200563.1	1/29/2021	12:50	Ticket Vehicle/Tow	306	Trinity Place		DT	Don Hawkins	
20210001	1/2/2021	19:10	Disturbance Persons	1201	Paquin Street	312	PT	Tara Thomason	2021001178
20210002	1/3/2021	12:59	Property Damage	407	Trinity Place		DT	Kevin Keith	2021001582
20210003	1/3/2021	16:00	Disturbance Peace Music/Television	1201	Paquin Street	813	PT	Kevin Keith	
20210004	1/3/2021	18:08	Property Crimes/AutoTheft		Elleta Blvd		BC	Kevin Keith	2021-000058
20210005	1/3/2021	23:17	Property Damage	1025	Elleta Blvd		BC	Don Hawkins	
20210006	1/4/2021	11:08	Weapons Offenses/Arrests	1201	Paquin Street	512	PT	Mark Brotemarkle	2021-000083
20210007	1/2/2021	16:54	Lease Violation	1201	Paquin Street	312	PT	Don Hawkins	
20210008	1/4/2021	9:00	Trespass Person Investigation	1115	Elleta Blvd		BC	Mark Brotemarkle	
20210009	1/5/2021	17:06	Lease Violation	1201	Paquin Street	312	PT	Don Hawkins	
20210010	1/5/2021	19:32	Controlled Substance Investigation	306	Trinity Place		DT	Tara Thomason	
20210011	1/5/2021	20:15	911 Checks	1201	Paquin Street	312	PT	Tara Thomason	2021003608
20210012	1/3/2021	20:30	Controlled Substance Investigation	1201	Paquin Street	1410	PT	Tara Thomason	
20210013	1/5/2021	23:18	Check Welfare	700	Garth Ave North	616	OT	Tara Thomason	
20210014	1/1/1900	1:59	Property Damage	1201	Paquin Street	512	PT	Mark Brotemarkle	CPD Ofc Morris
20210015	1/7/2021	10:14	Arrest Non-Resident	305	Waugh Street	B3	COM	Don Hawkins	2021-001065
20210016	1/7/2021	19:58	Civil Matter	1201	Paquin Street	312	PT	Tara Thomason	2021005518
20210017	1/7/2021	21:11	Lease Violation	1201	Paquin Street	312	PT	Tara Thomason	2021005518
20210018	1/8/2021	12:30	Trepass Person/Arrest	1115	Elleta Blvd		BC	Don Hawkins	2021-000251
20210019	1/9/2021	11:21	Assault Adult Abuse	21	Bryant Walkway		BWW	Kevin Keith	2021-000291
20210020	1/9/2021	14:37	Assist Site Manager/Other Staff	1201	Paquin Street	407	PT	Kevin Keith	2021007136
20210021	1/10/2021	14:35	Disturbance Persons	1201	Paquin Street	1312	PT	Kevin Keith	
20210022	1/10/2021	16:15	Check Welfare	21	Bryant Walkway		BWW	Kevin Keith	2021007906
20210023	1/10/2021	18:13	911 Checks	408	LaSalle Place		BWW	Kevin Keith	2021007946
20210024	1/11/2021	12:50	Property Damage	302	Trinity Place		BWW	Don Hawkins	2021-000342
20210025	1/11/2021	14:20	Disturbance Persons	1201	Paquin Street	1403	PT	Don Hawkins	
20210026	1/13/2021	10:01	Trespass Person Warning Issued	301	Providence Road North		COM	Don Hawkins	
20210027	1/14/2021	12:24	Property Crimes/Larceny	28	Allen Street		BWW	Don Hawkins	2021-000468
20210028	1/15/2021	8:12	Property Crimes/Larceny	301	Trinity Place		BWW	Mark Brotemarkle	
20210029	1/16/2021	17:52	Disturbance Persons	1201	Paquin Street	1313	PT	Tara Thomason	2021013532
20210030	1/17/2021	11:45	Alarm	1201	Paquin Street		PT	Kevin Keith	
20210031	1/17/2021	12:07	Trespass Person Investigation	308	Pendleton Walkway		BWW	Kevin Keith	2021014095
20210032	1/17/2021	13:30	Child Abuse/Neglect 800-392-3738	1216	Elleta Blvd		BC	Kevin Keith	2021-000589
20210033	1/18/2021	20:50	Trespass Person Investigation	700	Garth Ave North	310	OT	Kevin Keith	2021015074
20210034	1/19/2021	15:12	Property Crimes/Larceny	107	Park Ave		BWW	Don Hawkins	
20210035	1/19/2021	15:50	Harassment	1201	Paquin Street		PT	Don Hawkins	
20210036	1/20/2021	11:18	Ticket Vehicle/CHA	209	Allen Walkway		BWW	Don Hawkins	
20210037	1/20/2021	11:25	Ticket Vehicle/CHA	209	Allen Walkway		BWW	Don Hawkins	
20210038	1/20/2021	15:45	Information Report	1201	Paquin Street		PT	Tara Thomason	
20210039	1/20/2021	16:26	Disturbance Persons	1201	Paquin Street	1313	PT	Tara Thomason	2021016795
20210040	1/20/2021	17:24	Disturbance Persons	1201	Paquin Street	1313	PT	Tara Thomason	2021016853
20210041	1/20/2021	18:55	Controlled Substance Investigation	700	Garth Ave North	207	OT	Tara Thomason	



CHA Safety Department Reports  
January 2021

ALEIR Number	Call Date	Call Time	Nature	Numerics	Street	APT	SITE	Safety Officer	CPD CAD-RPT #
20210042	1/20/2021	11:31	Ticket Vehicle/CHA	209	Allen Walkway		BWW	Don Hawkins	
20210043	1/21/2021	11:45	Ticket Vehicle/CHA	1201	Paquin Street		PT	Don Hawkins	
20210044	1/21/2021	11:50	Ticket Vehicle/CHA	1201	Paquin Street		PT	Don Hawkins	
20210045	1/21/2021	11:56	Ticket Vehicle/CHA	1201	Paquin Street		PT	Don Hawkins	
20210046	1/21/2021	12:00	Ticket Vehicle/CHA	1201	Paquin Street		PT	Don Hawkins	
20210047	1/21/2021	11:25	Assault/Felony	615	Park Avenue		DT	Don Hawkins	2021-000737
20210048	1/22/2021	11:30	Lock Out	213	Lincoln Drive	A	SP	Don Hawkins	
20210049	1/22/2021	21:04	Trespass Person Investigation	700	Garth Ave North	521	OT	Tara Thomason	
20210050	1/22/2021	22:44	Information Report	700	Garth Ave North		OT	Tara Thomason	2021018940
20210051	1/24/2021	13:39	Check Welfare	1201	Paquin Street	1509	PT	Kevin Keith	
20210052	1/24/2021	16:41	Check Welfare	700	Garth Ave North	412	OT	Kevin Keith	
20210053	1/25/2021	10:22	Check Welfare	2112	Business Loop 70 E	113	PP	Don Hawkins	2021020774
20210054	1/25/2021	12:31	Check Welfare	700	Garth Ave North	412	OT	Don Hawkins	2021020895
20210055	1/23/2021	12:00	Harassment	1201	Paquin Street		PT	Don Hawkins	
20210056	1/27/2021	7:40	Lease Violation	1201	Paquin Street	1311	PT	Don Hawkins	
20210057	1/25/2021	12:36	Property Crimes/Larceny	1112	Elleta Blvd		BC	Don Hawkins	
20210058	1/28/2021	14:46	Property Crimes/Burglary	202	Lincoln Drive	A	SP	Don Hawkins	2021-000965
20210059	1/29/2021	13:34	Trespass Person/Arrest	200	Hicks Drive		SP	Don Hawkins	2021-001007
20210060	1/31/2021	13:46	Controlled Substance Investigation	1201	Paquin Street	1309	PT	Kevin Keith	



## Housing Authority of the City of Columbia, Missouri

### Monthly Financial Reports Staff Memo

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To: Board of Commissioners  
From: Mary Harvey, Director of Finance  
Date: February 16, 2021  
RE: December 2020 Unaudited Financial Reports

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

Admin Fee revenue earned is 1% (\$7,828) under budget and \$9,234 higher than last year to date.

Administrative Expenses are 5% (\$48,560) under budget and \$70,832 higher than last year to date. Several positions were vacant during the first quarter resulting in \$24,288 in reduces salaries and benefits for through March 31<sup>st</sup>. Year to date salaries and benefits are \$45,068 below budget.

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

Total Operating Expenses are \$3,951 under budget. Administration has a year to date net loss of \$15,815.

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 \$32,277 under budget and \$417,033 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 5% from \$528.93 in January to \$558.00 in December. Down from the annual high of \$569 in September. The average PBV payment has increased 10% from \$311.05 in January to \$343.48 in December.

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

Total Tenant Revenue is 24% (\$87,106) under budget and \$100,205 less than last year to date. The average tenant rent has decreased 26% from \$280.86 in January to \$206.10 for December.

HUD's PHA Operating grant disbursements are 25% (\$120,774) under budget and \$114,717 less than last year to date. Capital Fund grant is 8% (\$20,010) higher than budget.

Total Revenue is 15% (\$170,443) under budget.

Administrative expenses are 20% (\$34,833) under budget and \$12,963 less than last year to date.

Total Utilities are 12% (\$10,981) under budget and \$6,973 higher than last year to date.

Total Maintenance expenses are 12 (\$45,543) under budget and \$31,742 less than last year to date.

Due to compensated absences which are budgeted as salaries, Other General Expenses are 15% (\$11,255) over budget.

Total Operating Expenses are 11% (\$79,769) under budget and \$88,461 less than last year to date.

Due to the Capital Fund grant, AMP 1 has a year to date net gain of \$227,650 before depreciation and debt principal payments. \$227,495 of the Capital Funds were placed in a replacement reserves account for future RAD conversion development.

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

Total Tenant Revenue is \$1,477 under budget.

Total Revenue is 2% (\$32,835) under budget.

Administrative expenses are 14% (\$54,500) under budget and \$46,272 higher than last year to date.

Total Utilities are 3% (\$7,475) over budget and \$12,778 higher than last year to date.

Total Maintenance expenses are 2% (\$9,493) under budget and \$28,914 higher than last year to date.

Total Other General Expenses are 15% (\$14,497) over budget due to \$20,020 in Compensated Absences that were budgeted with salaries. Property taxes are \$10,623 under budget.

Total Operating Expenses are 2% (\$45,323) under budget and \$154,404 higher than last year to date due to the addition of the seller financing interest payable.

Stuart Parker has a net gain of \$538,329 before debt service, depreciation and replacement reserve deposits. Estimated cash flow after debt service and replacement reserves is \$268,091. Cash flow will be used to reimburse the General Partner for \$82,922 for 2020 security services and \$12,682 in Asset Management fees. The remainder shall be used to pay down the seller financing interest due to CHA Business Activities.

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

Total Tenant Revenue is 1% (\$6,892) under budget and \$12,775 higher than last year to date.

