



# Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia, MO 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

## Open Meeting Notice

### CHA Board of Commissioners Meetings

**Date:** Wednesday, May 11, 2022

**Time:** 5:30 p.m.

**Place:** Columbia Housing Authority, 201 Switzler St.

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of April 13, 2022 Open Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

#### **PUBLIC HEARINGS**

- VI. Amendment to FY 2022 PHA Plan, Five-Year Plan and Annual Plan

#### **RESOLUTIONS**

- VII. **Resolution 2892:** To Adopt Revisions to the FY 2022 Columbia Housing Authority Agency-Wide Budget Including Component Financial Units and Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit Properties.
- VIII. **Resolution 2893:** To Ratify and Approve the Submission of Application for Thirty Mainstream Housing Vouchers to the U.S. Department of Housing and Urban Development.

#### **REPORTS**

- IX. Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, and Safety.
- X. March Financial Report
- XI. Current Events

#### **PUBLIC AND COMMISSIONER COMMENT**

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

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Ms. Charline Johns, Executive Assistant at (573) 443-2556, extension 1122 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:** Randy Cole, 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 April 13, 2022 MEETING MINUTES

### I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session on April 13, 2022, at the Riechmann Pavilion, 2300 E. Walnut St., Columbia, Missouri 65201. Mr. Hutton, Chair, called the meeting to order at 5:37 p.m.

### II. Roll Call:

Present: Bob Hutton, Chair Commissioner  
Robin Wenneker, Vice Chair Commissioner  
Steve Calloway, Commissioner  
Rigel Oliveri Commissioner  
Jama Rahn, Commissioner

CHA Staff: Randy Cole, CEO  
Charline Johns, Executive Assistant  
Rick Hess, Director of Resident Services  
Greg Willingham, Director of Maintenance and Modernization  
Conner Mills, Systems Administrator  
Laura Lewis, Director of Affordable Housing Operations  
Jeff Forck, Director of Safety  
Debbi Simmons, Chief Financial Officer  
Mary Harvey, Director of Finance  
Jeanette Nelson, Human Resources Manager  
Tawanda Edwards, Director of Housing Programs  
Tammy Matondo, Housing Development Coordinator  
Janice Brooks, Moving Ahead Program, Coordinator  
Michaela Flores, Moving Ahead Program, Asst. Coordinator  
Ember Collins, Moving Ahead Program, Program Supervisor  
Caitlin Hammons, Family Self-Sufficiency Coordinator (PBV)  
Nicholas Force, Family Self-Sufficiency Coordinator (HCV)

Guests: Matt Fulson, Fulson Housing Group  
Nakhi Norwood, Fulson Housing Group  
De'Carlton Seewood, City Manager  
Barbara Buffaloe, Mayoral Elect  
Betsy Peters, Sixth Ward City Council Member

**III. Adoption of Agenda:**

Mr. Hutton suggested that the agenda be amended so that the Board Meeting would adjourn and the reopen for the Board Retreat Meeting. A motion was made by Ms. Wenneker and second by Ms. Rahn. All Commissioners voted “aye”. Mr. Hutton declared the amended agenda adopted.

**IV. Approval of March 9, 2022 Open Meeting Minutes:**

Mr. Hutton called for a motion to approve the minutes from the open meeting of March 9, 2022. A motion was made by Mr. Calloway and second by Ms. Oliveri. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

**V. Approval of March 9, 2022 Closed Meeting Minutes:**

Mr. Hutton called for a motion to approve the minutes from the closed meeting of March 9, 2022. A motion was made by Ms. Wenneker and second by Ms. Oliveri. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

**VI. Public Comment/Introductions**

There were no public comments. Mr. Hutton asked that all CHA Staff and members of the public to introduce themselves for the record. Mr. Cole introduced Mr. Seewood, Ms. Buffaloe, Ms. Peters, Mr. Fulson and Mr. Norwood. All CHA Staff introduced themselves.

**VII. February Financial Report**

Mr. Cole shared that there was a Financial Report provided to the Board and Ms. Simmons noted that there were no major comments. Ms. Wenneker inquired about Rubin Brown. Mr. Cole shared that Rubin Brown had completed the Low-Income Housing Tax Credit (LIHTC) Audits of the properties and reported that Ms. Simmons would discuss this more during the retreat.

**VIII. Current Events**

Mr. Cole reviewed the timeline of current events from March 30, 2022 – May 11, 2022. Ms. Oliveri inquired about the Human Rights Commission Presentation and what all it would cover. Mr. Cole stated that they did not articulate specifically but he is anticipating that they discuss the demand of CHA services as well as landlord participation and policy questions as part of the discussion.

Mr. Calloway asked if there were any possibilities of CHA participating in Earth Day this year and noted that this would give a chance to highlight energy efficiency and the things that CHA has in store of Park Avenue. Ms. Wenneker inquired about the job performance reviews and asked about feedback that may have been given. Mr. Cole reported that he believed that it would take going through at least one cycle for everyone to value that everyone needs to do a performance review as a baseline and then see after a year if the tool would need to be refined.

Mr. Cole asked if everyone was on with keeping the meetings at the second Wednesday of the month. All Commissioners agreed.

**IX. Public Comment**

There was no public comment.

**X. Commissioner Comment**

There was no commissioner comment.

**XI. Adjournment**

The meeting adjourned at 5:56 p.m. Board Retreat immediately followed.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Randy Cole, Chief Executive Officer

\_\_\_\_\_  
Date

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**Certification of Public Notice**

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on April 11, 2022, I posted public notice of the April 13, 2022 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).

\_\_\_\_\_  
Randy Cole, Chief Executive Officer

\_\_\_\_\_  
Date





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## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING April 13, 2022 BOARD RETREAT MEETING MINUTES

### I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session on April 13, 2022 at the Riechmann Pavilion, 2300 E. Walnut St., Columbia, Missouri 65201. Mr. Hutton, Chair, called the meeting to order at 5:56 p.m.

### II. Roll Call:

Present: Bob Hutton, Chair Commissioner  
Robin Wenneker, Vice Chair Commissioner  
Steve Calloway, Commissioner  
Rigel Oliveri, Commissioner  
Jama Rahn, Commissioner

CHA Staff: Randy Cole, CEO  
Charline Johns, Executive Assistant  
Rick Hess, Director of Resident Services  
Greg Willingham, Director of Maintenance and Modernization  
Conner Mills, Systems Administrator  
Laura Lewis, Director of Affordable Housing Operations  
Jeff Forck, Director of Safety  
Debbi Simmons, Chief Financial Officer  
Mary Harvey, Director of Finance  
Jeanette Nelson, Human Resources Manager  
Tawanda Edwards, Director of Housing Programs  
Tammy Matondo, Housing Development Coordinator  
Janice Brooks, Moving Ahead Program, Coordinator  
Michaela Flores, Moving Ahead Program, Asst. Coordinator  
Ember Collins, Moving Ahead Program, Program Supervisor  
Caitlin Hammons, Family Self-Sufficiency Coordinator (PBV)  
Nicholas Force, Family Self-Sufficiency Coordinator (HCV)

Guests: Matt Fulson, Fulson Housing Group  
Nakhi Norwood, Fulson Housing Group  
De'Carlton Seewood, City Manager  
Barbara Buffaloe, Mayoral Elect  
Betsy Peters, Sixth Ward City Council Member

### III. Retreat Overview and CHA Strategic Priorities

Mr. Cole reported that he felt that this year's Board Retreat should be focused on programs in particular that several Board members had questions about or were interested in knowing more about these specific CHA programs.

Mr. Cole reviewed the Mission and Vision of CHA.

Mr. Cole reviewed the following 2022-2026 Goals:

1. Renovate CHA's remaining public housing and expand CHA's affordable housing portfolio through additional development: Kinney Point Project and Park Avenue renovation will help CHA accomplish this goal.
2. Expand the continuum of affordable housing services and partnerships with local organizations: CHA has been engaging with Columbia Community Land Trust, dealing with Homeownership and partnerships with CoC and Comprehensive Homeless Center Planning.
3. Identifying policies and procedures to ensure the maximum utilization of CHA voucher programs and properties.
4. Ensuring CHA Safety Officers foster a safe and supportive environment for CHA housing units.
5. Promote and expand programs providing supportive and economic resources.
6. Promote organizational policies to increase efficiency and capacity of CHA operations.

#### **IV. CHA Affordable Housing Development: Kinney Point and Park Avenue**

Mr. Cole reported that CHA staff met with Fulson Housing Group on April 7, 2022 to discuss the Kinney Point proposal being submitted to Missouri Housing Development Commission (MHDC) by mid-June. Mr. Cole explained that HUD Field Office instructed CHA to amend the 1-year PHA Plan to include conversion of 24 Housing Choice Vouchers (HCV) to Project-Based Vouchers (PBV) and this requires a 45-day comment period for this process.

Mr. Cole reported that CHA staff sent out an informational packet with all the required language as well as conducted door-to-door and one-on-one conversation with about 15 households and common themes expressed by CHA residents included a desire to maintain the residential feel of Park Avenue, the desire to continue to live downtown, as well as the need for new construction, energy efficiency and accessibility improvements. Over 30 residents attended the Park Avenue Resident Engagement event and BBQ. Mr. Fulson gave insight on his interpretation of the responses of residents and the community stakeholders that attended the Park Avenue Engagement events.

Mr. Fulson shared that he and Mr. Cole had spoken about some of the families that currently live on Park Avenue may possibly no longer qualify for low-income housing as they have increased their income, but that CHA could still ensure that all Park Avenue residents could return to a renovated or reconstructed property. Mr. Fulson reported that with more properties they may be able to blend some market rate units specifically for preserving units for over income households. These additional units could be blended within the subsidized Park Avenue properties to be able to bring those families back into the neighborhood even though they may



not qualify for low-income housing. Mr. Calloway stated that this moves toward helping those "missed" middle-class families that was mentioned at one of the Board of Realtor presentations.

Mr. Cole reviewed highlights of the survey data and comments of Park Avenue Residents. Mr. Hutton inquired about the timeline of events moving forward. Mr. Cole reported that he and Ms. Matondo would get together withing the following week to put together a timeline for deadlines. Mr. Norwood shared insight on the timeline of events for the submitting the Kinney Point proposal to MHDC. Mr. Fulson stated that this would be a good time to submit the application because MHDC would not be processing lots of applications at that point. Mr. Fulson answered inquiries from Board members regarding architecture and zoning. Mr. Hutton inquired about Providence Walkway, stating that it is rarely mentioned when talking about Park Avenue. Mr. Cole reported that thoughts are that Park Avenue's 70 units will be done separately from Providence Walkway and do those maybe next year seeing as relocation maybe difficult with renovating those all at once.

Mr. Cole shared that he appreciates Mr. Fulson and his team for being able to attend the Board Retreat and answer questions. Mr. Cole stated that he is impressed with how Mr. Fulson connects with residents and sits and talks with them, being very relatable and believed that CHA has got the right person. Mr. Fulson shared with the Board that every staff member that he has come in contact with has been all about their job, commended the staff and stated that he has a really great experience working with CHA staff.