Total Revenue is 4% (\$20,968) under budget.

Administrative expenses are 5% (\$6,138) under budget and \$13,165 higher than last year to date.

Total Utilities are 2% (\$1,225) under budget and \$1,629 higher than last year to date.

Total Maintenance expenses are 3% (\$4,968) under budget and \$10,538 less than last year to date.

Total Other General Expenses are 3% (\$1,055) over budget due to \$5,660 in Compensated Absences that were budgeted with salaries. Property taxes are \$10,195 under budget.

### **Bear Creek Housing Development Group, LP (continued)**

Total Operating Expenses are 2% (\$9,756) over budget and \$17,812 higher than last year to date.

Bear Creek has a net gain of \$281,800 before debt service, depreciation and replacement reserve deposits. Estimated cash flow after debt service and replacement reserves is \$198,265. Cash flow will be used to reimburse the General Partner for \$23,424 for 2020 security services and \$11,566 in Asset Management fees. The remainder shall be used to pay down the \$206,260 in deferred developer fees due to CHA Affordable Housing Development.

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

Total Tenant Revenue is 1% (\$5,512) higher than budget and \$25,652 higher than last year to date.

Total Revenue is \$1,145 under budget.

Administrative expenses are 18% (\$44,409) under budget and \$9,626 higher than last year to date. Salaries and benefits are \$41,173 under budget due to the vacant Assistant Manager position that was filled in July.

Total Utilities are 4% (\$6,115) under budget and \$2,470 less than last year to date.

Total Maintenance expenses are 2% (\$5,062) under budget and \$11,036 higher than last year to date.

Total Other General Expenses are 32% (\$11,836) over budget due to \$10,162 in Compensated Absences that were budgeted with salaries. Property taxes are \$3,437 under budget.

Total Operating Expenses are 10% (\$97,058) over budget and \$90,900 higher than last year to date due to the addition of the seller financing interest payable.

Oak Towers has a net gain of \$347,493 before debt service, depreciation and replacement reserve deposits. Estimated cash flow after debt service and replacement reserves is \$219,711. Cash flow will be used to reimburse the General Partner for \$43,578 for 2020 security services and \$11,875 in Asset Management fees. The remainder shall be used to pay down the seller financing interest and principal due to CHA Business Activities.

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

Total Revenue is 1% (\$1,623) higher than budget and \$7,347 higher than last year to date.

Total Administrative expenses are 15% (\$8,338) under budget and \$3,682 higher than last year to date.

Total Utilities are 9% (\$2,131) under budget and \$462 less than last year to date.

Total Maintenance expenses are 25% (\$9,906) over budget and \$6,248 higher than last year to date. Unexpected maintenance costs include \$4,375 in parking lot repairs and \$1,700 for replacement flags.

Total Other General Expenses are 76% (\$6,775) over budget due to \$2,342 in Compensated Absences that were budgeted with salaries and bad debt expenses \$4,482 over budget. Property taxes are \$1,045 under budget.

Total Operating Expenses are 4% (\$7,333) over budget and \$14,610 higher than last year to date.

Patriot Place has a net gain of \$27,484 before debt service, depreciation and replacement reserve deposits. Patriot Place has a negative cash flow after paying debt services and replacement reserves.

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

Total Revenue is 3% (\$11,886) higher than budget.

Total Administrative expenses are 6% (\$6,733) under budget.

Total Utilities are 52% (\$10,611) over budget.

Total Maintenance expenses are 14% (\$12,005) under budget.

Interest Expense is \$62,335 over budget due to an extension on the pay-off of the construction bonds.

Total Other General Expenses are 1% (\$256) over budget due to \$4,247 in Compensated Absences that were budgeted with salaries. Property taxes are \$2,606 under budget.

Total Operating Expenses are 18% (\$54,948) over budget.

Bryant Walkway has a net gain of \$12,305 before debt service, depreciation and replacement reserve deposits. Bryant Walkway has a negative cash flow after paying debt services and replacement reserves and will be unable to pay anything towards the \$18,800 in protective services due to the General Partner.

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

Total Revenue is 3% (\$5,568) under budget.

Total Administrative expenses are 6% (\$3,681) under budget.

Total Utilities are 28% (\$3,838) over budget.

Total Maintenance expenses are 19% (\$7,797) under budget.

Interest Expense is \$25,667 over budget due to an extension on the pay-off of the construction bonds.

Total Other General Expenses are 119% (\$17,899) over budget due to \$18,927 in distributions to limited partners was made from prior year's cash flow; \$1,542 in Compensated Absences that were budgeted with salaries. Property taxes are \$1,567 under budget.

Total Operating Expenses are 14% (\$36,601) over budget.

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

Bryant Walkway II has a net loss of \$79,781 before loan cost amortization, depreciation, debt serves and replacement reserve deposits. Bryant Walkway II will be unable to pay anything towards the \$12,452 in protective services due to the General Partner.

### **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 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 11% (\$89,184) under budget.

- COCC's management fees are \$47,162 under budget due AMP 1 and the voucher programs being under leased.
- CHA Business Activities management fees are under budget \$42,022 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 4% (\$64,638) under budget.

Total Operating Expenses are 7% (\$116,761) under budget.

CHA's total administration has a year to date net gain of \$67,355 before depreciation.

### **CARES ACT Grants**

**Paid sick leave and overtime from April through December 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. HCV's remaining budget of \$287,060 will be carried forward for 2021.**

Expenditures to date are:

	<b>Expenditures</b>	<b>Budget</b>	<b>Budget Remaining</b>
• HCV	\$143,801	\$430,861	\$287,060
• Public Housing	55,851	55,851	0
• Capital Funds	10,132	13,307	3,175
<b>TOTAL</b>	<b>\$209,784</b>	<b>\$500,019</b>	<b>\$290,235</b>



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)*

**December 31, 2020**

Fiscal Year End  
December 2020  
Month 12 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**

	12 Months Ending 12/31/2020						Percent of
	Current Month	Budget	Variance	Year to Date	Budget	Variance	Variance
HUD PHA Operating Grants - HAP	783,358	739,167	44,191	8,952,851	8,870,000	82,851	1%
HUD Admin Fees Earned	92,600	81,571	11,029	971,023	978,851	(7,828)	-1%
<b>Total Fee Revenue</b>	<b>875,958</b>	<b>820,738</b>	<b>55,221</b>	<b>9,923,874</b>	<b>9,848,851</b>	<b>75,023</b>	<b>1%</b>
Investment Income - Unrestricted	625	-	625	5,319	-	5,319	#DIV/0!
Fraud Recovery - HAP	226	-	226	1,324	-	1,324	0%
Fraud Recovery - Admin	226	-	226	1,324	-	1,324	0%
FSS Forfeitures	13,553	-	13,553	33,547	-	33,547	
<b>Total Revenue</b>	<b>890,692</b>	<b>820,738</b>	<b>69,954</b>	<b>9,970,377</b>	<b>9,848,851</b>	<b>121,526</b>	<b>1%</b>
Administrative Salaries	6,937	24,739	(17,802)	263,882	296,872	(32,990)	-11%
Auditing Fees	814	2,500	(1,686)	31,976	30,000	1,976	7%
Management Fee	19,644	19,685	(41)	230,388	236,220	(5,832)	-2%
Book-keeping Fee	12,278	12,303	(26)	143,993	147,638	(3,646)	-2%
Advertising and Marketing	-	25	(25)	1,114	300	814	271%
Employee Benefit contributions - Administrative	6,449	8,625	(2,175)	91,417	103,495	(12,078)	-12%
Office Expenses	1,337	1,288	49	18,135	15,450	2,685	17%
Training & Travel	-	917	(917)	2,505	11,000	(8,495)	-77%
Other Administrative Expenses	18,862	10,583	8,279	136,006	127,000	9,006	7%
<b>Total Operating - Administrative</b>	<b>66,321</b>	<b>80,665</b>	<b>(14,343)</b>	<b>919,415</b>	<b>967,975</b>	<b>(48,560)</b>	<b>-5%</b>
Total Tenant Services	43	-	43	800	-	800	
Total Utilities	373	327	45	4,691	3,925	766	20%
Bldg. Maintenance	1,886	550	1,336	10,847	6,600	4,247	64%
Insurance Premiums	934	919	15	10,788	11,030	(242)	-2%
Other General Expenses	<b>22,692</b>	-	<b>22,692</b>	46,939	-	46,939	
<b>Total Operating Expenses</b>	<b>92,249</b>	<b>82,461</b>	<b>9,788</b>	<b>993,481</b>	<b>989,530</b>	<b>3,951</b>	<b>0%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>798,442</b>	<b>\$ 738,276</b>	<b>\$ 60,166</b>	<b>\$ 8,976,896</b>	<b>\$ 8,859,321</b>	<b>\$ 117,575</b>	<b>1%</b>
<b>Total Housing Assistance Payments</b>	<b>798,516</b>	<b>763,880</b>	<b>34,636</b>	<b>9,134,282</b>	<b>9,166,559</b>	<b>(32,277)</b>	<b>0%</b>
<b>Total Expenses</b>	<b>890,766</b>	<b>846,341</b>	<b>44,425</b>	<b>\$ 10,127,763</b>	<b>\$ 10,156,089</b>	<b>\$ (28,326)</b>	<b>0%</b>
<b>Net Gain (Loss)</b>	<b>(74)</b>	<b>(25,603)</b>	<b>25,530</b>	<b>\$ (157,386)</b>	<b>\$ (307,238)</b>	<b>\$ 149,852</b>	