**V. 2021 CHA Owned Property Cashflow Calculations and LIHTC Financial Audits**

Mr. Cole turned the floor over to Ms. Simmons to give a presentation on Finance. Mr. Hutton welcomed Ms. Simmons officially as the new Chief Financial Officer. Ms. Simmons reviewed highlights from her PowerPoint presentation and answered questions from Board members.

**VI. Section 8 Update and 2-Year Tool**

Ms. Edwards explained that the 2-Year Tool provides performance and expenditure projections based upon successful lease up rates, current Housing Assistance Payments (HAP) and a variety of factors to determine current and long-term performance of PHA's. Ms. Edwards reported that the HUD Office Field Representative has indicated that CHA is no longer considered behind based upon recent and continued success in increasing lease up of Section 8 participants. Ms. Edwards answered questions from the Board members.

**VII. Resident Advisory Board(RAB) and Resident Engagement**

Mr. Cole reported that the RAB met on March 3, 2022 and they are in the process of formalizing Bylaws and defining a leadership structure. Mr. Cole reported that CHA staff are supporting this effort and are planning for formal Bylaws by June 2022. Mr. Cole stated that letters regarding interest in the RAB were sent out to all residents and participants of the RAB. Mr. Hutton asked if they were thinking of changing the term from 1 year. Mr. Cole shared that they were looking more towards 3 years.

**VIII. CHA IT and Security Updates**

Mr. Mills introduced himself to the Board and reviewed highlights from his PowerPoint presentation.

**IX. Family Self-Sufficiency (FSS) Program**

Ms. Hammons and Mr. Nicholas reviewed highlights from their PowerPoint presentation and answered questions about the FSS Program. Mr. Nicholas shared goals that CHA staff has for the future of FSS such as increasing their social media presence, expanding partnerships with community agencies and increasing homeownership opportunities.

**X. Moving Ahead Program (MAP)**

Mr. Cole reported that the CHA Board of Commissioners had identified CHA's Moving Ahead Program as an important priority for furthering the mission of CHA. Ms. Janice and Ms. Flores reviewed highlights of the MAP PowerPoint and answered questions of the Board.

**XI. CHA Compensation and Pay Grade Overview and Priorities**

Ms. Nelson reported that CHA has experienced challenges associated with refilling certain frontline positions, with challenges that include obtaining a pool of qualified applicants for job postings, as well as responsiveness from potential candidates. CHA has experienced requests for pay above the posted pay rates from candidates that are considered to be acceptable for the position(s). Mr. Cole reported that CHA staff plan to update the salary and wage study as a part of this process and consider both existing and potential new hires and recommends considering those challenges while planning for the 2023 annual budget and any planned cost of living adjustments.

**XII. Adjournment**

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Second by Mr. Calloway. Mr. Hutton called the meeting adjourned at 8:25 PM.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Randy Cole, Chief Executive Officer

\_\_\_\_\_  
Date

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**Certification of Public Notice**

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Randy Cole, Chief Executive Officer

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Date





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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: May 11, 2022

Re: Public Hearing on an Amendment to the FY 2022 Columbia Housing Authority 5-Year and 1-Year PHA Plan

## Executive Summary

The Columbia Housing Authority (CHA) is required to submit a PHA Plan consisting of a 5-Year Plan and the Annual Plan to qualify for annual programs funded through the U.S.

Department of Housing and Urban Development. The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. PHA's are also required to amend the PHA Plan when substantial amendments are identified during a program year.

CHA's HUD Field Representative advised CHA to amend its current 5-Year PHA Plan and Annual Plan in order to identify the potential allocation of project based vouchers for its Kinney Point project. Public Housing Authorities are also required to provide a 45-day notice for public input, as well as opportunities for the Columbia Housing Authority's Resident Advisory Board (RAB) to provide comment for the initial approval or any substantial amendments.

## Discussion

CHA staff advertised a public notice on April 15 and April 17, 2022, notifying the public and CHA residents that public comment will be accepted on an amendment to the 5-year and 1-year PHA Plan through May 30, 2022. Notice was posted at all CHA owned properties and on website as of April 12, 2022. Direct notice and drafts of the 5-year and Annual PHA Plans were also provided to CHA's Resident Advisory Board (RAB) members and a RAB meeting was held on April 28, 2022 to accept input on the draft 5-year and Annual PHA Plan Amendment. CHA staff answered questions pertaining to allocation of project based vouchers within the Annual Plan. RAB members were supportive of the draft plans and noted the need to renovate CHA's remaining public housing units and expand the number of affordable housing units.

This public hearing is to accept comment and obtain Commission consideration of the 5-Year and Annual PHA Plans. CHA staff will seek CHA Board approval after the end of the 45-day notice period that ends on May 30, 2022. CHA staff anticipates scheduling a special board meeting the week of May 30- June 3, 2022, for final consideration of the plan amendment and approval of submission of the Kinney Point LIHTC application.



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## Suggested Commission Action

Accept public comment on the proposed Amendment to the PHA 5-Year and Annual Plan.



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Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: May 11, 2022

Re: Resolution 2892: Budget Amendment for Fiscal Year January 1, 2022 – December 31, 2022

## Executive Summary

The budget amendment below includes anticipated changes to the final FY 2022 budget that was approved in November 2021.

## Discussion

### **Revenues**

- 1) CHA Business Activities –
  - a) added new rooftop lease with Verizon at Paquin Towers - total \$23,430 increase in revenue.
  - b) Investment income has been adjusted to actual net cash flow amounts to be received in 2022 – a reduction of \$38,860
- 2) Agency-wide investment income has been reduced by \$15,215 after intercompany eliminations
- 3) LIHTC General Partners – adjusted Other Revenue to actual net cash flow amounts to be received in 2022 – an increase of \$32,233
- 4) LIHTC – updated Stuart Parker non-dwelling rental income based on the calculation required in the lease agreement between CHA and Stuart Parker

### **Expenditures**

- 1) Salaries and benefits-Admin salaries and benefits were reduced by \$72,000:
  - a. The Director of Housing Programs took over the Director of Resident Services position. The original budget included a 100% allocation to the COCC for this employee. The revised budget includes one month of this employee in his initial position (COCC) and 11 months in his current position (allocated 25% to the COCC, 50% to CHA Business Activities, and 25% to CHALIS).



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b. The Section 8 Manager was promoted to Director of Housing Programs and the Section 8 Manager position was eliminated.

- 2) Audit fees have been updated to actual, which is a 3% increase from the originally anticipated cost
- 3) Computer/IT expenses have been reduced – six months of the YARDI software conversion cost has been removed as this contract will expire on June 30, 2022 – a reduction of \$18,204

## **Expenditures (continued)**

- 4) Janitorial maintenance costs have been increased to cover the cost to clean the new addition to the Admin building
- 5) Property, liability, and other insurance expenses have been updated to actual premiums for 2022. We did not receive this information until January 2022 and costs have increased 10% from 2021 rather than the 3% anticipated – an additional \$16,221 cost
- 6) Depreciation expense has been increased to cover the additional expense for the Admin building addition – an additional \$40,538 expense

## **Overall change as a result of this budget amendment –**

Total Revenue increased by \$8,215

Total Expenses decreased by \$46,421

Total agency-wide net income from operations increased by \$95,174

Total agency-wide net income after adjustments in depreciation increased \$54,636

**Please note:** The amounts that have been changed are highlighted in yellow on the attached budget.

## Suggested Commission Action

Review and approve the budget amendment for the fiscal year January 1, 2022 – December 31, 2022



**Housing Authority of the City of Columbia, Missouri**

**Agency Wide Budget**

Fiscal Year January 1, 2022 - December 31, 2022

DRAFT AMENDMENT 05/11/2022

Description	Downtown Public Housing	Total LIHTC Properties	LIHTC General Partners	Housing Choice Vouchers	Emergency Housing Vouchers	Mainstream Vouchers	Continuum of Care	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	CHA Affordable Housing Development	CHA Business Activities	Central Office Cost Center	Elimination	Total
Net tenant rental revenue	\$ 322,027	\$ 1,796,679								\$ 27,228	15,000					\$ 2,160,934
HAP Assistance	\$ -	\$ 2,505,360													\$ (2,505,360)	\$ -
Vacancy Loss- Rent	(17,121)	(54,477)														(71,598)
Loss to Lease		(53,076)														(53,076)
Non-Dwelling Rentals	20,400	74,496											113,837		(74,496)	134,237
Other Income	-	-											10,630		(10,630)	-
Laundry Income	11,023	55,424														66,447
Other Income-Work Orders	6,509	35,149														41,658
<b>Total tenant revenue</b>	<b>342,838</b>	<b>4,359,555</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,228</b>	<b>15,000</b>	<b>-</b>	<b>124,467</b>	<b>-</b>	<b>(2,590,486)</b>	<b>2,278,602</b>
Housing assistance payments				9,741,615	197,832	110,580	384,225	141,000								10,575,252
Ongoing administrative fees earned				1,052,870	26,006	11,491	13,615	5,544								1,109,526
Other Federal Grants										194,322						194,322
HUD PHA operating grants	418,487				100,000				190,786							709,273
Capital grants	280,000															280,000
<b>Total Federal Grants</b>	<b>698,487</b>	<b>-</b>	<b>-</b>	<b>10,794,485</b>	<b>323,838</b>	<b>122,071</b>	<b>397,840</b>	<b>146,544</b>	<b>190,786</b>	<b>194,322</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,868,373</b>
Capital grants																-
Management Fees PHA														66,293	(66,293)	-
Management Fees CFP														28,000	(28,000)	-
Management Fees HCV														240,252	(240,252)	-
Mgmt Fees CHALIS & Component Units													263,171		(263,171)	-
Asset Management Fee														14,400	(14,400)	-
Book-Keeping Fees PHA														10,260	(10,260)	-
Book-Keeping Fees HCV														150,158	(150,158)	-
Fees for Service	5,336	14,492													(19,828)	-
Developer Fees																-
<b>Total Fee Revenue</b>	<b>5,336</b>	<b>14,492</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>263,171</b>	<b>509,363</b>	<b>(792,362)</b>	<b>-</b>
Other Grants/Income										553,329						553,329
Investment income - unrestricted	4,051	8,956		6,000							661	3,285	292,890	5,280	(290,490)	30,633
Investment income - restricted		2,876		-									308,661		(308,661)	2,876
Fraud recovery-unrestricted				1,200												1,200
Fraud recovery-restricted				1,200												1,200
Other revenue		-	206,467							107,221			3,720	15,000	(221,467)	110,941
Gain or loss on sale of fixed assets																-
<b>Total Other Revenue</b>	<b>4,051</b>	<b>11,832</b>	<b>206,467</b>	<b>8,400</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>660,550</b>	<b>661</b>	<b>3,285</b>	<b>605,271</b>	<b>20,280</b>	<b>(820,618)</b>	<b>700,179</b>
<b>Total Revenue</b>	<b>\$ 1,050,713</b>	<b>\$ 4,385,879</b>	<b>\$ 206,467</b>	<b>\$ 10,802,885</b>	<b>\$ 323,838</b>	<b>\$ 122,071</b>	<b>\$ 397,840</b>	<b>\$ 146,544</b>	<b>\$ 190,786</b>	<b>\$ 882,100</b>	<b>\$ 15,661</b>	<b>\$ 3,285</b>	<b>\$ 992,909</b>	<b>\$ 529,643</b>	<b>\$ (4,203,465)</b>	<b>\$ 15,847,155</b>
Administrative salaries	47,619	327,796		282,790	6,047	2,419	6,047	3,326		57,028	-	48,684	397,933	348,803		1,528,492
FICA/MEDICARE	3,643	25,079		21,634	463	186	463	255		4,363	-	3,725	30,442	26,684		116,937
Employee-Health Ins.	9,639	65,467		50,211	1,561	625	1,561	859		8,526	-	8,263	51,913	47,147		245,772
Employee-Retirement	2,857	19,668		16,968	363	146	363	200		3,422	-	2,922	23,876	20,929		91,714
Auditing Fees	4,800	77,300		40,000						4,500	144	-	4,500	4,500		135,744
Management Fees-COCC	66,293	260,471		240,252	-		-	-		1,500	1,200				(569,716)	-
Management Fees -Others	28,000	66,410													(28,000)	66,410
Accounting/Book-Keeping Fees	10,260	-		150,158	-		-	-							(160,418)	-
Advertising and Marketing	-	350		2,000						1,000		200	200	625		4,375
Office Supplies	1,635	6,307		2,100	200	100	200	50	2,500	500		1,000	5,409	7,163		27,163
Telephone	3,574	17,750		3,210					600	5,000		1,325	2,560	2,375		36,394
Publications	-	-		-										1,150		1,150
Postage	1,229	1,950		13,950	400	100	400	50	-	-	12	100	100	775		19,066

**Housing Authority of the City of Columbia, Missouri**

**Agency Wide Budget**

Fiscal Year January 1, 2022 - December 31, 2022

DRAFT AMENDMENT 05/11/2022

Description	Downtown Public Housing	Total LIHTC Properties	LIHTC General Partners	Housing Choice Vouchers	Emergency Housing Vouchers	Mainstream Vouchers	Continuum of Care	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	CHA Affordable Housing Development	CHA Business Activities	Central Office Cost Center	Elimination	Total
Computer/IT Expense	4,109	34,997		32,100	900	325	900	160	1,800	7,925	-	3,288	34,295	35,879		156,678
Memberships & Dues	130	1,260		500						100	-	1,000	1,700	2,000		6,690
Office Furniture & Equipment	-	1,500		-					-	-	-					1,500
Legal Expense	-	3,519		-							-	1,500		500		5,519
Staff Training	1,500	4,502		6,500	-		-	-	4,100	8,916	-	2,000	1,000	3,000		31,518
Travel	4,300	-		-	-		-	-	-	1,440	-					5,740
Sundry, Miscellaneous	-	8,159		42,000	939	6,403	113	74	1,568	8,137	130	1,000	9,201	9,028		86,753
Port-Out Admin Fees		-		5,600												5,600
Professional Services (compliance/inspection)	9,840	5,131		74,255	3,350	1,100	3,350	450								97,476
<b>Total Operating-Administrative</b>	<b>199,427</b>	<b>927,616</b>	<b>-</b>	<b>984,228</b>	<b>14,223</b>	<b>11,404</b>	<b>13,397</b>	<b>5,424</b>	<b>10,568</b>	<b>112,357</b>	<b>1,486</b>	<b>75,007</b>	<b>563,129</b>	<b>510,558</b>	<b>(758,134)</b>	<b>2,670,691</b>
<b>Asset Management Fee</b>	<b>14,400</b>														<b>(14,400)</b>	<b>-</b>
Tenant services - salaries	4,750	102,778			10,000				135,696	492,560	-				-	745,784
FICA/MEDICARE	364	7,865			765				10,381	37,681	-				-	57,056
Employee-Health Ins.	-	15,900							23,285	67,678	-				-	106,863
Employee-Retirement	-	6,166			600				8,142	15,548	-				-	30,456
TV Cable Services & Computer Labs	-	5,708													-	5,708
Resident Participation Funds	3,000	14,925													-	17,925
Tenant Services - Other	1,200	81,490			100,000				-	125,851	-				-	308,541
<b>Total Tenant Services</b>	<b>9,314</b>	<b>234,832</b>	<b>-</b>	<b>-</b>	<b>111,365</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>177,504</b>	<b>739,318</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,272,333</b>
Water	31,160	124,761		1,200							185		480	480		158,266
Electricity	29,528	96,349		4,500							330		1,800	1,800		134,307
Gas	17,175	287,000		1,500							578		600	600		307,453
Sewer	12,466	29,796		240							271		96	96		42,965
<b>Total Utilities</b>	<b>90,329</b>	<b>537,906</b>	<b>-</b>	<b>7,440</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,364</b>	<b>-</b>	<b>2,976</b>	<b>2,976</b>	<b>-</b>	<b>642,991</b>
Maintenance - labor	204,317	341,163									-					545,480
FICA/MEDICARE	15,631	26,101									-					41,732
Employee-Health Ins.	38,996	71,497									-					110,493
Employee-Retirement	12,260	20,472									-					32,732
Maintenance - Materials	61,072	155,030		1,200						1,740	520		480	480		220,522
Maintenance - Tools & Equipment	1,545	2,787									-					4,332
Maintenance - Gasoline	6,180	2,116								1,198	-					9,494
Maintenance- Trash Removal Contracts	1,295	112,535		800						-	-		320	320		115,270
Maintenance- Heating & Cooling Contracts	26,905	13,677									-					40,582
Maintenance- Snow Removal Contracts	1,530	1,000								206	-					2,736
Maintenance- Elevator Maintenance	-	30,785									-					30,785
Maintenance- Landscape & Grounds	-	33,341		900						1,900	2,545		360	360		39,406
Maint.- Unit Turnaround/Restoration	15,606	-								-	-					15,606
Maintenance- Electrical Contracts	-	2,591									-					2,591
Maintenance- Plumbing Contracts	5,100	4,852									-					9,952
Maintenance- Extermination Contracts	5,100	69,956									304					75,360
Maintenance - Janitorial Contracts	13,332	-		12,708							-	1,060	4,236	4,236		35,572
Maintenance - Misc Contracts	5,814	46,491		600						-	600		240	240	(19,828)	34,157
Maintenance-Vehicles	16,091	19,417								2,500	-		600	600	(10,630)	28,578
<b>Total Maintenance</b>	<b>430,774</b>	<b>953,811</b>	<b>-</b>	<b>16,208</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,544</b>	<b>3,969</b>	<b>1,060</b>	<b>6,236</b>	<b>6,236</b>	<b>(30,458)</b>	<b>1,395,381</b>
Protective services - labor	27,472	5,802	137,361													170,635
FICA/MEDICARE	2,102	444	10,511													13,057
Employee-Health Ins.	4,249	898	21,245													26,392
Employee-Retirement	1,649	349	8,244													10,242
Protective services - other	240	100	1,194													1,534
<b>Total Protective Services</b>	<b>35,712</b>	<b>7,593</b>	<b>178,555</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>220,326</b>

**Housing Authority of the City of Columbia, Missouri**

**Agency Wide Budget**

Fiscal Year January 1, 2022 - December 31, 2022

DRAFT AMENDMENT 05/11/2022

Description	Downtown Public Housing	Total LIHTC Properties	LIHTC General Partners	Housing Choice Vouchers	Emergency Housing Vouchers	Mainstream Vouchers	Continuum of Care	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	CHA Affordable Housing Development	CHA Business Activities	Central Office Cost Center	Elimination	Total
Property Insurance	38,429	227,269		3,200						2,020	640		825	825		273,208
Liability Insurance	5,407	-		6,540						4,033	82					16,062
Workmen's Compensation	5,684	15,554	2,748	5,656	321	48	121	67	2,714	10,992	-	974	7,959	6,977		59,815
All other Insurance	3,213	4,439		-						3,036	24	250	16,500	250		27,712
<b>Total Insurance Premiums</b>	<b>52,733</b>	<b>247,262</b>	<b>2,748</b>	<b>15,396</b>	<b>321</b>	<b>48</b>	<b>121</b>	<b>67</b>	<b>2,714</b>	<b>20,081</b>	<b>746</b>	<b>1,224</b>	<b>25,284</b>	<b>8,052</b>	<b>-</b>	<b>376,797</b>
Other General Expenses	22,279	-									-	-	74,496		(89,496)	7,279
Payments in lieu of taxes	21,460	44,691								2,800	1,364					70,315
Real Estate Taxes		145,442														145,442
Bad debt - tenant rents	4,673	35,300									-					39,973
Extraordinary Maintenance/Other	6,000	-									-					6,000
Interest Expense payable from cash flow		490,485													(490,485)	-
Interest Expense	4,210	325,142											321,852	-	(321,852)	329,351
<b>Total Other General Expenses</b>	<b>58,622</b>	<b>1,041,059</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,800</b>	<b>1,364</b>	<b>-</b>	<b>396,348</b>	<b>-</b>	<b>(901,832)</b>	<b>598,360</b>
<b>Total Operating Expenses</b>	<b>\$ 891,311</b>	<b>\$ 3,950,080</b>	<b>\$ 181,303</b>	<b>\$ 1,023,272</b>	<b>\$ 125,909</b>	<b>\$ 11,452</b>	<b>\$ 13,518</b>	<b>\$ 5,491</b>	<b>190,786</b>	<b>\$ 882,100</b>	<b>8,928</b>	<b>77,291</b>	<b>993,972</b>	<b>527,822</b>	<b>\$ (1,704,824)</b>	<b>\$ 7,176,878</b>
<b>Excess Revenue Over Operating</b>	<b>\$ 159,401</b>	<b>\$ 435,799</b>	<b>\$ 25,164</b>	<b>\$ 9,779,613</b>	<b>\$ 197,929</b>	<b>\$ 110,619</b>	<b>\$ 384,322</b>	<b>\$ 141,053</b>	<b>-</b>	<b>\$ (0)</b>	<b>6,733</b>	<b>(74,006)</b>	<b>(1,064)</b>	<b>1,821</b>	<b>\$ (2,498,641)</b>	<b>\$ 8,670,277</b>
Housing Assistance Payments	-	-		9,717,132	197,832	110,580	384,225	141,000							(2,505,360)	8,045,409
FSS Escrow Deposits				150,000												150,000
Amortization of Tax Credit Fees		39,116														39,116
Depreciation expense	162,273	2,082,792		20,412						17,412	3,400		26,664	582		2,313,535
<b>Total Other</b>	<b>162,273</b>	<b>2,121,908</b>		<b>9,887,544</b>	<b>197,832</b>	<b>110,580</b>	<b>384,225</b>	<b>141,000</b>	<b>-</b>	<b>17,412</b>	<b>3,400</b>	<b>-</b>	<b>26,664</b>	<b>582</b>	<b>(2,505,360)</b>	<b>10,548,060</b>
<b>Total Expenses</b>	<b>\$ 1,053,584</b>	<b>\$ 6,071,988</b>	<b>\$ 181,303</b>	<b>\$ 10,910,816</b>	<b>\$ 323,741</b>	<b>\$ 122,032</b>	<b>\$ 397,743</b>	<b>\$ 146,491</b>	<b>\$ 190,786</b>	<b>\$ 899,512</b>	<b>\$ 12,328</b>	<b>\$ 77,291</b>	<b>1,020,636</b>	<b>528,404</b>	<b>\$ (4,210,184)</b>	<b>\$ 17,724,938</b>
<b>Net Operating Income/(Loss)</b>	<b>\$ (2,872)</b>	<b>\$ (1,686,109)</b>	<b>\$ 25,164</b>	<b>\$ (107,931)</b>	<b>\$ 97</b>	<b>\$ 39</b>	<b>\$ 97</b>	<b>\$ 53</b>	<b>\$ -</b>	<b>\$ (17,412)</b>	<b>\$ 3,333</b>	<b>\$ (74,006)</b>	<b>(27,728)</b>	<b>1,239</b>	<b>\$ 6,719</b>	<b>\$ (1,877,783)</b>
Debt Payments	(20,194)	(183,713)														(203,907)
Replacement Reserve Deposits	-	(251,205)														(251,205)
Replacement Reserve Withdrawals		105,000														
<b>Total other financing sources (uses)</b>	<b>(20,194)</b>	<b>(329,918)</b>														<b>(350,112)</b>
<b>Cash Flow After Debt Service &amp; Other Financing Sources (Uses)</b>	<b>\$ 179,595</b>	<b>\$ 105,881</b>	<b>\$ 25,164</b>	<b>\$ (87,519)</b>	<b>\$ 97</b>	<b>\$ 39</b>	<b>\$ 97</b>	<b>\$ 53</b>	<b>-</b>	<b>\$ -</b>	<b>6,733</b>	<b>(74,006)</b>	<b>(1,064)</b>	<b>1,821</b>	<b>\$ 6,719</b>	<b>\$ 639,659</b>
Land Purchases	-	-														-
Dwelling Building Enhancements	-	95,000														95,000
Non-Dwelling Building Enhancements	-	-														-
Furniture & Equip.-Dwelling	-	-														-
Furniture & Equipment-Non-Dwelling	-	-														-
Furniture & Equipment-Administrative	-	-														-
504 Enhancements, Dwelling	-	-														-
Infrastructure Purchases	-	-														-
Vehicles & Maint. Equipment	33,000	-														33,000
<b>Total Assets Additions</b>	<b>33,000</b>	<b>95,000</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>128,000</b>
<b>Net Change in Operating Funds</b>	<b>146,595</b>	<b>10,881</b>	<b>25,164</b>	<b>(87,519)</b>	<b>97</b>	<b>39</b>	<b>97</b>	<b>53</b>	<b>-</b>	<b>-</b>	<b>6,733</b>	<b>(74,006)</b>	<b>(1,064)</b>	<b>1,821</b>	<b>6,719</b>	<b>511,659</b>