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**  
**12 Months Ending 12/31/2020**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 24,324	\$ 34,699	\$ (10,375)	\$ 327,077	\$ 416,387	\$ (89,310)	-21%
Vacancy Loss	(4,926)	(5,942)	1,016	(62,687)	(71,303)	8,616	-12%
Tenant Revenue - Other	156	1,113	(957)	6,948	13,359	(6,411)	-48%
<b>Total Tenant Revenue</b>	<b>19,554</b>	<b>29,870</b>	<b>(10,316)</b>	<b>271,337</b>	<b>358,443</b>	<b>(87,106)</b>	<b>-24%</b>
HUD PHA Operating Grants	37,744	40,313	(2,569)	362,981	483,755	(120,774)	-25%
Capital Fund Grants	264,391	(0)	264,391	264,391	244,381	20,010	8%
<b>Total Grant Revenue</b>	<b>302,135</b>	<b>40,312</b>	<b>261,822</b>	<b>627,372</b>	<b>728,136</b>	<b>(100,764)</b>	<b>-14%</b>
Investment Income - Unrestricted	447	1,498	(1,051)	8,668	17,973	(9,305)	-52%
Fraud Recovery	100	-	100	1,746	-	1,746	0%
Other Revenue	2,562	3,258	(695)	51,012	39,093	11,919	30%
<b>Total Revenue</b>	<b>324,798</b>	<b>74,938</b>	<b>249,860</b>	<b>973,202</b>	<b>1,143,645</b>	<b>(170,443)</b>	<b>-15%</b>
Administrative Salaries	1,416	3,614	(2,198)	38,534	43,373	(4,839)	-11%
Auditing Fees	865	417	449	4,772	5,000	(228)	-5%
Management Fee	4,652	6,805	(2,153)	59,412	81,660	(22,248)	-27%
Book-keeping Fee	720	738	(18)	9,195	8,856	339	4%
Advertising and Marketing	-	8	(8)	20	100	(80)	-80%
Employee Benefit contributions - Administrative	819	1,190	(371)	8,572	14,277	(5,705)	-40%
Office Expenses	529	573	(44)	8,407	6,875	1,532	22%
Legal Expense	-	125	(125)	1,048	1,500	(452)	-30%
Training & Travel	25	192	(166)	175	2,300	(2,125)	-92%
Other	492	792	(300)	8,473	9,500	(1,027)	-11%
<b>Total Operating - Administrative</b>	<b>9,518</b>	<b>14,453</b>	<b>(4,935)</b>	<b>138,608</b>	<b>173,441</b>	<b>(34,833)</b>	<b>-20%</b>
Asset Management Fee	1,200	1,200	-	14,400	14,400	-	0%
Tenant Services - Salaries	382	309	73	3,401	3,706	(305)	-8%
Employee Benefit Contributions - Tenant Services	29	42	(13)	260	506	(246)	-49%
Tenant Services - Other	480	917	(437)	5,404	11,000	(5,596)	-51%
<b>Total Tenant Services</b>	<b>891</b>	<b>1,268</b>	<b>(377)</b>	<b>9,066</b>	<b>15,212</b>	<b>(6,146)</b>	<b>-40%</b>

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**  
**12 Months Ending 12/31/2020**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	1,847	2,373	(526)	29,312	28,476	836	3%
Electricity	1,745	2,426	(681)	15,629	29,111	(13,482)	-46%
Gas	1,226	1,820	(594)	8,535	21,835	(13,300)	-61%
Sewer	2,024	1,109	915	28,276	13,312	14,964	112%
<b>Total Utilities</b>	<b>\$ 6,841</b>	<b>\$ 7,728</b>	<b>\$ (886)</b>	<b>\$ 81,753</b>	<b>\$ 92,734</b>	<b>\$ (10,981)</b>	<b>-12%</b>
Maintenance - Labor	\$ (5,621)	\$ 13,385	\$ (19,006)	\$ 136,506	\$ 160,614	\$ (24,108)	-15%
Maintenance - Materials & Other	2,192	3,830	(1,638)	35,851	45,960	(10,109)	-22%
Maintenance and Operations Contracts	13,406	9,042	4,365	94,871	108,500	(13,629)	-13%
Employee Benefit Contributions - Maintenance	1,953	4,443	(2,489)	55,618	53,315	2,303	4%
<b>Total Maintenance</b>	<b>11,931</b>	<b>30,699</b>	<b>(18,768)</b>	<b>322,846</b>	<b>368,389</b>	<b>(45,543)</b>	<b>-12%</b>
<b>Total Protective Services</b>	<b>857</b>	<b>2,846</b>	<b>(1,989)</b>	<b>31,185</b>	<b>34,154</b>	<b>(2,969)</b>	<b>-9%</b>
<b>Total Insurance Premiums</b>	<b>4,121</b>	<b>4,052</b>	<b>69</b>	<b>49,471</b>	<b>48,626</b>	<b>845</b>	<b>2%</b>
Other General Expenses	1,403	3,750	(2,348)	44,858	45,000	(142)	0%
Compensated Absences	21,066	-	21,066	21,066	-	21,066	
Payments in Lieu of Taxes	1,784	1,934	(150)	18,264	23,209	(4,945)	-21%
Bad debt - Tenant Rents	(1,491)	723	(2,213)	3,947	8,671	(4,724)	-54%
<b>Total Other General Expenses</b>	<b>22,763</b>	<b>6,407</b>	<b>16,356</b>	<b>88,135</b>	<b>76,880</b>	<b>11,255</b>	<b>15%</b>
Interest on Notes Payable	529	747	(218)	6,661	8,962	(2,301)	-26%
<b>Total Operating Expenses</b>	<b>58,651</b>	<b>69,400</b>	<b>(10,749)</b>	<b>742,124</b>	<b>832,798</b>	<b>(90,674)</b>	<b>-11%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 266,147</b>	<b>\$ 5,538</b>	<b>\$ 260,609</b>	<b>\$ 231,078</b>	<b>\$ 310,847</b>	<b>\$ (79,769)</b>	<b>-26%</b>
Extraordinary Maintenance	-	1,911	(1,911)	2,978	22,926	(19,948)	-87%
Depreciation Expense	14,598	13,248	1,350	146,495	158,976	(12,481)	-8%
Debt Principal Payment	1,755	3,665	(1,910)	43,989	43,981	8	0%
<b>Total Expenses</b>	<b>\$ 75,004</b>	<b>\$ 88,223</b>	<b>\$ (13,219)</b>	<b>\$ 936,036</b>	<b>\$ 1,058,681</b>	<b>\$ (122,645)</b>	<b>-12%</b>
<b>Net Gain (Loss)</b>	<b>\$ 249,794</b>	<b>\$ (13,285)</b>	<b>\$ 263,080</b>	<b>\$ 37,166</b>	<b>\$ 84,964</b>	<b>\$ (47,798)</b>	<b>-56%</b>

**Stuart Parker Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**12 Months Ending 12/31/2020**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 67,119	\$ 69,986	\$ (2,867)	\$ 843,085	\$ 839,832	\$ 3,253	0%
Rental Subsidies	85,175	82,308	2,867	984,443	987,696	(3,253)	0%
Vacancy Loss	1,176	(4,569)	5,745	(67,723)	(54,826)	(12,897)	24%
Net Rental Revenue	153,470	147,725	5,745	1,759,805	1,772,702	(12,897)	-1%
Tenant Revenue - Other	504	833	(330)	24,374	10,000	14,374	
<b>Total Tenant Revenue</b>	<b>153,974</b>	<b>148,559</b>	<b>5,415</b>	<b>1,784,179</b>	<b>1,782,702</b>	<b>1,477</b>	0%
Investment Income - Unrestricted	622	3,870	(3,248)	14,218	46,440	(32,222)	-69%
Other Revenue	8,458	9,904	(1,446)	116,758	118,849	(2,091)	-2%
<b>Total Revenue</b>	<b>163,054</b>	<b>162,333</b>	<b>721</b>	<b>1,915,156</b>	<b>1,947,991</b>	<b>(32,835)</b>	-2%
Administrative Salaries	2,211	11,952	(9,741)	125,135	143,424	(18,289)	-13%
Auditing Fees	1,117	1,150	(33)	13,400	13,800	(400)	-3%
Property Management Fee	8,763	10,907	(2,144)	110,096	130,880	(20,784)	-16%
Asset Management Fees	1,057	1,057	(0)	12,682	12,682	(0)	0%
Advertising and Marketing	-	8	(8)	-	100	(100)	-100%
Employee Benefit contributions - Administrative	2,390	4,461	(2,071)	33,550	53,526	(19,976)	-37%
Office Expenses	764	1,094	(330)	17,819	13,127	4,692	36%
Legal Expense	-	216	(216)	1,721	2,595	(875)	-34%
Training & Travel	44	388	(343)	3,553	4,650	(1,097)	-24%
Other	2,392	1,221	1,171	16,985	14,654	2,331	16%
<b>Total Operating - Administrative</b>	<b>18,737</b>	<b>32,453</b>	<b>(13,716)</b>	<b>334,938</b>	<b>389,438</b>	<b>(54,500)</b>	-14%
<b>Total Tenant Services</b>	<b>8,710</b>	<b>11,653</b>	<b>(2,943)</b>	<b>125,298</b>	<b>139,831</b>	<b>(14,533)</b>	-10%
Water	5,068	3,866	1,202	53,354	46,390	6,964	15%
Electricity	13,280	12,270	1,010	142,712	147,237	(4,525)	-3%
Gas	948	1,134	(186)	11,987	13,608	(1,621)	-12%
Sewer	3,949	2,674	1,275	38,744	32,087	6,657	21%
<b>Total Utilities</b>	<b>\$ 23,244</b>	<b>\$ 19,944</b>	<b>\$ 3,301</b>	<b>\$ 246,797</b>	<b>\$ 239,322</b>	<b>\$ 7,475</b>	3%

**Stuart Parker Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**12 Months Ending 12/31/2020**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 6,709	\$ 12,311	\$ (5,601)	\$ 126,540	\$ 147,728	\$ (21,188)	-14%
Maintenance - Materials & Other	3,218	4,579	(1,360)	68,518	54,942	13,576	25%
Maintenance and Operations Contracts	18,672	12,332	6,340	150,271	147,979	2,292	2%
Employee Benefit Contributions - Maintenance	3,462	4,543	(1,082)	50,347	54,521	(4,174)	-8%
<b>Total Maintenance</b>	<b>32,062</b>	<b>33,764</b>	<b>(1,703)</b>	<b>395,677</b>	<b>405,170</b>	<b>(9,493)</b>	<b>-2%</b>
<b>Total Insurance Premiums</b>	<b>5,882</b>	<b>5,375</b>	<b>507</b>	<b>69,964</b>	<b>64,496</b>	<b>5,468</b>	<b>8%</b>
Other General Expenses	227	-	227	5,086	-	5,086	#DIV/0!
Compensated Absences	20,020	-	20,020	20,020	-	20,020	#DIV/0!
Taxes	3,472	5,760	(2,287)	58,492	69,115	(10,623)	-15%
Bad debt - Tenant Rents	10,152	2,145	8,007	25,759	25,745	14	0%
<b>Total Other General Expenses</b>	<b>33,872</b>	<b>7,905</b>	<b>25,967</b>	<b>109,357</b>	<b>94,860</b>	<b>14,497</b>	<b>15%</b>
Interest of Mortgage (or Bonds) Payable	42,040	33,692	8,348	345,265	353,762	(8,497)	-2%
Interest on Notes Payable (Seller Financing)	41,935	40,597	1,339	440,339	426,265	14,074	3%
Amortization of Loan Costs	2,274	2,259	16	27,290	27,102	188	1%
<b>Total Interest Expense and Amortization Cost</b>	<b>86,249</b>	<b>76,547</b>	<b>9,703</b>	<b>812,894</b>	<b>807,129</b>	<b>5,765</b>	<b>1%</b>
<b>Total Operating Expenses</b>	<b>208,756</b>	<b>187,640</b>	<b>21,115</b>	<b>2,094,924</b>	<b>2,140,246</b>	<b>(45,323)</b>	<b>-2%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (45,702)</b>	<b>\$ (25,308)</b>	<b>\$ (20,394)</b>	<b>\$ (179,768)</b>	<b>\$ (192,255)</b>	<b>\$ 12,487</b>	<b>-6%</b>
Extraordinary Maintenance	-	-	-	19,632	-	19,632	
Depreciation Expense	132,995	130,992	2,003	1,396,443	1,375,416	21,027	2%
Debt Principal Payment	65,000	65,000	-	66,069	65,000	1,069	2%
Funding Replacement Reserves from Operations	7,758	7,313	445	95,541	93,101	2,440	3%
<b>Total Expenses</b>	<b>\$ 414,509</b>	<b>\$ 390,945</b>	<b>\$ 23,563</b>	<b>\$ 3,672,609</b>	<b>\$ 3,673,763</b>	<b>\$ (1,154)</b>	<b>0%</b>
<b>Net Gain (Loss)</b>	<b>\$ (251,455)</b>	<b>\$ (228,613)</b>	<b>\$ (22,842)</b>	<b>\$ (1,757,454)</b>	<b>\$ (1,725,772)</b>	<b>\$ (31,682)</b>	<b>2%</b>

**Bear Creek Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**12 Months Ending 12/31/2020**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 16,244	\$ 16,475	\$ (231)	\$ 201,339	\$ 197,700	\$ 3,639	2%
Rental Subsidies	28,788	28,208	580	335,105	338,492	(3,387)	-1%
Vacancy Loss	(1,795)	(894)	(901)	(18,315)	(10,724)	(7,591)	71%
<b>Net Rental Revenue</b>	<b>43,237</b>	<b>43,789</b>	<b>(552)</b>	<b>518,129</b>	<b>525,468</b>	<b>(7,339)</b>	<b>-1%</b>
Tenant Revenue - Other	889	792	98	9,947	9,500	447	5%
<b>Total Tenant Revenue</b>	<b>44,126</b>	<b>44,581</b>	<b>(454)</b>	<b>528,076</b>	<b>534,968</b>	<b>(6,892)</b>	<b>-1%</b>
Investment Income - Unrestricted	162	1,292	(1,130)	3,820	15,504	(11,684)	-75%
Other Revenue	4,761	2,636	2,126	29,237	31,629	(2,392)	-8%
<b>Total Revenue</b>	<b>49,050</b>	<b>48,508</b>	<b>542</b>	<b>561,133</b>	<b>582,101</b>	<b>(20,968)</b>	<b>-4%</b>
Administrative Salaries	3,279	3,246	34	43,594	38,946	4,648	12%
Auditing Fees	858	875	(17)	10,300	10,500	(200)	-2%
Property Management Fee	2,066	2,887	(820)	27,367	34,640	(7,273)	-21%
Asset Management Fees	958	958	(0)	11,566	11,496	70	1%
Advertising and Marketing	-	4	(4)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	1,097	1,359	(262)	12,962	16,310	(3,348)	-21%
Office Expenses	259	414	(155)	6,766	4,965	1,801	36%
Legal Expense	187	172	15	546	2,069	(1,524)	-74%
Training & Travel	39	103	(64)	1,094	1,240	(146)	-12%
Other	673	451	222	5,296	5,414	(118)	-2%
<b>Total Operating - Administrative</b>	<b>9,417</b>	<b>10,469</b>	<b>(1,053)</b>	<b>119,492</b>	<b>125,630</b>	<b>(6,138)</b>	<b>-5%</b>
<b>Total Tenant Services</b>	<b>1,445</b>	<b>1,488</b>	<b>(43)</b>	<b>12,303</b>	<b>17,853</b>	<b>(5,550)</b>	<b>-31%</b>
Water	1,458	1,664	(206)	19,494	19,971	(477)	-2%
Electricity	737	779	(42)	8,920	9,353	(433)	-5%
Gas	248	285	(37)	3,488	3,425	63	2%
Sewer	1,263	1,361	(98)	15,950	16,330	(380)	-2%
<b>Total Utilities</b>	<b>\$ 3,706</b>	<b>\$ 4,090</b>	<b>\$ (384)</b>	<b>\$ 47,854</b>	<b>\$ 49,079</b>	<b>\$ (1,225)</b>	<b>-2%</b>

**Bear Creek Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**12 Months Ending 12/31/2020**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,221	\$ 5,096	\$ (2,874)	\$ 55,479	\$ 61,148	\$ (5,669)	-9%
Maintenance - Materials & Other	3,716	1,396	2,320	24,879	16,752	8,127	49%
Maintenance and Operations Contracts	2,045	4,274	(2,229)	45,085	51,285	(6,200)	-12%
Employee Benefit Contributions - Maintenance	1,562	1,847	(284)	20,935	22,160	(1,225)	-6%
<b>Total Maintenance</b>	<b>9,545</b>	<b>12,612</b>	<b>(3,067)</b>	<b>146,377</b>	<b>151,345</b>	<b>(4,968)</b>	<b>-3%</b>
<b>Total Insurance Premiums</b>	<b>3,987</b>	<b>3,483</b>	<b>504</b>	<b>49,433</b>	<b>39,218</b>	<b>10,215</b>	<b>26%</b>
Other General Expenses	251	-	251	1,528	-	1,528	
Compensated Absences	5,660	-	5,660	5,660	-	5,660	#DIV/0!
Property Taxes	1,850	2,700	(850)	22,205	32,400	(10,195)	-31%
Bad debt - Tenant Rents	4,822	205	4,617	6,523	2,461	4,062	165%
<b>Total Other General Expenses</b>	<b>12,583</b>	<b>2,905</b>	<b>9,678</b>	<b>35,916</b>	<b>34,861</b>	<b>1,055</b>	<b>3%</b>
Interest of Mortgage (or Bonds) Payable	7,334	7,420	(86)	77,789	77,906	(118)	0%
Interest on Notes Payable (Seller Financing)	13,462	12,663	799	141,611	132,965	8,646	
Amortization of Loan Costs	1,664	1,011	653	19,965	12,126	7,839	65%
<b>Total Interest Expense and Amortization Cost</b>	<b>22,460</b>	<b>21,094</b>	<b>1,366</b>	<b>239,365</b>	<b>222,998</b>	<b>16,368</b>	<b>7%</b>
<b>Total Operating Expenses</b>	<b>63,142</b>	<b>56,141</b>	<b>7,001</b>	<b>650,740</b>	<b>640,984</b>	<b>9,756</b>	<b>2%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (14,092)</b>	<b>\$ (7,633)</b>	<b>\$ (6,460)</b>	<b>\$ (89,606)</b>	<b>\$ (58,883)</b>	<b>\$ (30,724)</b>	<b>52%</b>
Extraordinary Maintenance	688	1,333	(645)	7,499	16,000	(8,501)	
Depreciation Expense	38,104	37,271	833	392,180	391,349	831	0%
Debt Principal Payment	3,084	2,893	191	55,759	35,712	20,047	
Funding Replacement Reserves from Operations	3,017	2,867	150	36,766	35,611	1,155	3%
<b>Total Expenses</b>	<b>\$ 108,035</b>	<b>\$ 100,505</b>	<b>\$ 7,530</b>	<b>\$ 1,142,944</b>	<b>\$ 1,119,656</b>	<b>\$ 23,288</b>	<b>2%</b>
<b>Net Gain (Loss)</b>	<b>\$ (58,985)</b>	<b>\$ (51,997)</b>	<b>\$ (6,988)</b>	<b>\$ (581,811)</b>	<b>\$ (537,555)</b>	<b>\$ (44,256)</b>	<b>8%</b>

**Oak Towers Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**12 Months Ending 12/31/2020**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 36,600	\$ 40,433	\$ (3,833)	\$ 471,400	\$ 485,200	\$ (13,800)	-3%
Rental Subsidies	48,618	44,785	3,833	551,216	537,416	13,800	3%
Vacancy Loss	(2)	(2,130)	2,128	(22,765)	(25,565)	2,800	-11%
Net Rental Revenue	<b>85,216</b>	<b>83,088</b>	<b>2,128</b>	<b>999,851</b>	<b>997,051</b>	<b>2,800</b>	<b>0%</b>
Tenant Revenue - Other	603	100	503	3,912	1,200	2,712	226%
<b>Total Tenant Revenue</b>	<b>85,819</b>	<b>83,188</b>	<b>2,632</b>	<b>1,003,763</b>	<b>998,251</b>	<b>5,512</b>	<b>1%</b>
Investment Income - Unrestricted	286	1,540	(1,254)	7,618	18,480	(10,862)	-59%
Other Revenue	6,027	4,059	1,969	52,911	48,706	4,205	9%
<b>Total Revenue</b>	<b>92,132</b>	<b>88,786</b>	<b>3,346</b>	<b>1,064,292</b>	<b>1,065,437</b>	<b>(1,145)</b>	<b>0%</b>
Administrative Salaries	3,716	7,229	(3,513)	62,487	86,751	(24,264)	-28%
Auditing Fees	1,200	1,150	50	14,400	13,800	600	4%
Property Management Fee	5,184	5,643	(459)	60,916	67,720	(6,804)	-10%
Asset Management Fees	1,155	975	180	11,875	11,696	179	2%
Advertising and Marketing	-	4	(4)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	2,109	3,207	(1,097)	21,021	38,480	(17,459)	-45%
Office Expenses	408	682	(274)	9,843	8,186	1,657	20%
Legal Expense	35	49	(14)	834	592	242	41%
Training & Travel	-	258	(258)	1,766	3,100	(1,334)	-43%
Other	1,228	845	383	12,958	10,134	2,824	28%
<b>Total Operating - Administrative</b>	<b>15,035</b>	<b>20,042</b>	<b>(5,008)</b>	<b>196,100</b>	<b>240,509</b>	<b>(44,409)</b>	<b>-18%</b>
<b>Total Tenant Services</b>	<b>7,861</b>	<b>7,051</b>	<b>809</b>	<b>82,197</b>	<b>84,617</b>	<b>(2,420)</b>	<b>-3%</b>
Water	1,417	1,546	(130)	18,426	18,556	(130)	-1%
Electricity	9,319	8,847	472	101,233	106,161	(4,928)	-5%
Gas	535	662	(128)	6,390	7,948	(1,558)	-20%
Sewer	939	963	(24)	12,055	11,554	501	4%
<b>Total Utilities</b>	<b>\$ 12,209</b>	<b>\$ 12,018</b>	<b>\$ 191</b>	<b>\$ 138,104</b>	<b>\$ 144,219</b>	<b>\$ (6,115)</b>	<b>-4%</b>