## Housing Authority of the City of Columbia, Missouri

### Voucher Program Budgets

Fiscal Year January 1, 2022 - December 31, 2022

DRAFT AMENDMENT 05/11/2022

	Choice Vouchers Administration	HCV Housing Assistance Payments	Emergency Housing Vouchers	Mainstream Vouchers	Continuum of Care	TBRA	Housing Assistance Programs
<b>Grant Revenue</b>							
Housing Assistance Revenue		9,730,615	197,832	110,580	384,225	141,000	10,564,252
FSS Escrow Forfeitures		11,000					11,000
Administrative Fees Earned	1,052,870		26,006	11,491	13,615	5,544	1,109,526
Supportive Service Revenue			100,000				100,000
<b>Total Grant Revenue</b>	<b>1,052,870</b>	<b>9,741,615</b>	<b>323,838</b>	<b>122,071</b>	<b>397,840</b>	<b>146,544</b>	<b>11,784,778</b>
<b>Other Revenue</b>							
Investment income - unrestricted	6,000						6,000
Fraud recovery-unrestricted	1,200						1,200
Fraud recovery-restricted		1,200					1,200
<b>Total Revenue</b>	<b>1,060,070</b>	<b>9,742,815</b>	<b>323,838</b>	<b>122,071</b>	<b>397,840</b>	<b>146,544</b>	<b>11,793,178</b>
<b>Administrative Expenditures</b>							
Administrative Salaries	282,790		6,047	2,419	6,047	3,326	300,629
FICA/MEDICARE	21,634		463	186	463	255	23,001
Employee-Health Ins.	50,211		1,561	625	1,561	859	54,817
Employee-Retirement	16,968		363	146	363	200	18,040
Auditing fees	40,000		-				40,000
Management Fee	240,252		-				240,252
Bookkeeping Fees	150,158		-				150,158
Advertising and Marketing	2,000		-				2,000
Office Supplies	2,100		200	100	200	50	2,650
Telephone	3,210		-	-			3,210
Postage	13,950		400	100	400	50	14,900
Computer/IT Expense	32,100		900	325	900	160	34,385
Memberships & Dues	500		-	-			500
Sundry, Miscellaneous	42,000		939	6,403	113	74	49,529
Staff Training	6,500		-	-			6,500
Port-Out Admin Fees	5,600		-	-			5,600
Inspections & Utility Updates	74,255		3,350	1,100	3,350	450	82,505
<b>Total Administrative Expenditures</b>	<b>984,228</b>	<b>-</b>	<b>14,223</b>	<b>11,404</b>	<b>13,397</b>	<b>5,424</b>	<b>1,028,676</b>
<b>Tenant Services</b>							
Tenant services - salaries			10,000				10,000
FICA/MEDICARE			765				765
Employee-Health Ins.			-				-
Employee-Retirement			600				600
Tenant Services - Other			100,000				100,000
<b>Total Tenant Services</b>			<b>111,365</b>				<b>111,365</b>
<b>Utilities</b>							
Water	1,200						1,200
Electricity	4,500						4,500
Gas	1,500						1,500
Sewer	240						240
<b>Total Utilities</b>	<b>7,440</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,440</b>
<b>Maintenance</b>							
Maintenance - Materials	1,200						1,200
Maint.- Garbage and Trash Removal Contracts	800						800
Maint.- Landscape & Grounds Contracts	900						900
Maint. - Janitorial Contracts	12,708						12,708
Maint. - Misc Contracts	600						600
<b>Total Maintenance</b>	<b>16,208</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16,208</b>
<b>Insurance</b>							
Property Insurance	3,200						3,200
Liability Insurance	6,540						6,540
Workmen's Compensation	5,656		321	48	121	67	6,213
<b>Total Insurance Premium</b>	<b>15,396</b>	<b>-</b>	<b>321</b>	<b>48</b>	<b>121</b>	<b>67</b>	<b>12,753</b>
<b>Total Operating Expenditures</b>	<b>\$ 1,023,272</b>	<b>\$ -</b>	<b>\$ 125,909</b>	<b>\$ 11,452</b>	<b>\$ 13,518</b>	<b>\$ 5,491</b>	<b>\$ 1,174,151</b>
<b>Excess Revenue Over Operating Expenditures</b>	<b>\$ 36,798</b>	<b>\$ 9,742,815</b>	<b>\$ 197,929</b>	<b>\$ 110,619</b>	<b>\$ 384,322</b>	<b>\$ 141,053</b>	<b>\$ 10,472,483</b>
<b>Housing Assistance Payments</b>							
Housing Assistance Payments		9,717,132	197,832	110,580	384,225	141,000	10,550,769
FSS Escrow Deposits		150,000					150,000
Depreciation expense	20,412						20,412
<b>Total Expenditures</b>	<b>\$ 1,043,684</b>	<b>\$ 9,867,132</b>	<b>\$ 323,741</b>	<b>\$ 122,032</b>	<b>\$ 397,743</b>	<b>\$ 146,491</b>	<b>\$ 11,754,332</b>
<b>Excess (Deficiency) of Revenue Over (Under) Expenditures</b>	<b>16,386</b>	<b>(124,317)</b>	<b>97</b>	<b>39</b>	<b>97</b>	<b>53</b>	<b>(107,698)</b>
Beginning Balances Operating & HAP reserves	90,000	1,029,500	-	-	-	-	1,119,500
Ending Balance of operating cash & HAP reserves	106,386	905,183	97	39	97	53	1,011,802

**Housing Authority of the City of Columbia, Missouri**  
**Public Housing - AMP 1 Budget**  
**January 1, 2022 - December 31, 2022**  
**DRAFT AMENDMENT 05/11/2022**

Description	Downtown
Gross Potential Rent	322,027
Vacancy Loss- Rent	(17,121)
Non-Dwelling Rentals	20,400
Laundry Income	11,023
Other Income-Work Orders	6,509
<b>Total Tenant Revenue</b>	<b>342,838</b>
<b>HUD PHA operating grant</b>	<b>418,487</b>
<b>Capital grants</b>	<b>280,000</b>
<b>Net Operating &amp; Capital Grants</b>	<b>698,487</b>
Investment Income	4,051
Other revenue (Fees for Service)	5,336
<b>Total Other Revenue</b>	<b>9,387</b>
<b>TOTAL REVENUE</b>	<b>1,050,713</b>
Administrative salaries	47,619
FICA/MEDICARE	3,643
Employee-Health Ins.	9,639
Employee-Retirement	2,857
Auditing fees	4,800
Management Fees	66,293
Management Fees CFP	28,000
Book-Keeping Fee	10,260
Advertising and Marketing	-
Office Supplies	1,635
Telephone	3,574
Postage	1,229
Computer/IT Expense	4,109
Memberships & Dues	130
Legal Expense	1,500
Staff Training	4,300
Sundry, Miscellaneous	9,840
<b>Total Operating-Administrative</b>	<b>199,427</b>
<b>Asset Management Fee</b>	<b>14,400</b>
Tenant services - salaries	4,750
FICA/MEDICARE	364
Resident Participation Funds	3,000
Tenant Services - Programs	1,200
<b>Total Tenant Services</b>	<b>9,314</b>
Water	31,160
Sewer	29,528
Electricity	17,175
Gas	12,466
<b>Total Utilities</b>	<b>90,329</b>
Maintenance - Labor	204,317
FICA/MEDICARE	15,631
Employee-Health Ins.	38,996
Employee-Retirement	12,260
Maintenance - Materials	61,072
Maint.-Tools & Equipment	1,545
Maint.-Gasoline	6,180
Maint. - Misc Contracts	1,295
Maint.-Trash Removal Contracts	26,905
Maint.-Heating & Cooling Contracts	1,530
Maint.-Landscape/Grounds Contracts	15,606
Maint.- Unit Turnaround / Restoration Contracts	-
Maint.- Electrical Contracts	5,100
Maint.- Plumbing Contracts	5,100
Maint.- Extermination Contracts	13,332
Maint. - Janitorial Contracts	5,814
Maint.-Vehicles & Equipment	16,091
<b>Total Maintenance</b>	<b>430,774</b>
Protective services - Labor	27,472
FICA/MEDICARE	2,102
Employee-Health Ins.	4,249
Employee-Retirement	1,649
Protective services supplies	240
<b>Total Protective Services</b>	<b>35,712</b>
Property Insurance	38,429
Liability Insurance	5,407
Workmen's Compensation	5,684
All other Insurance	3,213
<b>Total Insurance Premiums</b>	<b>52,733</b>
Other General Expenses	22,279
Payments in lieu of taxes	21,460
Bad debt - tenant rents	4,673
Extra Ordinary Maintenance	6,000
Interest Expense	4,210
<b>Total Other General Expenses</b>	<b>58,622</b>
<b>Total Operating Expenses</b>	<b>891,311</b>
<b>Excess Revenue Over Operating Expenditures</b>	<b>159,401</b>
Depreciation expense	162,273
Principal payments on EPC Loan	20,194
<b>Excess (Deficiency) of Revenue Over (Under) Expenditures</b>	<b>139,207</b>
Vehicles & Maint. Equipment	33,000
<b>Total Fixed Asset Additions</b>	<b>33,000</b>
<b>Cash Flow After Debt Service &amp; Reserves</b>	<b>106,207</b>