**Oak Towers Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**12 Months Ending 12/31/2020**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 4,239	\$ 7,634	\$ (3,395)	\$ 83,359	\$ 91,609	\$ (8,250)	-9%
Maintenance - Materials & Other	3,146	2,053	1,093	27,263	24,636	2,627	11%
Maintenance and Operations Contracts	4,607	5,739	(1,132)	68,942	68,865	77	0%
Employee Benefit Contributions - Maintenance	2,231	2,327	(96)	28,410	27,926	484	2%
<b>Total Maintenance</b>	<b>14,223</b>	<b>17,753</b>	<b>(3,530)</b>	<b>207,974</b>	<b>213,036</b>	<b>(5,062)</b>	<b>-2%</b>
<b>Total Insurance Premiums</b>	<b>2,664</b>	<b>1,990</b>	<b>674</b>	<b>31,004</b>	<b>23,881</b>	<b>7,123</b>	<b>30%</b>
Other General Expenses	237	-	237	2,374	-	2,374	
Compensated Absences	10,162	-	10,162	10,162	-	10,162	#DIV/0!
Taxes	1,578	2,724	(1,146)	29,246	32,683	(3,437)	-11%
Bad debt - Tenant Rents	(957)	351	(1,308)	6,945	4,208	2,737	65%
<b>Total Other General Expenses</b>	<b>11,020</b>	<b>3,074</b>	<b>7,945</b>	<b>48,727</b>	<b>36,891</b>	<b>11,836</b>	<b>32%</b>
Interest of Mortgage (or Bonds) Payable	11,956		11,956	126,742	-	126,742	
Interest on Notes Payable (Seller Financing)	18,606	18,104	501	197,650	190,094	7,556	4%
Amortization of Loan Costs	1,568	1,418	151	18,816	17,010	1,806	
<b>Total Interest Expense and Amortization Cost</b>	<b>32,130</b>	<b>19,522</b>	<b>12,608</b>	<b>343,208</b>	<b>207,104</b>	<b>136,104</b>	
<b>Total Operating Expenses</b>	<b>95,141</b>	<b>81,451</b>	<b>13,690</b>	<b>1,047,314</b>	<b>950,257</b>	<b>97,058</b>	<b>10%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (3,009)</b>	<b>\$ 7,335</b>	<b>\$ (10,344)</b>	<b>\$ 16,978</b>	<b>\$ 115,180</b>	<b>\$ (98,203)</b>	<b>-85%</b>
Extraordinary Maintenance	-	-	-	1,082	-	1,082	
Depreciation Expense	81,040	78,473	2,567	850,915	823,961	26,954	3%
Debt Principal Payment	4,745	4,639	105	203,864	55,671	148,193	
Funding Replacement Reserves from Operations	5,506	5,393	113	65,656	63,621	2,036	
<b>Total Expenses</b>	<b>\$ 186,431</b>	<b>\$ 169,957</b>	<b>\$ 16,475</b>	<b>\$ 2,168,831</b>	<b>\$ 1,893,509</b>	<b>\$ 275,322</b>	<b>15%</b>
<b>Net Gain (Loss)</b>	<b>\$ (94,299)</b>	<b>\$ (81,170)</b>	<b>\$ (13,129)</b>	<b>\$ (1,104,539)</b>	<b>\$ (828,072)</b>	<b>\$ (276,467)</b>	<b>33%</b>

**Mid-Missouri Veterans Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**12 Months Ending 12/31/2020**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 6,517	\$ 6,536	\$ (19)	\$ 72,895	\$ 78,434	\$ (5,539)	-7%
Rental Subsidies	9,283	9,149	134	115,330	109,791	5,539	5%
Vacancy Loss	(147)	(314)	167	(2,204)	(3,764)	1,560	-41%
Net Rental Revenue	<b>15,653</b>	<b>15,372</b>	<b>281</b>	<b>186,021</b>	<b>184,461</b>	<b>1,560</b>	<b>1%</b>
Tenant Revenue - Other	265	75	190	5,528	900	4,628	514%
<b>Total Tenant Revenue</b>	<b>15,918</b>	<b>15,447</b>	<b>472</b>	<b>191,550</b>	<b>185,361</b>	<b>6,189</b>	<b>3%</b>
Investment Income - Unrestricted	53	400	(347)	1,165	4,800	(3,635)	-76%
Other Revenue	(123)	328	(451)	3,002	3,932	(930)	-24%
<b>Total Revenue</b>	<b>15,848</b>	<b>16,174</b>	<b>(326)</b>	<b>195,716</b>	<b>194,093</b>	<b>1,623</b>	<b>1%</b>
Administrative Salaries	51	1,071	(1,021)	7,057	12,854	(5,797)	-45%
Auditing Fees	688	688	-	8,250	8,250	-	0%
Property Management Fee	767	950	(183)	9,450	11,400	(1,950)	-17%
Asset Management Fees	968	969	(0)	11,777	11,622	155	1%
Employee Benefit contributions - Administrative	199	452	(252)	3,321	5,420	(2,099)	-39%
Office Expenses	204	250	(46)	4,751	2,997	1,754	59%
Legal Expense	-	40	(40)	653	475	178	37%
Training & Travel	-	26	(26)	339	310	29	9%
Other	63	110	(46)	760	1,317	(557)	-42%
<b>Total Operating - Administrative</b>	<b>2,940</b>	<b>4,558</b>	<b>(1,618)</b>	<b>46,357</b>	<b>54,695</b>	<b>(8,338)</b>	<b>-15%</b>
Water	203	224	(22)	2,781	2,693	88	3%
Electricity	924	1,138	(214)	12,205	13,651	(1,446)	-11%
Gas	568	411	157	3,988	4,930	(942)	-19%
Sewer	157	161	(4)	2,102	1,934	168	9%
<b>Total Utilities</b>	<b>\$ 1,852</b>	<b>\$ 1,934</b>	<b>\$ (82)</b>	<b>\$ 21,077</b>	<b>\$ 23,208</b>	<b>\$ (2,131)</b>	<b>-9%</b>

**Mid-Missouri Veterans Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**12 Months Ending 12/31/2020**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 705	\$ 1,699	\$ (993)	\$ 18,458	\$ 20,383	\$ (1,925)	-9%
Maintenance - Materials & Other	801	178	622	6,133	2,140	3,993	187%
Maintenance and Operations Contracts	1,727	874	853	18,556	10,485	8,071	77%
Employee Benefit Contributions - Maintenance	537	616	(79)	7,156	7,388	(232)	-3%
<b>Total Maintenance</b>	<b>3,770</b>	<b>3,366</b>	<b>404</b>	<b>50,302</b>	<b>40,396</b>	<b>9,906</b>	<b>25%</b>
<b>Total Protective Services</b>	<b>178</b>	<b>567</b>	<b>(389)</b>	<b>6,662</b>	<b>6,803</b>	<b>(141)</b>	<b>-2%</b>
<b>Total Insurance Premiums</b>	<b>808</b>	<b>884</b>	<b>(75)</b>	<b>9,669</b>	<b>9,517</b>	<b>152</b>	<b>2%</b>
Other General Expenses	36	-	36	996	-	996	#DIV/0!
Compensated Absences	2,342	-	2,342	2,342	-	2,342	#DIV/0!
Taxes	357	705	(348)	7,420	8,465	(1,045)	-12%
Bad debt - Tenant Rents	97	38	59	4,932	450	4,482	996%
<b>Total Other General Expenses</b>	<b>2,832</b>	<b>743</b>	<b>2,089</b>	<b>15,690</b>	<b>8,915</b>	<b>6,775</b>	<b>76%</b>
Interest of Mortgage (or Bonds) Payable	1,541	1,562	(21)	16,373	16,399	(26)	0%
Amortization of Loan Costs	681	681	(0)	8,167	8,168	(1)	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>2,221</b>	<b>2,242</b>	<b>(21)</b>	<b>24,540</b>	<b>24,567</b>	<b>(27)</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>14,602</b>	<b>14,294</b>	<b>308</b>	<b>175,434</b>	<b>168,101</b>	<b>7,333</b>	<b>4%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 1,246</b>	<b>\$ 1,880</b>	<b>\$ (634)</b>	<b>\$ 20,282</b>	<b>\$ 25,992</b>	<b>\$ (5,710)</b>	<b>-22%</b>
Extraordinary Maintenance	-	-	-	965	-	965	
Depreciation Expense	20,554	20,554	0	215,817	215,817	0	0%
Debt Principal Payment	888	820	68	36,086	10,359	25,727	248%
Funding Replacement Reserves from Operations	722	700	22	8,757	8,380	376	4%
<b>Total Expenses</b>	<b>\$ 36,766</b>	<b>\$ 36,369</b>	<b>\$ 397</b>	<b>\$ 437,059</b>	<b>\$ 402,657</b>	<b>\$ 34,402</b>	<b>9%</b>
<b>Net Gain (Loss)</b>	<b>\$ (20,917)</b>	<b>\$ (20,194)</b>	<b>\$ (723)</b>	<b>\$ (241,343)</b>	<b>\$ (208,564)</b>	<b>\$ (32,779)</b>	<b>16%</b>

**Bryant Walkway Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**12 Months Ending 12/31/2020**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 9,893	\$ 6,244	\$ 3,649	\$ 126,829	\$ 74,929	\$ 51,900	69%
Rental Subsidies	19,699	22,854	(3,155)	222,401	274,247	(51,846)	-19%
Vacancy Loss	(925)	(375)	(550)	(10,907)	(4,500)	(6,407)	142%
Net Rental Revenue	<b>28,667</b>	<b>28,723</b>	<b>(56)</b>	<b>338,323</b>	<b>344,676</b>	<b>(6,353)</b>	<b>-2%</b>
Tenant Revenue - Other	136	-	136	1,784	-	1,784	
<b>Total Tenant Revenue</b>	<b>28,803</b>	<b>28,723</b>	<b>80</b>	<b>340,107</b>	<b>344,676</b>	<b>(4,569)</b>	<b>-1%</b>
Investment Income - Unrestricted	468	296	172	1,746	3,550	(1,804)	-51%
Other Revenue	5,199	250	4,949	21,259	3,000	18,259	
<b>Total Revenue</b>	<b>34,469</b>	<b>29,269</b>	<b>5,200</b>	<b>363,112</b>	<b>351,226</b>	<b>11,886</b>	<b>3%</b>
Administrative Salaries	545	2,929	(2,383)	30,822	35,142	(4,321)	-12%
Auditing Fees	1,200	1,167	33	14,400	14,000	400	
Property Management Fee	1,582	2,053	(471)	21,179	24,640	(3,461)	-14%
Asset Management Fees	663	663	(0)	7,957	7,957	(0)	0%
Advertising and Marketing	-	4	(4)	83	50	33	66%
Employee Benefit contributions - Administrative	827	1,077	(251)	12,379	12,928	(549)	-4%
Office Expenses	387	272	115	6,471	3,268	3,203	98%
Legal Expense	-	148	(148)	303	1,778	(1,476)	-83%
Training & Travel	29	97	(68)	934	1,162	(228)	-20%
Other	207	266	(59)	2,854	3,188	(334)	-10%
<b>Total Operating - Administrative</b>	<b>5,440</b>	<b>8,676</b>	<b>(3,236)</b>	<b>97,380</b>	<b>104,113</b>	<b>(6,733)</b>	<b>-6%</b>
<b>Total Tenant Services</b>	<b>1,057</b>	<b>1,270</b>	<b>(213)</b>	<b>6,744</b>	<b>15,237</b>	<b>(8,493)</b>	<b>-56%</b>
Water	800	833	(34)	12,714	10,000	2,714	27%
Electricity	530	135	395	5,384	1,620	3,764	232%
Gas	306	108	197	1,648	1,300	348	27%
Sewer	807	667	141	11,785	8,000	3,785	47%
<b>Total Utilities</b>	<b>\$ 2,443</b>	<b>\$ 1,743</b>	<b>\$ 699</b>	<b>\$ 31,531</b>	<b>\$ 20,920</b>	<b>\$ 10,611</b>	<b>51%</b>