**Housing Authority of the City of Columbia, Missouri**  
**Low-Income Housing Tax Credit Budgets**  
**January 1, 2022 - December 31, 2022**  
**DRAFT AMENDMENT 05/11/2022**

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	TOTAL LIHTC
Gross Potential Rent	363,197	222,200	560,180	1,062,264	1,897,548	196,650	4,302,039
Vacancy Loss- Rent	(7,264)	(4,444)	(11,204)	(10,623)	(18,975)	(1,967)	(54,477)
Loss to Lease	(3,632)	(2,222)	(5,602)	(15,934)	(23,719)	(1,967)	(53,076)
Non-Dwelling Rentals			21,540		52,956		74,496
Laundry Income			4,475	19,678	28,828	2,443	55,424
Other Income-Work Orders	2,230	919	13,551	3,969	13,399	1,081	35,149
<b>Total Tenant Revenue</b>	<b>354,531</b>	<b>216,453</b>	<b>582,940</b>	<b>1,059,354</b>	<b>1,950,037</b>	<b>196,240</b>	<b>4,359,555</b>
Other Fees (Fees for Service)	1,739	500	6,138	1,256	3,859	1,000	14,492
<b>Total Fee Revenue</b>	<b>1,739</b>	<b>500</b>	<b>6,138</b>	<b>1,256</b>	<b>3,859</b>	<b>1,000</b>	<b>14,492</b>
Investment income - unrestricted	607	607	931	1,283	5,238	290	8,956
Investment income - restricted	190	117	586	1,051	769	163	2,876
Other Revenue							-
<b>Total Other Revenue</b>	<b>797</b>	<b>724</b>	<b>1,517</b>	<b>2,334</b>	<b>6,007</b>	<b>453</b>	<b>11,832</b>
<b>TOTAL REVENUE</b>	<b>357,066</b>	<b>217,677</b>	<b>590,595</b>	<b>1,062,944</b>	<b>1,959,903</b>	<b>197,693</b>	<b>\$ 4,385,879</b>
Administrative salaries	27,579	17,254	36,414	88,903	146,268	11,378	327,796
FICA/MEDICARE	2,110	1,320	2,786	6,802	11,190	871	25,079
Employee-Health Ins.	5,617	3,532	7,400	17,731	28,850	2,337	65,467
Employee-Retirement	1,655	1,035	2,185	5,334	8,776	683	19,668
Auditing fees	14,800	14,800	10,600	14,800	13,800	8,500	77,300
Management Fees-CHA BA	21,376	13,017	35,345	63,637	117,234	9,862	260,471
Management Fees-Other	8,442	8,442	8,696	8,696	8,957	8,957	52,190
Trustee Fee	-	-	3,300	3,500	4,240	3,180	14,220
Advertising and Marketing	50	50	50	50	100	50	350
Office Supplies	300	200	1,160	2,077	2,370	200	6,307
Telephone	2,151	927	2,262	3,028	6,749	2,633	17,750
Postage	193	177	488	372	561	159	1,950
Computer/IT Expense	2,214	1,044	4,702	9,675	16,684	678	34,997
Memberships & Dues	140	80	140	300	540	60	1,260
Office Furniture	1,500	-	-	-	-	-	1,500
Legal Expense	300	150	300	500	2,069	200	3,519
Staff Training	700	328	534	761	2,002	177	4,502
Sundry, Miscellaneous	637	387	831	1,826	4,170	308	8,159
Professional Services (compliance)	683	143	660	1,095	2,295	255	5,131
<b>Total Operating-Administrative</b>	<b>90,447</b>	<b>62,886</b>	<b>117,853</b>	<b>229,087</b>	<b>376,855</b>	<b>50,488</b>	<b>927,616</b>
Tenant services - salaries	2,201	1,390	-	43,680	55,507	-	102,778
FICA/MEDICARE	169	107	-	3,342	4,247	-	7,865
Employee-Health Ins.	-	-	-	8,025	7,875	-	15,900
Employee-Retirement	132	83	-	2,621	3,330	-	6,166
Computer Labs				2,385	3,323		5,708
Resident Participation Funds	1,350	900	1,900	3,675	7,100		14,925
Tenant Services	11,252	6,787	17,899	11,680	33,872		81,490
<b>Total Tenant Services</b>	<b>15,104</b>	<b>9,267</b>	<b>19,799</b>	<b>75,408</b>	<b>115,254</b>	<b>-</b>	<b>234,832</b>

**Housing Authority of the City of Columbia, Missouri**  
**Low-Income Housing Tax Credit Budgets**  
**January 1, 2022 - December 31, 2022**  
**DRAFT AMENDMENT 05/11/2022**

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	TOTAL LIHTC
Water	11,611	7,600	21,949	17,990	63,093	2,518	124,761
Sewer	11,077	7,315	18,276	11,693	46,075	1,913	96,349
Electricity	5,643	2,257	9,916	106,035	151,159	11,990	287,000
Gas	2,337	644	2,791	6,615	13,042	4,367	29,796
<b>Total Utilities</b>	<b>30,668</b>	<b>17,816</b>	<b>52,932</b>	<b>142,333</b>	<b>273,369</b>	<b>20,788</b>	<b>537,906</b>
Maintenance - Labor	32,581	10,861	34,424	95,957	155,865	11,475	341,163
FICA/MEDICARE	2,493	831	2,634	7,341	11,924	878	26,101
Employee-Health Ins.	7,971	2,657	7,980	15,582	34,647	2,660	71,497
Employee-Retirement	1,955	652	2,066	5,758	9,352	689	20,472
Maintenance - Materials	7,858	6,121	33,825	31,803	68,847	6,576	155,030
Maint.-Tools & Equipment	150	100	823	631	583	500	2,787
Maint.-Gasoline	596	232	346	126	741	75	2,116
Maint. - Misc Contracts	4,152	1,506	11,084	8,682	17,163	3,904	46,491
Maint.-Trash Removal Contracts	12,608	7,949	16,583	26,730	43,937	4,728	112,535
Maint.-Heating & Cooling Contracts	1,000	500	5,352	1,835	3,990	1,000	13,677
Maint.-Snow Removal Contracts						1,000	1,000
Maint.-Elevator Maintenance Contracts				16,536	14,249		30,785
Maint.-Landscape/Grounds Contracts	5,814	3,672	5,406	2,295	14,777	1,377	33,341
Maint.- Electrical Contracts	150	100	250	991	1,000	100	2,591
Maint.- Plumbing Contracts	150	200	3,153	749	500	100	4,852
Maint.- Extermination Contracts	6,143	3,325	9,301	31,852	18,429	906	69,956
Maint.-Vehicles & Equipment	3,750	1,182	1,667	2,441	10,178	199	19,417
<b>Total Maintenance</b>	<b>87,371</b>	<b>39,888</b>	<b>134,894</b>	<b>249,309</b>	<b>406,182</b>	<b>36,167</b>	<b>953,811</b>
Protective services - Labor						5,802	5,802
FICA/MEDICARE						444	444
Employee-Health Ins.						898	898
Employee-Retirement						349	349
Protective services supplies						100	100
<b>Total Protective Services</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,593</b>	<b>7,593</b>
Property Insurance	34,125	21,941	56,308	35,340	68,120	11,435	227,269
Workmen's Compensation	1,248	591	1,417	4,571	7,153	574	15,554
All other Insurance	535	192	960	852	1,713	187	4,439
<b>Total Insurance Premiums</b>	<b>35,908</b>	<b>22,724</b>	<b>58,685</b>	<b>40,763</b>	<b>76,986</b>	<b>12,196</b>	<b>247,262</b>



**Housing Authority of the City of Columbia, Missouri**  
**Low-Income Housing Tax Credit Budgets**  
**January 1, 2022 - December 31, 2022**  
**DRAFT AMENDMENT 05/11/2022**

Description	Bryant Walkway	Bryant Walkway II	Bear Creek	Oak Towers	Stuart Parker / Paquin	Patriots Place	TOTAL LIHTC
Amortized Loan Cost	626	525	15,642	10,171	11,404	6,323	44,691
Taxes	18,891	12,965	21,491	28,305	56,609	7,181	145,442
Bad debt - tenant rents	1,524	866	3,620	3,535	23,914	1,841	35,300
Interest Expense payable from cash flow	15,215	32,108	80,981	110,583	251,598		490,485
Interest Expense-Mortgage	7,758	-	41,842	68,406	198,413	8,723	325,142
<b>Total Other General Expenses</b>	<b>44,014</b>	<b>46,464</b>	<b>163,576</b>	<b>221,000</b>	<b>541,938</b>	<b>24,068</b>	<b>1,041,059</b>
<b>Total Operating Expenses</b>	<b>303,512</b>	<b>199,045</b>	<b>547,739</b>	<b>957,900</b>	<b>1,790,584</b>	<b>151,300</b>	<b>\$ 3,950,080</b>
<b>Excess Revenue Over Operating Expenditures</b>	<b>53,554</b>	<b>18,632</b>	<b>42,856</b>	<b>105,045</b>	<b>169,319</b>	<b>46,393</b>	<b>\$ 435,799</b>
Amortization of Tax Credit Fees	5,691	2,724	4,323	8,645	15,888	1,845	39,116
Depreciation expense	297,743	161,504	225,293	487,090	787,838	123,324	2,082,792
<b>Total Other</b>	<b>303,434</b>	<b>164,228</b>	<b>229,616</b>	<b>495,735</b>	<b>803,726</b>	<b>125,169</b>	<b>2,121,908</b>
<b>Excess (Deficiency) of Revenue Over (Under) Expenditures</b>	<b>(249,880)</b>	<b>(145,596)</b>	<b>(186,760)</b>	<b>(390,690)</b>	<b>(634,407)</b>	<b>(78,776)</b>	<b>\$ (1,686,109)</b>
Principal Payments	(5,298)	-	(38,393)	(59,014)	(70,000)	(11,008)	(183,713)
Replacement Reserve Deposits	(24,195)	(16,232)	(37,780)	(67,495)	(96,613)	(8,890)	(251,205)
Replacement Reserve Withdrawals	-		10,000	45,000	50,000		105,000
Operating Reserves Deposits							-
Operating Reserves Withdrawals							-
<b>Total other financing sources (uses)</b>	<b>(24,195)</b>	<b>(16,232)</b>	<b>(27,780)</b>	<b>(22,495)</b>	<b>(46,613)</b>	<b>(8,890)</b>	<b>(146,205)</b>
Land Purchases							-
Dwelling Building Enhancements	-			45,000	50,000		95,000
Non-Dwelling Building Enhancements							-
Furniture & Equip.-Dwelling							-
Furniture & Equipment-Non-Dwelling							-
Furniture & Equipment-Administrative Purchases							-
504 Enhancements, Dwelling							-
Infrastructure Purchases							-
Vehicles & Maint. Equipment							-
<b>Total Fixed Asset Additions</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>45,000</b>	<b>50,000</b>	<b>-</b>	<b>\$ 95,000</b>
<b>Cash Flow After Debt Service</b>	<b>48,344</b>	<b>43,475</b>	<b>85,302</b>	<b>111,485</b>	<b>278,905</b>	<b>44,955</b>	<b>612,467</b>
<b>Security Services to be paid from cash flow</b>							
Salaries	12,798	8,190	17,405	33,786	65,182		137,361
FICA/MEDICARE	980	627	1,332	2,585	4,987		10,511
Employee-Health Ins.	1,980	1,267	2,692	5,225	10,081		21,245
Employee-Retirement	768	492	1,045	2,028	3,911		8,244
W/C	256	164	349	676	1,304		2,749
Protective services supplies	108	72	152	294	568		1,194
<b>Security Services paid from cash flow</b>	<b>16,890</b>	<b>10,812</b>	<b>22,975</b>	<b>44,594</b>	<b>86,033</b>		<b>181,304</b>
Projected Interest Expense payable from cash flow		13,638		32,277	244,575		290,490