**Bryant Walkway Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**12 Months Ending 12/31/2020**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 752	\$ 2,577	\$ (1,825)	\$ 26,958	\$ 30,926	\$ (3,968)	-13%
<b>Total Maintenance</b>	<b>3,982</b>	<b>7,359</b>	<b>(3,377)</b>	<b>76,307</b>	<b>88,312</b>	<b>(12,005)</b>	<b>-14%</b>
<b>Total Insurance Premiums</b>	<b>2,720</b>	<b>2,301</b>	<b>419</b>	<b>32,654</b>	<b>25,832</b>	<b>6,822</b>	<b>26%</b>
Other General Expenses	5	217	(212)	432	2,604	(2,172)	
Compensated Absences	4,247	-	4,247	4,247	-	4,247	#DIV/0!
Property Taxes	975	1,844	(869)	19,520	22,126	(2,606)	-12%
Bad debt - Tenant Rents	508	21	487	1,037	250	787	315%
<b>Total Other General Expenses</b>	<b>5,735</b>	<b>2,082</b>	<b>3,654</b>	<b>25,236</b>	<b>24,980</b>	<b>256</b>	<b>1%</b>
Interest of Mortgage (or Bonds) Payable	1,340	1,342	(2)	76,424	14,089	62,335	442%
Amortization of Loan Costs	526	334	193	6,161	4,006	2,155	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>1,866</b>	<b>1,676</b>	<b>190</b>	<b>82,585</b>	<b>18,095</b>	<b>64,490</b>	<b>356%</b>
<b>Total Operating Expenses</b>	<b>23,243</b>	<b>25,107</b>	<b>(1,864)</b>	<b>352,437</b>	<b>297,489</b>	<b>54,948</b>	<b>18%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 11,226</b>	<b>\$ 4,162</b>	<b>\$ 7,064</b>	<b>\$ 10,675</b>	<b>\$ 53,737</b>	<b>\$ (43,062)</b>	<b>-80%</b>
Extraordinary Maintenance	-	-	-	4,531	-	4,531	
Depreciation Expense	49,624	18,355	31,268	537,109	192,731	344,378	179%
Debt Principal Payment	420	420	(0)	3,739	3,739	(0)	
Funding Replacement Reserves from Operations	1,958	1,575	383	14,421	14,175	246	
<b>Total Expenses</b>	<b>\$ 75,245</b>	<b>\$ 45,457</b>	<b>\$ 29,788</b>	<b>\$ 912,237</b>	<b>\$ 508,134</b>	<b>\$ 404,103</b>	<b>80%</b>
<b>Net Gain (Loss)</b>	<b>\$ (40,776)</b>	<b>\$ (16,188)</b>	<b>\$ (24,588)</b>	<b>\$ (549,125)</b>	<b>\$ (156,908)</b>	<b>\$ (392,217)</b>	<b>250%</b>

**Bryant Walkway II Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**12 Months Ending 12/31/2020**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 5,286	\$ 5,310	\$ (24)	\$ 62,538	\$ 63,718	\$ (1,180)	-2%
Rental Subsidies	12,828	12,510	318	151,310	150,124	1,186	1%
Vacancy Loss	(294)	(535)	241	(7,515)	(6,415)	(1,100)	17%
Net Rental Revenue	<b>17,820</b>	<b>17,286</b>	<b>534</b>	<b>206,333</b>	<b>207,427</b>	<b>(1,094)</b>	<b>-1%</b>
Tenant Revenue - Other	15	-	15	1,110	-	1,110	
<b>Total Tenant Revenue</b>	<b>17,835</b>	<b>17,286</b>	<b>549</b>	<b>207,443</b>	<b>207,427</b>	<b>16</b>	<b>0%</b>
Investment Income - Unrestricted	296	708	(412)	2,806	8,500	(5,694)	-67%
Other Revenue	535	83	452	1,110	1,000	110	
<b>Total Revenue</b>	<b>18,667</b>	<b>18,077</b>	<b>589</b>	<b>211,359</b>	<b>216,927</b>	<b>(5,568)</b>	<b>-3%</b>
Administrative Salaries	265	1,179	(914)	12,626	14,148	(1,522)	-11%
Auditing Fees	1,200	875	325	14,400	10,500	3,900	0%
Property Management Fee	1,174	1,367	(193)	12,551	16,400	(3,849)	-23%
Asset Management Fees	663	955	(292)	8,809	11,457	(2,648)	-23%
Advertising and Marketing	-	4	(4)	-	50	(50)	-100%
Employee Benefit contributions - Administrative	344	452	(108)	4,773	5,423	(650)	-12%
Office Expenses	108	203	(95)	2,321	2,434	(113)	-5%
Legal Expense	-	13	(13)	1,305	153	1,152	753%
Training & Travel	18	32	(14)	315	388	(73)	-19%
Other	(35)	96	(132)	1,326	1,155	171	15%
<b>Total Operating - Administrative</b>	<b>3,736</b>	<b>5,176</b>	<b>(1,439)</b>	<b>58,427</b>	<b>62,108</b>	<b>(3,681)</b>	<b>-6%</b>
<b>Total Tenant Services</b>	<b>650</b>	<b>841</b>	<b>(191)</b>	<b>5,325</b>	<b>10,090</b>	<b>(4,765)</b>	<b>-47%</b>
Water	635	567	68	7,242	6,800	442	6%
Electricity	175	90	85	2,450	1,080	1,370	127%
Gas	75	72	3	754	865	(111)	-13%
Sewer	710	433	277	7,337	5,200	2,137	41%
<b>Total Utilities</b>	<b>\$ 1,595</b>	<b>\$ 1,162</b>	<b>\$ 433</b>	<b>\$ 17,783</b>	<b>\$ 13,945</b>	<b>\$ 3,838</b>	<b>28%</b>

**Bryant Walkway II Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**  
**12 Months Ending 12/31/2020**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 267	\$ 859	\$ (592)	\$ 9,329	\$ 10,309	\$ (980)	-10%
Maintenance - Materials & Other	183	644	(461)	4,156	7,732	(3,576)	-46%
Maintenance and Operations Contracts	1,080	1,668	(588)	16,908	20,013	(3,105)	-16%
Employee Benefit Contributions - Maintenance	280	336	(56)	3,894	4,031	(137)	-3%
<b>Total Maintenance</b>	<b>1,809</b>	<b>3,507</b>	<b>(1,698)</b>	<b>34,288</b>	<b>42,085</b>	<b>(7,797)</b>	<b>-19%</b>
<b>Total Insurance Premiums</b>	<b>1,745</b>	<b>1,542</b>	<b>204</b>	<b>20,969</b>	<b>16,718</b>	<b>4,251</b>	<b>25%</b>
Other General Expenses	0	-	0	18,927	-	18,927	
Compensated Absences	1,542	-	1,542	1,542	-	1,542	#DIV/0!
Property Taxes	725	1,247	(522)	13,396	14,963	(1,567)	-10%
Bad debt - Tenant Rents	(1,348)	10	(1,358)	(878)	125	(1,003)	-802%
<b>Total Other General Expenses</b>	<b>919</b>	<b>1,257</b>	<b>(338)</b>	<b>32,987</b>	<b>15,088</b>	<b>17,899</b>	<b>119%</b>
Interest of Mortgage (or Bonds) Payable	-	3,419	(3,419)	61,568	35,901	25,667	71%
Amortization of Loan Costs	266	137	129	3,074	1,644	1,430	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>5,737</b>	<b>9,146</b>	<b>(3,410)</b>	<b>123,096</b>	<b>96,240</b>	<b>26,856</b>	
<b>Total Operating Expenses</b>	<b>16,192</b>	<b>22,631</b>	<b>(6,439)</b>	<b>292,875</b>	<b>256,274</b>	<b>36,601</b>	<b>14%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 2,475</b>	<b>\$ (4,553)</b>	<b>\$ 7,028</b>	<b>\$ (81,516)</b>	<b>\$ (39,347)</b>	<b>\$ (42,168)</b>	<b>107%</b>
Extraordinary Maintenance	-	-	-	1,339	-	1,339	
Depreciation Expense	26,917	26,755	162	283,995	280,928	3,067	
Debt Principal Payment	-	-	-	77,005	-	77,005	
Funding Replacement Reserves from Operations	3,495	983	2,512	8,186	8,100	86	
<b>Total Expenses</b>	<b>\$ 46,604</b>	<b>\$ 50,368</b>	<b>\$ (3,764)</b>	<b>\$ 663,399</b>	<b>\$ 545,302</b>	<b>\$ 118,097</b>	<b>22%</b>
<b>Net Gain (Loss)</b>	<b>\$ (27,937)</b>	<b>\$ (32,291)</b>	<b>\$ 4,353</b>	<b>\$ (452,040)</b>	<b>\$ (328,375)</b>	<b>\$ (123,665)</b>	<b>38%</b>

**Columbia Housing Authority**  
**Administration Revenue and Expense Summary**  
12 Months Ending 12/31/2020 - unaudited