**Housing Authority of the City of Columbia, Missouri**  
**CHA Low-Income Services Budget / Fiscal Year January 1 - December 31, 2022**  
**DRAFT AMENDMENT 05/11/2022**

Account Description	21st Century CCLC	Child Care Food Program	Summer Food Service Program	CACFP Emergency Program	MAP County Development	HHC	HMUW	ILP(city)	City MAP	Veterans United	MAP Misc	Ambassador Housing	LIHTC Resident Services	MCBaine	General CHALIS	Elimination Column	TOTAL
Federal Grants	138,780	31,136	16,834	7,572													194,322
City Grants								18,000	58,660			51,830					128,490
Other Governmental Grants					130,200	244,639											374,839
Local Grants							50,000										50,000
Rental Income														27,228			27,228
Contributions											3,670						3,670
Other Income									52,134		-		51,417		-	-	103,551
<b>Total Revenues</b>	<b>\$ 138,780</b>	<b>\$31,136</b>	<b>\$ 16,834</b>	<b>\$ 7,572</b>	<b>\$ 130,200</b>	<b>\$ 244,639</b>	<b>\$ 50,000</b>	<b>\$ 18,000</b>	<b>\$ 58,660</b>	<b>\$ 52,134</b>	<b>\$ 3,670</b>	<b>\$ 51,830</b>	<b>\$51,417</b>	<b>27,228</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 882,100</b>

Salaries, Director					12,548	-	3,137	-	4,392	3,203					1,817		25,097
Salaries, HR															4,788		4,788
Salaries, Prog. Coordinator-MAP-JB	24,040				24,040												48,080
Salaries, Prog. Coordinator-JE	4,888	3,422	1,466			34,216											43,992
Salaries, Case Managers						89,920							-				89,920
Salaries, Case Managers PT						25,004							-				25,004
Salaries, Case Managers ILP								7,945					20,555				28,500
Salaries, Assist. Prog. Coordinators-MF					39,520												39,520
Salaries, Program Assistants PT MAP	27,142	7,896	3,384				30,337		35,898	37,331	3,347						145,335
Salaries, Accounting	5,224	4,179	4,179				5,224	5,224	5,224	5,224					17,762		52,240
Salaries, LIHTC Resident Services													9,984				9,984
Salaries, Ambassador housing												37,128					37,128
FICA -Director	-	-	-		960	-	240	-	336	245	-	-	-	-	139	-	1,920
FICA- HR	-	-	-		-	-	-	-	-	-	-	-	-	-	366	-	366
FICA/MEDICARE-MAP-JB	1,839	-	-		1,839	-	-	-	-	-	-	-	-	-	-	-	3,678
FICA/MEDICARE-JE	374	262	112		-	2,618	-	-	-	-	-	-	-	-	-	-	3,365
FICA/MEDICARE-Case Managers	-	-	-		-	6,879	-	-	-	-	-	-	-	-	-	-	6,879
FICA/MEDICARE-Case Managers PT	-	-	-		-	1,913	-	-	-	-	-	-	-	-	-	-	1,913
FICA/MEDICARE-Case Managers ILP	-	-	-		-	-	-	608	-	-	-	-	1,572	-	-	-	2,180
FICA/MEDICARE - Asst Coor	-	-	-		3,023	-	-	-	-	-	-	-	-	-	-	-	3,023
FICA/MEDICARE PT MAP	2,076	604	259		-	-	2,321	-	2,746	2,856	256	-	-	-	-	-	11,118
FICA/MEDICARE-Accounting	400	320	320		-	-	400	400	400	400	-	-	-	-	1,359	-	3,996
FICA/MEDICARE-LIHTC Resident Services	-	-	-		-	-	-	-	-	-	-	-	764	-	-	-	764
FICA/MEDICARE-Ambassador Housing												2,840					2,840
Health Insurance - Director					2,372		593		830	605					343		4,744
Health Insurance - HR															26		26
Health Insurance-MAP-JB	4,467				4,467												8,934
Health Insurance-JE	831	582	249			5,817									-		7,480
Health Insurance-Case Managers						19,832							-				19,832
Health Insurance-Case Managers ILP								2,364					6,118				8,482
Health Insurance- Asst Coor					8,427												8,427
Health Insurance-Accounting	850	680	680				850	850	850	850					2,890		8,500
Health Insurance-LIHTC Resident Services													889				889
Health Insurance-Ambassador Housing												8,891					8,891

**Housing Authority of the City of Columbia, Missouri**  
**CHA Low-Income Services Budget / Fiscal Year January 1 - December 31, 2022**  
**DRAFT AMENDMENT 05/11/2022**

Account Description	21st Century CCLC	Child Care Food Program	Summer Food Service Program	CACFP Emergency Program	MAP County Development	HHC	HMUW	ILP(city)	City MAP	Veterans United	MAP Misc	Ambassador Housing	LIHTC Resident Services	McBaine	General CHALIS	Elimination Column	TOTAL	
Retirement Benefits- Director					753	-	188		264	192				-	109	-	1,506	
Retirement Benefits- HR															287		287	
Retirement Benefits, Coord MAP-JB	405				405												810	
Retirement Benefits-JE	293	205	88		-	2,053	-	-	-	-	-	-	-	-	-	-	2,640	
Retirement Benefits-Case Managers	-	-	-		-	5,395	-	-	-	-	-	-	-	-	-	-	5,395	
Retirement Benefits Asst Coor					2,371												2,371	
Retirement Benefits-Accounting	313	251	251		-	-	313	313	313	313	-	-	-	-	1,066	-	3,134	
Retirement Benefits-LIHTC Resident Services													599				599	
Retirement Benefits-Ambassador Housing												2,228					2,228	
Workers Comp Ins.-Director	-	-	-		251	-	63		88	64	-			-	36	-	502	
Workers Comp Ins.-HR	-	-	-		-	-	-	-	-	-	-			-	96	-	96	
Workers Comp Ins.-MAP-JB	481	-	-		481	-	-	-	-	-	-			-	-	-	962	
Workers Comp Ins.-JE	98	68	29		-	684	-	-	-	-	-			-	-	-	880	
Workers Comp Ins.-Case Manager	-	-	-		-	1,798	-	-	-	-	-			-	-	-	1,798	
Workers Comp Ins.-Case Manager PT						500	-	-									500	
Workers Comp Ins.-Case Manager ILP								159					411				570	
Workers Comp Ins. Asst Coor	-	-	-		790	-	-		-	-	-			-	-	-	790	
Workers Comp Ins.- PT MAP	543	158	68		-	-	607	-	718	747	67			-	-	-	2,907	
Workers Comp Ins.-Accounting	104	84	84		-	-	104	104	104	104	-			-	355	-	1,045	
Workers Comp Ins.-LIHTC Resident Services													200				200	
Workers Comp Ins.-Ambassador Housing												743					743	
Property Mgmt Fees to CHA Bus. Act.														1,500			1,500	
Audit Fees															4,500		4,500	
Sundries					2,560										5,577		8,137	
Office Supplies															500		500	
Telephone					2,000	3,000											5,000	
Computer/IT Expenses					3,075	3,332									1,518		7,925	
advertising / marketing															500		500	
Travel Expense	1,440																1,440	
Staff Training	1,416				3,000	3,500								1,000			8,916	
Media Campaigns/FUNDRAISING															500		500	
Contracted Services for Individuals	46,919																46,919	
Program Activities/Supplies	8,027	12,426	5,665	7,572	12,662	20,427	5,623	33	6,497	-							78,932	
Memberships & Dues															100		100	
Property & Liability Insurance														2,020	4,033		6,053	
Vehicle Insurance															3,036		3,036	
Vehicle Maintenance															2,500		2,500	
Vehicle Fuel															1,198		1,198	
McBaine - Maint. Materials														1,740			1,740	
McBaine - Snow Removal														206			206	
McBaine - Grounds Maint.														1,900			1,900	
PILOT														2,800			2,800	
Admin Fees / Chalis Expenses	6,609				4,655	17,751							10,325			(39,340)	-	
<b>Total Expenditures</b>	<b>138,780</b>	<b>31,136</b>	<b>16,834</b>	<b>7,572</b>	<b>130,200</b>	<b>244,639</b>	<b>50,000</b>	<b>18,000</b>	<b>58,660</b>	<b>52,134</b>	<b>3,670</b>	<b>51,830</b>	<b>51,417</b>	<b>11,166</b>	<b>55,402</b>	<b>(39,340)</b>	<b>882,100</b>	
<b>Excess (Deficiency) of Revenue Over (Under) Expenditures</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>\$ -</b>	<b>\$ 16,062</b>	<b>\$ (55,402)</b>	<b>\$ 39,340</b>	<b>\$ -</b>





# Housing Authority of the City of Columbia, Missouri

## Board Resolution

### RESOLUTION #2892

#### **To Adopt Revisions to the FY 2022 Columbia Housing Authority Agency-Wide Budget Including Component Financial Units and Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit Properties.**

WHEREAS, On November 13, 2021 the CHA Board of Commissioners adopted Resolution 2885 approving the CHA's agency-wide budget for FY 2022 including the FY 2022 annual budgets for the CHA's low-income housing tax credit properties and CHA Low-Income Services, Inc.; and

WEREEAS, The Board of Commissioners desires to approve budget adjustments to the CHA Annual Budget when significant anticipated changes in assumptions for revenues, expenses and programming have been identified; and

WHEREAS, CHA anticipates a net increase in revenue and decrease in expenses in FY 2022 due to changes in budget assumptions and planned full-time equivalent (FTE) positions for FY 2022; and

WHEREAS, As a result of a new rooftop lease at Paquin Towers, CHA will receive a \$23,430 increase in revenue for FY 2022; and

WHEREAS, Adjustments to the budgets for LIHTC General Partner to actual net cash flow received includes a reduction of \$38,860; and

WHEREAS, Adjustments to the budgets for salaries and benefits were reduced by \$72,000 through personnel changes in the Housing Programs Department, Resident Services Department and elimination of the Section 8 Manager position; and

WHEREAS, Audit fees have been updated to actual, which is a 3% increase from the originally anticipated costs; and

WHEREAS, Adjustments to the budgets for computer and IT expenses have been reduced by \$18,204 by removing 6-months of software conversion costs; and

WHEREAS, Adjustments to the budgets for property insurance and property taxes for the CHA's low-income housing tax credit properties include a \$16,221 increase in expenses; and

WHEREAS, Adjustments to the budgets for depreciation expense for the Administration Building include an additional \$40,538 expense.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts resolution #2892 revisions to the FY 2022 CHA agency-wide budget including component financial units and budgets for the CHA's low-income housing tax credit properties as attached hereto and made a part hereof, and making these revisions effective May 11, 2022.