	CHA Affordable Housing Development	CHA Business Activities	CHA Central Office Cost Center	Total Adminstration	YTD Budget	Budget Variance	
Fee Revenue	-	243,658	494,283	737,941	827,125	\$ (89,184)	-11%
Other Government Grants	-	-	-	-			
<b>Interest Income</b>	<b>4,128</b>	<b>4,059</b>	<b>2,173</b>	<b>10,359</b>	16,605	<b>(6,246)</b>	<b>-38%</b>
Investment Income	2,740	828,095	-	830,835	801,439	29,396	4%
Other Revenue	2,693	119,190	24,889	146,772	145,376	1,396	1%
<b>Total Revenue</b>	<b>9,560</b>	<b>1,195,002</b>	<b>521,345</b>	<b>1,725,907</b>	<b>1,790,545</b>	<b>(64,638)</b>	<b>-4%</b>
Administrative Salaries	103,204	375,556	291,582	770,342	905,958	(135,616)	-15%
Auditing Fees	1,260	3,721	3,956	8,938	12,500	(3,562)	-28%
Advertising and Marketing	1,218	-	522	1,740	300	1,440	480%
Employee Benefits - Admin.	27,433	109,121	75,471	212,025	263,198	(51,173)	-19%
Office Expenses	1,996	7,577	9,203	18,776	77,225	(58,449)	-76%
Legal Expense	-	-	900	900	3,000	(2,100)	-70%
Training & Travel	94	146	1,063	1,302	17,644	(16,342)	-93%
Other	2,900	27,163	35,558	65,622	18,073	47,549	263%
<b>Total Operating - Administration</b>	<b>138,105</b>	<b>523,284</b>	<b>418,255</b>	<b>1,079,644</b>	<b>1,297,898</b>	<b>(218,254)</b>	<b>-17%</b>
<b>Total Utilities</b>	<b>873</b>	<b>4,985</b>	<b>3,262</b>	<b>9,119</b>	<b>11,775</b>	<b>(2,656)</b>	<b>-23%</b>
<b>Total Maintenance</b>	<b>1,998</b>	<b>13,717</b>	<b>10,687</b>	<b>26,402</b>	<b>24,100</b>	<b>2,302</b>	<b>10%</b>
<b>Total Insurance Premiums</b>	<b>3,079</b>	<b>23,625</b>	<b>6,727</b>	<b>33,431</b>	<b>29,004</b>	<b>4,427</b>	<b>15%</b>
<b>Total Other Expenses</b>	<b>10,724</b>	<b>98,818</b>	<b>35,457</b>	<b>144,999</b>	<b>72,822</b>	<b>72,177</b>	<b>99%</b>
<b>Total Interest/Amortization</b>	<b>-</b>	<b>364,513</b>	<b>-</b>	<b>364,513</b>	339,714	<b>24,799</b>	<b>7%</b>
<b>Total Operating Expenses</b>	<b>154,779</b>	<b>1,028,941</b>	<b>474,831</b>	<b>1,658,552</b>	<b>1,775,313</b>	<b>(116,761)</b>	<b>-7%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>(145,219)</b>	<b>166,061</b>	<b>46,513</b>	<b>67,355</b>	<b>15,232</b>	<b>52,123</b>	<b>342%</b>
Depreciation Expense	-	9,073	-	9,073	-	9,073	
<b>Total Expenses</b>	<b>154,779</b>	<b>1,038,014</b>	<b>474,831</b>	<b>1,667,625</b>	<b>1,775,313</b>	<b>(107,688)</b>	<b>-6%</b>
<b>Net Gain (Loss)</b>	<b>\$ (145,219)</b>	<b>\$ 156,988</b>	<b>\$ 46,513</b>	<b>\$ 58,282</b>	<b>\$ 15,232</b>	<b>\$ 43,050</b>	<b>283%</b>



**Columbia Housing Authority**  
**Entity Wide Revenue and Expense Summary**  
**12 Months Ending 12/31/2020**

	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	\$ 327,077	\$ 1,778,086	\$ -				\$ -	\$ -	\$ 27,228	\$ 7,305	\$ -	\$ -	\$ -	\$ -	\$ 2,139,697	\$ -	\$ 2,139,697
Rental Subsidies		2,359,805	-				-	-	-	-	-	-	-	-	2,359,805	(2,359,805)	-
Vacancy Loss	(62,687)	(129,429)	-				-	-	-	-	-	-	-	-	(192,116)		(192,116)
Net Rental Revenue	264,390	4,008,462	-				-	-	27,228	7,305	-	-	-	-	4,307,386	(2,359,805)	1,947,581
Tenant Revenue - Other	6,948	46,655	-				-	-	110	222	-	-	-	-	53,935		53,935
<b>Total Tenant Revenue</b>	<b>271,337</b>	<b>4,055,118</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,338</b>	<b>7,527</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,361,320</b>	<b>(2,359,805)</b>	<b>2,001,515</b>
HUD PHA Operating Grants	362,981	-	8,952,851	75,232	19,426	6,311	385,942	158,297	-	-	-	-	-	10,132	9,971,171	-	9,971,171
HUD Voucher Admin Fees			971,023												971,023		971,023
Capital Grants	239,589	-	-												239,589		239,589
Management Fee	-	-	-											316,564	316,564	(316,564)	-
Asset Management Fee	-	-	-											14,400	14,400	(14,400)	-
Book Keeping Fee	-	-	-											153,188	153,188	(153,188)	-
Cares Act Revenue	-	-	-											-	-	-	-
<b>Total Fee Revenue</b>	<b>602,570</b>	<b>-</b>	<b>9,923,874</b>	<b>75,232</b>	<b>19,426</b>	<b>6,311</b>	<b>385,942</b>	<b>158,297</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>494,283</b>	<b>11,665,935</b>	<b>(484,151)</b>	<b>11,181,783</b>
Other Government Grants	-	-	-						820,577	-	-	-	-	-	820,577	-	820,577
Investment Income	8,668	31,373	5,319						310	2,571	-	4,128	4,059	2,173	58,600	-	58,600
Mortgage Interest Income	-	-	-						-	-	-	2,740	828,095	-	830,835	(830,835)	-
Fraud Recovery	1,746	-	2,648						-	-	-	-	-	-	4,394	-	4,394
Other Revenue	51,012	224,277	33,547						60,432	-	257,501	2,693	362,848	24,889	1,017,199	(26,192)	991,007
<b>Total Revenue</b>	<b>948,400</b>	<b>4,310,768</b>	<b>9,965,387</b>	<b>75,232</b>	<b>19,426</b>	<b>6,311</b>	<b>385,942</b>	<b>158,297</b>	<b>908,656</b>	<b>10,099</b>	<b>257,501</b>	<b>9,560</b>	<b>1,195,002</b>	<b>521,345</b>	<b>18,771,926</b>	<b>(3,700,983)</b>	<b>15,070,942</b>
Administrative Salaries	38,534	281,720	263,882	14,351	1,052	5,674	10,732	-	26,093	-	-	103,204	375,556	291,582	1,412,381	-	1,412,381
Auditing Fees	4,772	75,150	31,976						6,228	87	6,700	1,260	3,721	3,956	133,850	-	133,850
Management Fee	83,371	241,559	230,388						-	-	-	-	-	-	555,318	(316,564)	238,754
Bookkeeping/LIHTC Asset Mgmt Fees	9,195	64,665	143,993						-	-	-	-	-	-	217,853	(153,188)	64,665
Advertising and Marketing	20	83	1,114					223	2,565	-	-	1,218	-	522	5,745	-	5,745
Employee Benefits - Admin.	8,572	88,006	91,417	1,756	83	336	3,423	-	23,172	-	-	27,433	109,121	75,471	428,791	-	428,791
Office Expenses	8,407	47,970	18,135	10,359	157		421	203	9,728	864	463	1,996	7,577	9,203	115,484	-	115,484
Legal Expense	1,048	5,360	-						-	-	-	-	-	900	7,308	-	7,308
Training & Travel	175	8,000	2,505			99	-	1,300	3,095	-	-	94	146	1,063	16,476	-	16,476
Other	8,473	40,179	136,006	13,192	3,553		2,902	2,426	52,454	145	595	2,900	27,163	35,558	325,547	-	325,547
<b>Total Operating - Admin.</b>	<b>162,567</b>	<b>852,693</b>	<b>919,415</b>	<b>39,659</b>	<b>4,844</b>	<b>6,110</b>	<b>17,478</b>	<b>4,152</b>	<b>123,336</b>	<b>1,096</b>	<b>7,758</b>	<b>138,105</b>	<b>523,284</b>	<b>418,255</b>	<b>3,218,751</b>	<b>(469,751)</b>	<b>2,748,999</b>
<b>Asset Management Fee</b>	<b>14,400</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>14,400</b>	<b>(14,400)</b>	<b>-</b>
Tenant Services - Salaries	3,401	74,215	-	2,471			-	108,426	501,806	-	-	-	-	-	690,319	-	690,319
CARES Act Expenditures	-	874	-	3,126	1,219		-	-	-	-	-	-	-	-	5,220	-	5,220
Employee Benefit - Tenant Serv.	260	23,420	-	138			-	33,038	94,419	-	-	-	-	-	151,275	-	151,275
Tenant Services - Other	5,404	134,495	800		289		-	-	242,830	-	-	-	-	444	384,261	-	384,261
<b>Total Tenant Services</b>	<b>9,066</b>	<b>233,004</b>	<b>800</b>	<b>5,735</b>	<b>1,508</b>	<b>-</b>	<b>-</b>	<b>141,464</b>	<b>839,055</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>444</b>	<b>1,231,075</b>	<b>-</b>	<b>1,231,075</b>