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Bob Hutton, Chair

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Randall Cole, Secretary

Adopted May 11, 2022



**Columbia**

**Housing Authority**

# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: May 11, 2022

Re: Resolution 2893: Approving and Ratifying the Submission of an Application for Thirty (30) Mainstream Housing Vouchers to the U.S. Department of Housing and Urban Development.

## Executive Summary

The attached resolution approves and ratifies this submission, and authorizes the CEO to execute all related grant agreements. Mainstream vouchers may be used for non-elderly disabled populations, including those experiencing homelessness.

## Discussion

Columbia Housing Authority (CHA) staff was notified on April 14, 2022 that it was eligible to receive an additional allocation of Mainstream Housing Vouchers, due to its voucher utilization rate exceeding 80% of its current Mainstream allocation. CHA is currently utilizing its full allocation of 18 Mainstream Housing Vouchers. CHA may qualify for up to 30 additional Mainstream Vouchers. The CHA CEO submitted an application for up to 30 additional Mainstream Housing Vouchers on May 6, 2022 and anticipates a portion of the 30 voucher request being authorized.

CHA's current 5-Year Strategic Plan includes a goal to, *"Expand the continuum of affordable housing services and partnerships with local organizations,"* and *"Apply for tenant-based rental assistance vouchers from the City of Columbia and any available HUD programs including VASH vouchers, Mainstream Vouchers, Continuum of Care vouchers, Emergency Housing Vouchers (EHV) or HCV vouchers should they become available."* Applying for up to 30 additional Mainstream Vouchers directly aligns with CHA's current 5-Year Strategic Plan. CHA staff has also identified over 400 households on its current waitlists that would qualify for a Mainstream Voucher.

## Suggested Commission Action

Approve the resolution ratifying the submission of an application for Mainstream vouchers and authorizing associated grant agreements.







Board Resolution

RESOLUTION #2893

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**To Approve the Submission of Application for Thirty Mainstream Housing Vouchers to the U.S. Department of Housing and Urban Development.**

WHEREAS, The CARES Act authorized HUD to use Mainstream carryover funding from previous Appropriations Acts for two purposes to prevent, prepare for, or respond to coronavirus: 1) to award new Mainstream vouchers non-competitively, and 2) for extraordinary administrative fees; and

WHEREAS, Mainstream Housing Vouchers serve households that include non-elderly person(s) with disabilities, and

WHEREAS, the Columbia Housing Authority currently exceeds the Mainstream housing voucher utilization rate of 80% necessary to qualify for additional Mainstream housing vouchers; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) is awarding vouchers for public housing authorities (PHA) that received a Mainstream award through the FY 2017 Mainstream Voucher Program, the FY 2019 Mainstream Voucher Program, CARES Act Mainstream Funding for PHAs Awarded Funding Allocations in the 2017 and 2019 Competitions, or Mainstream Vouchers Authorized by the CARES Act, and

WHEREAS, the Columbia Housing Authority has successfully increased utilization of all voucher programs since FY 2021 and is the City of Columbia's largest affordable housing provider; and

WHEREAS, HUD Notice PIH 2021-15 (HA) allows PHAs with 1,000 to 4,999 vouchers to apply for up to 30 additional Mainstream vouchers, and

WHEREAS, the Columbia Housing Authority (CHA) has submitted an application for an additional 30 Mainstream Vouchers for the Columbia Housing Authority on May 6, 2022, and

WHEREAS, the acceptance of thirty additional Mainstream Vouchers will help address homelessness and housing insecurity in Columbia, Boone County.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts Resolution 2893 approving and ratifying the Chief Executive Officer's (CEO) application for thirty Mainstream Housing Vouchers to the U.S. Department of Housing and Urban Development.

BE IT FURTHER RESOLVED that if the Mainstream Housing Voucher submission should be approved, resolution 2893 also authorizes the execution of all applicable grant contract award agreements and the implementation of the programs and projects as described in the grant application.

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Bob Hutton, Chair

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Randall Cole, Secretary

Adopted May 11, 2022



**Columbia**

**Housing Authority**

# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: May 11, 2022

Re: Affordable Housing Report-CHA Public Housing and LIHTC

## Executive Summary

This report provides a summary of statistics for CHA Public Housing and LIHTC units for the month of March 2022.

## Discussion

In March, twenty one (21) families moved in and fourteen (14) families moved out. Of the fourteen (14) families that moved out four (4) moved to the private sector, three (3) transferred to a different site, one(1) passed away, one(1) went to a nursing home, 1 moved in with family, 1 was evicted and 3 families moved to the Section 8 program. Out of 742 units there were 23 vacant as of March 31, 2022 which is an overall occupancy average of 97%. Two (2) units were vacant over 60 days. Seven (7) requests for vouchers and sixteen (16) intents to vacate were submitted by participants. Nine (9) terminations were issued for reasons other than non-payment. Uncollected rents for March by increased by \$329.02 from February totals.

## Suggested Commission Action

Review and consider the monthly report.



### Affordable Housing Terminations Report - FY2022

	<i>Failure to Pay</i>	<i>Criminal</i>	<i>Unauthorized Guest</i>	<i>Other</i>	<b>Total Termination Notices</b>	<b>Total Suspended Terminations</b>	<b>Total Vacated Units</b>	<b>Total Unlawful Detainers</b>	<b>Total Unresolved Terminations</b>
<b>Month of January 2022</b>									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	0	0	0	0	0	0	0	0
Bear Creek	1	0	0	1	2	0	0	0	2
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	6	0	0	0	6	5	0	0	1
Bryant Walkway	0	1	0	0	1	0	0	0	1
Bryant Walkway II	0	0	0	0	0	0	1	0	0
<b>MONTHLY TOTAL</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>9</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>4</b>
<b>Month of February 2022</b>									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	1	0	0	1	0	0	1	1
Bear Creek	0	0	1	0	1	2	0	0	1
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	3	0	1	1	5	3	0	0	2
Bryant Walkway	0	0	0	0	0	0	1	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
<b>MONTHLY TOTAL</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>7</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>4</b>
<b>Month of March 2022</b>									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	2	0	1	3	2	1	1	0
Bear Creek	2	0	0	2	4	4	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	3	1	0	2	6	2	2	0	2
Bryant Walkway	0	1	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>4</b>	<b>0</b>	<b>5</b>	<b>13</b>	<b>8</b>	<b>3</b>	<b>1</b>	<b>2</b>





**Columbia**

**Housing Authority**

# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: HCV Programs  
To: CHA Board of Commissioners  
From: CEO & Staff  
CHA Board of Commissioners Meeting Date: May 11, 2022  
Re: Housing Choice Vouchers & Special Programs

## Executive Summary

This memo provides a report of January Housing Choice Voucher (HCV) and Special Program activities.

## Discussion

### **Housing Choice Voucher (HCV) Program**

The attached HCV Program Report is contingent on the number of vouchers leased, which is the primary measurement of this program's success. The Housing Programs Department continues to have a significant need of increasing lease ups; however, staff continues to make momentous progress. CHA added 13 new lease ups in March. There were 8 attritions for a net of 7 new participants. Half of HCV's attrition for the month of March are a result of families requesting to be removed from the program. As of March, CHA had 104 voucher holders searching for homes. The intake department pulled 100 applicants from the waitlist on February 15, 2022. 78 of those families were found eligible, 59 of those families completed the intake process and received a voucher. Available rental units remain our most significant challenge.

#### **HCV Move Out Reasons:**

- Removed Self from Program - 3
- Termination/Non-Compliance – 2
- Deceased – 1

### **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 recently experienced staffing transitions, however, continues to work towards utilizing the remaining VASH vouchers in providing housing for the community's homeless veterans. As of March 31, 2022, we have 113 households receiving VASH program assistance - 88 HCV + 25 PBV (Patriot Place). We currently have 10 HCV VASH new voucher holders searching for homes.

#### **HUD VASH Move Out Reasons:**

- Termination/Non-Compliance – 2



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## **Mainstream Vouchers**

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA has been awarded 19 Mainstream Vouchers. We currently have 18 vouchers leased and 1 voucher holder searching for a home. We anticipate all 19 vouchers will be fully leased up by the end of April.

## **Continuum of Care (CoC) Program**

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 March 31, we had 50 households receiving COC program assistance, and our target is 68. We currently have 5 referrals from the Functional Zero Task Force pending voucher issuance. The applicants must be added to the waitlist through the Functional Zero Task Force (FZTF) via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. As the applicants are homeless, there are often additional barriers such as locating individuals for processing. We currently have 19 voucher holders looking for homes.

## **Emergency Housing Vouchers (EHV) Program**

CHA currently has 51 Emergency Housing Vouchers with 13 leased and 20 others with vouchers and looking for housing. We currently have 15 referrals from the Functional Zero Task Force pending voucher issuance. Just as required with the CoC program, the applicants must be added to the waitlist through the Functional Zero Task Force (FZTF) via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. As the admission to this program is wider in scope than the CoC program, we are working with the HUD Field Office and the Balance of State to allow a more diverse choice of applicants in hopes to accelerate lease ups. With the focused clientele, there are often additional barriers such as locating individuals for processing.

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

CHA currently has 19 participants on this program and our target is 24. The “Target Number of Vouchers” can be a little deceiving due to the factors in the “target” calculation: (1) remaining funding available (2) remaining number of months, and (5) the current month’s HAP payment, but the current month’s HAP payment is not consistent as the amount of security deposits and adjustments paid fluctuates from month to month. On March 21, 2022, 20 families were pulled from the TBRA waitlist. Of the 20 families pulled, 5 families were eligible, with 2 families completing the intake process and receiving a voucher. There are 3 families pending briefing and voucher issuance.





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As this funding is through December 31, 2022, we still have 12 months to make monthly adjustments in maintaining a desired number of vouches leased to expend all funding.