**Columbia Housing Authority**  
**Entity Wide Revenue and Expense Summary**  
**12 Months Ending 12/31/2020**

	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	29,312	114,011	941	-	-	-	-	-	-	160	-	166	972	623	146,185	-	146,185
Electricity	15,629	272,905	2,917	-	-	-	-	-	-	225	-	537	3,032	1,957	297,203	-	297,203
Gas	8,535	28,256	640	-	-	-	-	30	-	157	-	134	780	552	39,085	-	39,085
Sewer	28,276	87,973	192	-	-	-	-	-	-	228	-	36	200	130	117,035	-	117,035
<b>Total Utilities</b>	<b>81,753</b>	<b>503,145</b>	<b>4,691</b>	-	-	-	-	-	<b>30</b>	<b>770</b>	-	<b>873</b>	<b>4,985</b>	<b>3,262</b>	<b>599,508</b>	-	<b>599,508</b>
Maintenance - Labor	136,506	307,798	-	24,194	7,542	-	-	-	-	-	-	-	-	-	476,040	-	476,040
Maintenance - Materials	35,851	138,066	-	4,339	4,937	106	-	-	805	560	1,101	39	1,007	1,689	188,500	-	188,500
Maintenance Contracts	94,871	331,810	10,847	-	-	-	-	-	-	-	-	-	-	8,998	446,526	-	446,526
Employee Benefits - Maint.	55,618	121,893	-	859	448	-	-	-	-	-	-	-	-	-	178,818	(26,192)	152,626
<b>Total Maintenance</b>	<b>322,846</b>	<b>899,566</b>	<b>10,847</b>	<b>29,392</b>	<b>12,928</b>	<b>106</b>	-	-	<b>805</b>	<b>560</b>	<b>1,101</b>	<b>39</b>	<b>1,007</b>	<b>10,687</b>	<b>1,289,884</b>	<b>(26,192)</b>	<b>1,263,691</b>
Protective Services - Labor	24,297	5,198	-	-	-	-	-	-	-	-	123,068	-	-	-	152,564	-	152,564
Protective Services - Other	123	26	-	-	-	-	-	-	-	-	610	-	-	-	758	-	758
Employee Benefit Contributions	6,765	1,438	-	-	-	-	-	-	-	-	34,043	-	-	-	42,246	-	42,246
<b>Total Protective Services</b>	<b>31,185</b>	<b>6,662</b>	-	-	-	-	-	-	-	-	<b>157,721</b>	-	-	-	<b>195,568</b>	-	<b>195,568</b>
Property Insurance	36,642	196,302	-	-	-	-	-	-	1,425	549	-	710	710	710	237,048	-	237,048
Liability Insurance	5,274	104	5,587	-	-	-	-	-	1,621	79	-	-	-	248	12,913	-	12,913
Workmen's Compensation	4,067	12,902	5,201	447	145	95	193	2,132	10,195	-	2,392	2,121	7,285	5,768	52,944	-	52,944
All Other Insurance	3,489	4,385	-	-	-	-	-	-	1,241	-	798	248	15,630	-	25,790	-	25,790
<b>Total Insurance Premiums</b>	<b>49,471</b>	<b>213,692</b>	<b>10,788</b>	<b>447</b>	<b>145</b>	<b>95</b>	<b>193</b>	<b>2,132</b>	<b>14,481</b>	<b>628</b>	<b>3,190</b>	<b>3,079</b>	<b>23,625</b>	<b>6,727</b>	<b>328,695</b>	-	<b>328,695</b>
Other General Expenses	44,858	29,342	25,367	-	-	-	-	-	430	-	80,603	1,086	68,098	1,079	250,862	-	250,862
Payments in Lieu of Taxes	18,264	150,278	-	-	-	-	-	-	2,723	667	-	-	-	-	171,932	-	171,932
Bad debt - Tenant Rents	3,947	44,319	-	-	-	-	-	-	-	-	-	-	(200)	-	48,066	-	48,066
<b>Total Other Expenses</b>	<b>88,135</b>	<b>267,913</b>	<b>46,939</b>	-	-	-	-	<b>10,549</b>	<b>45,855</b>	<b>667</b>	<b>90,627</b>	<b>10,724</b>	<b>98,818</b>	<b>35,457</b>	<b>695,683</b>	-	<b>695,683</b>
<b>Total Interest/Amortization</b>	<b>6,661</b>	<b>1,625,689</b>	-	-	-	-	-	-	<b>895</b>	-	-	-	<b>364,513</b>	-	<b>2,000,497</b>	<b>(830,835)</b>	<b>1,169,662</b>
<b>Total Operating Expenses</b>	<b>766,083</b>	<b>4,602,364</b>	<b>993,481</b>	<b>75,232</b>	<b>19,426</b>	<b>6,311</b>	<b>17,671</b>	<b>158,297</b>	<b>1,024,457</b>	<b>3,721</b>	<b>260,395</b>	<b>152,821</b>	<b>1,016,231</b>	<b>474,831</b>	<b>9,574,060</b>	<b>(1,341,178)</b>	<b>8,232,882</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>182,317</b>	<b>(291,596)</b>	<b>8,971,906</b>	-	-	-	<b>368,271</b>	-	<b>(115,800)</b>	<b>6,378</b>	<b>(2,894)</b>	<b>(143,260)</b>	<b>178,771</b>	<b>46,513</b>	<b>9,197,865</b>	<b>(2,359,805)</b>	<b>6,838,060</b>
Extraordinary Maintenance	2,978	35,049	-	-	-	-	-	-	-	-	-	-	-	-	38,027	-	38,027
Housing Assistance Payments	-	-	9,134,282	-	-	-	368,271	-	-	-	-	-	-	-	9,502,553	(2,359,805)	7,142,748
Depreciation Expense	146,495	3,676,459	-	-	-	-	513	17,413	3,400	-	-	9,073	-	-	3,853,353	-	3,853,353
<b>Total Expenses</b>	<b>916,006</b>	<b>8,313,873</b>	<b>10,127,763</b>	<b>75,232</b>	<b>19,426</b>	<b>6,311</b>	<b>385,942</b>	<b>158,810</b>	<b>1,041,870</b>	<b>7,121</b>	<b>260,395</b>	<b>152,821</b>	<b>1,025,304</b>	<b>474,831</b>	<b>22,968,444</b>	<b>(3,700,983)</b>	<b>19,267,460</b>
<b>Net Gain (Loss)</b>	<b>\$ 32,394</b>	<b>\$ (4,003,104)</b>	<b>\$ (162,376)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (513)</b>	<b>\$ (133,213)</b>	<b>\$ 2,978</b>	<b>\$ (2,894)</b>	<b>\$ (143,260)</b>	<b>\$ 169,697</b>	<b>\$ 46,513</b>	<b>\$ (4,196,518)</b>	<b>\$ -</b>	<b>\$ (4,196,518)</b>



# Housing Authority of the City of Columbia, Missouri

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## Current Events for January-February 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.
- Phil Steinhaus and Andrea Tapia attended an informational zoom meeting with Burrell Behavioral Health.
- Phil Steinhaus attended a virtual meeting of the Missouri Workforce Housing Association.
- Phil Steinhaus attended a webinar regarding the allocation of state-wide CDBG funding.
- Phil Steinhaus participated in a press conference announcing a \$100,000 grant award from the StriveTogether Network to the Boone County Cradle to Career Alliance.
- We have three positions to fill: 2 Housing Choice Voucher Specialists and 1 Family Self-Sufficiency Coordinator.
- An RFP has been issued for housing management software. Our previous housing management software company, HAB, was purchased by MRI and we have not been satisfied with the merger or the performance of our current software program with the reporting required for our LIHTC properties.

### 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.

## **Cradle to Career Alliance awarded \$100,000 by the StriveTogether network**

BY DYLAN JOSEPH SCHWARTZ

February 10, 2021

The Columbia Cradle to Career Alliance has been awarded \$100,000 from the StriveTogether Challenge Fund. The alliance will use the money over the next two years to help achieve its goal of reducing educational and health disparities in Boone County.

Boone County is one of 70 counties nationwide to receive a StriveTogether grant.

However, the \$100,000 grant is the largest grant amount given nationwide. The normal award is \$30,000.

“We should have been eligible for \$30,000; we were shocked. I was not expecting it,” Executive Director Crystal Kroner said. “I thought that \$30,000 would be great. It was clear that they really wanted us to do something with all of the groundwork we’ve been doing.”

The alliance attracted the attention of StriveTogether through the equity work it has done over the past few years.

Kroner said the alliance’s partnership with Boone County was a major factor in getting the grant because it allows it to work on a community level.

Teresa Maledy, vice chair of The Columbia Cradle to Career Alliance and a member of the Columbia School Board, agreed.

“Our partnership with the county has been wonderful because our goals align,” Maledy said.

The alliance is looking to create work groups, or teams, to work on income mobility. It will use the money to supplement and support the work the initiative already has underway.

“It will basically be applied to various different consultant support,” Kroner said. “The funding will help me get some extra hands on deck and expertise.”

## Here's how Cradle to Career Alliance will use a \$100,000 donation

Roger McKinney

Columbia Daily Tribune

Published 2:59 p.m. CT Feb. 9, 2021

The Boone County Cradle to Career Alliance will use \$100,000 it's receiving to make progress in combating systemic racism and inter-generational poverty.

The \$100,000 over the next two years is from Strive Together, a kind of parent organization of the alliances around the country. The alliance held a Tuesday news conference on Zoom.

It is part of \$32 million in funding from Strive Together to fund equitable community recovery efforts from the pandemic.

What is the Cradle to Career Alliance?

The local Cradle to Career Alliance formed in 2012 out of a task force formed to address the achievement gap between Black and white students and rich and poor students in Columbia schools, said Phil Steinhaus, board chairman.

The alliance tries to create strategies and make measurable progress using data, Steinhaus said.

"One of the things we struggle with is how we communicate what we're doing," said Steinhaus, who also is CEO of the Columbia Housing Authority.

Part of the project will be a community initiative, to be unveiled in the coming months, in partnership with the Columbia Chamber of Commerce. It will focus on fair housing, neighborhood and school segregation, health equity and building a career pathway project.

The alliance establishes educational milestones and uses local data, said Crystal Kroner, alliance director. With the data, local coalitions of people who have a stake in the outcomes are formed. The milestones are kindergarten readiness, entering middle school, entering high school and exiting high school and starting a career or further education.

"The last few years we've got disparities across educational milestones directly related to race and income," Kroner said.

The alliance looks at programs and systems affecting children, she said.

Affordable housing, career pathways also goals for the Alliance

The alliance in its news release acknowledges systemic racism and neighborhood and school segregation.

"I believe our community needs to look at affordable housing for working families in a comprehensive way," said alliance board member Teresa Maledy, who is also a Columbia school board member. Such an effort would make a difference in creating a more equitable distribution of children in schools.

There are neighborhoods that are resource deserts, and the causes can't be ignored or downplayed, Kroner said. The core illness needs to be addressed, not just the symptoms.

"It's really a root cause," Kroner said of racism. "It's a core factor."

The funds also will be used to hire consultants to develop strategies for the career pathways piece. There also will be money put toward literacy for children in preschool through third grade.

The Cradle to Career Alliance works with many organizations that receive funding from the Boone County Children's Services Fund, said Joanne Nelson, director of Boone County Children's Services.

"This is an exciting opportunity," Nelson said.

It's going to be challenging work, but it needs to be done, Kroner said.

"It's an investment and a belief that I really hold dear that we can do something differently to create an equitable community," Kroner said.

# Kinney Point apartments win commission approval

[BY CHARLIE DRAPE](#) JAN 22, 2021

A Columbia Housing Authority plan to build low-income housing at the northeast corner of Garth Avenue and Sexton Road won the support of the Columbia Planning and Zoning Commission on Thursday night.

The housing authority hopes to build a mix of 24 apartments with two, three or four bedrooms in the development [to be called Kinney Point](#). It has planned to develop the property since buying it in 2012.

[The original plan](#) was to build a two-story building with 40 apartments in it. On Thursday, it sought the commission's approval of the revised plan.

The property is currently [green space that features a walking path](#).

Neighbors and some members of the commission lamented the potential loss of the green space. Commissioner Joy Rushing said she wished the plans included a playground for children who will live in the new apartments.

Columbia Housing Authority CEO Phil Steinhaus said he anticipated worries about the loss of green space but noted that city-owned property at the southwest corner of the intersection could potentially be developed as a park.

"We knew that some of the neighbors in the neighborhood were not going to be happy because the property has sat undeveloped since 2012 and since it had some benches and a

trail we allowed the neighborhood to use it,” Steinhaus said. “But it’s not a park; it was never intended to be a park.”

Steinhaus said the development is intended to help low-income Columbia residents find adequate housing. He said amenities such as a playground and gazebo could be added later but for now the authority is trying to keep the development as affordable as possible.

“If you guys want to see affordable housing preserved in our central city, then this is the type of project that has to be done,” he said.

Connie Jesse, who lives near the proposed development, said she worried not only about the loss of the green space but also about traffic and flooding. She said the city has made some improvements to stormwater management in the area, but not enough to support the housing authority’s plan.

She also said the development is too dense.

“They look like sardine apartments,” Jesse said. “This looks like you’re just going to try and pack as many people in there as you can.”

After a lengthy discussion, the commission recommended on a 7-0 vote that the Columbia City Council approve the plan. Commissioner Valerie Carroll recused herself.



# Top Drawer: Boone County Historical Society elects new board members

Columbia Daily Tribune

Published 12:00 a.m. CT Jan. 23, 2021

**Melissa Hecht, Randall Kilgore, Michele Cropp** and **Andrea Tapia** were elected to the Boone County Historical Society's Board of Directors at its December meeting. Hecht is a consumer banking officer for Central Bank of Boone County. Kilgore is a recently retired compliance and business integrity officer with the Department of Veterans Affairs. Cropp is an associate media director for True Media and Tapia is the chief operating officer at the Columbia Housing Authority.