## **Move Out Reasons:**

Termination/Non-Compliance/Eviction - 1

Suggested Commission Action

Review and consider the report.



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

**March 31, 2022**

HOUSING CHOICE VOUCHER = HCV + VASH + MAINSTREAM + PORT-INS																			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-22	\$ 7,909,344	\$ 659,112	\$ 193.09	\$ 585	\$ 625,732	\$ (33,380)	1,069	1,212	1,069	1,131	(62)	(62)	12	88	88%	95%	88%	95%	10	0.9%	10	0.9%
Feb-22	\$ 7,283,612	\$ 662,147	\$ 194.45	\$ 573	\$ 613,865	\$ (81,662)	1,072	1,212	2,141	1,165	(93)	(155)	6	81	88%	93%	88%	94%	-	0.0%	5	0.5%
Mar-22	\$ 6,669,748	\$ 666,975	\$ 199.86	\$ 573	\$ 607,743	\$ (59,231)	1,060	1,212	3,201	1,175	(115)	(270)	15	104	87%	91%	88%	93%	8	0.8%	6	0.6%

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

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

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

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

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

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

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

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

**Total vouchers available = 1132**

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

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

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

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

**Homeownership:** Current number of homeownership vouchers

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

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

**March 31, 2022**

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-22	\$ 2,300,000	\$ 191,667	\$ 205.20	\$ 333	\$ 198,733	\$ 7,066	569	597	569	597	(28)	(28)	11	-	95.3%	103.7%	95.3%	103.7%	6	1.1%	6	1.1%
Feb-22	\$ 2,101,267	\$ 191,024	\$ 206.68	\$ 335	\$ 199,806	\$ 8,782	573	597	1,142	597	(24)	(52)	7	-	96.0%	104.6%	95.6%	104.1%	3	0.5%	5	0.8%
Mar-22	\$ 1,901,461	\$ 190,146	\$ 211.04	\$ 336	\$ 200,417	\$ 10,271	575	597	1,717	597	(22)	(74)	17	-	96.3%	105.4%	95.9%	104.6%	12	2.1%	7	1.2%

**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 - Tenant Based Rental Assistance - Monthly Management Report

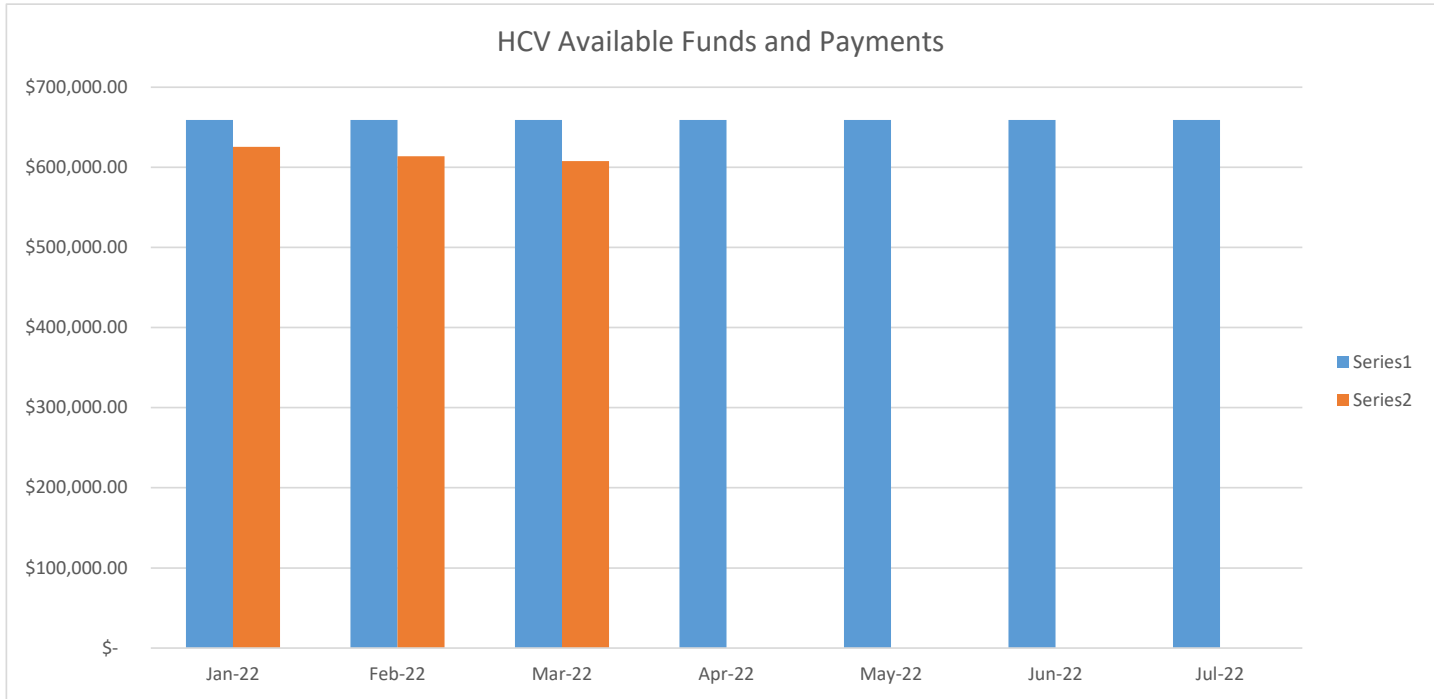
**March 31, 2022**

Tenant Based Rental Assistance (TBRA)											
Month	Funds Available Through December 31, 2022	Projected Monthly Funds Available	Average Tenant Payment	Ave. HAP Payments + Deposits/Adjustment	Total Request (TRA+UAP+Dep/Adj)	HAP s Over/(Under) Authorized	Current Vouchers in Lease	Target Number of Vouchers	Number of Vouchers Over/(Under) Authorized	Vouchers Issued	
Jan-21	\$ 285,000	\$ 11,875	\$ 189.00	\$ 692	\$ 692	\$ (11,183)	1	17	(16)	9	
Feb-21	\$ 284,308	\$ 12,361	\$ 176.17	\$ 438	\$ 438	\$ (11,923)	1	28	(27)	0	
Mar-21	\$ 283,870	\$ 12,903	\$ 169.38	\$ 1,374	\$ 2,748	\$ (10,155)	2	9	(7)	6	
Apr-21	\$ 281,122	\$ 13,387	\$ 158.00	\$ 680	\$ 2,720	\$ (10,667)	4	20	(16)	0	
May-21	\$ 278,402	\$ 13,920	\$ 158.22	\$ 694	\$ 8,334	\$ (5,586)	12	20	(8)	0	
Jun-21	\$ 270,068	\$ 14,214	\$ 152.17	\$ 718	\$ 9,332	\$ (4,883)	13	20	(7)	4	
Jul-21	\$ 260,737	\$ 14,485	\$ 146.07	\$ 1,148	\$ 16,079	\$ 1,593	14	13	1	3	
Aug-21	\$ 244,658	\$ 14,392	\$ 152.31	\$ 594	\$ 8,320	\$ (6,071)	14	24	(10)	0	
Sep-21	\$ 236,338	\$ 14,771	\$ 135.86	\$ 842	\$ 12,626	\$ (2,145)	15	18	(3)	2	
Oct-21	\$ 223,712	\$ 14,914	\$ 135.86	\$ 636	\$ 10,174	\$ (4,740)	16	23	(7)	2	
Nov-21	\$ 213,538	\$ 15,253	\$ 132.32	\$ 687	\$ 13,048	\$ (2,205)	19	22	(3)	0	
Dec-21	\$ 200,490	\$ 15,422	\$ 142.71	\$ 1,201	\$ 25,224	\$ 9,801	21	13	8	0	
Jan-22	\$ 175,266	\$ 14,605	\$ 127.55	\$ 739	\$ 15,515	\$ 910	21	20	1	0	
Feb-22	\$ 159,751	\$ 14,523	\$ 118.37	\$ 606	\$ 12,125	\$ (2,398)	20	24	(4)	0	
Mar-22	\$ 147,626	\$ 14,763	\$ 110.07	\$ 706	\$ 13,409	\$ (1,354)	19	21	(2)	0	
Apr-22											
May-22											
Jun-22											
Jul-22											
Aug-22											
Sep-22											
Oct-22											
Nov-22											
Dec-22											



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

**March 2022**









# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: May 11, 2022

Re: March 2022 Safety Report

## Executive Summary

This report provides a brief overview of Safety Department Activity March 1, 2022 thru March 31, 2022

## Discussion

Columbia Housing Authority Safety Department took 58 reports.

	January 2022	February 2022	March 2022	April 2021	May 2021	June 2021	July 2021	August 2021	September 2021	October 2021	November 2021	December 2021
Bear Creek	5	1	5	6	6	2	2	0	4	9	1	3
Bryant Walk	4	3	2	8	10	10	3	6	5	4	5	4
Downtown	12	5	6	13	11	9	12	16	14	11	6	6
Oak Towers	13	16	13	15	16	24	15	8	8	16	23	17
Patriot Place	0	1	3	1	2	5	1	3	4	3	0	3
Paquin Towers	24	24	26	22	23	34	36	25	29	26	34	20
Stuart Parker	2	0	3	2	4	6	8	5	3	3	3	3
misc					3	17	3		4	5		
<b>Total</b>	60	50	58	67	75	107	80	63	71	77	77	55

### Yearly Totals for CHA Safety Reports

Year	2016	2017	2018	2019	2020	2021	2022
<b>Safety Reports</b>	445	629	793	813	626	831	168

### Joint Communications Log for March 2022

	January 2022	February 2022	March 2022	April 2022	May 2022	June 2022	July 2022	August 2022	September 2022	October 2021	November 2021	December 2021
Columbia Police Response	94	86	91							92	95	113
Columbia Police Reports	15	11	14							12	11	22
Fire/Ems	105	61	93							104	95	117
<b>Total</b>	214	158	198							208	201	252

### Safety Department New Resident Move in meetings

10 New residents move in meetings by S.O. Forck

Paquin Towers St. Patrick Day BBQ

## Recommended Commission Action

Review and consider Report.





# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: May 11, 2022

Re: March 2022 Unaudited Financial Reports

## Executive Summary

### Financial Highlights for YTD March 2022

- Total YTD revenues are \$5,253,854
- Total YTD expenditures are \$4,260,143
- Net Gain/(Loss) for HCV is \$22,240 above budget for the quarter, Public Housing is \$18,509 above budget, and LIHTC is \$35,118 above budget, demonstrating a good start for the year.

## Discussion

### Revenues

- HCV - Admin Fees earned are \$35,293 or 13% above budget for the quarter. HUD increased the pro-ration rate from 84% to 88%
- AMP 1 – actual vacancy loss exceeds budget by \$7,914 YTD; overall revenues are 2% above budget, running right on track for the year
- Other Revenue for Stuart Parker and Oak Towers exceeds the amount budgeted by \$4,733 and \$2,778, respectively, due mainly to the receipt of unbudgeted commissions from LUMEN for our tenants who subscribe to cable TV.

### Expenses

- HCV
- Inspection costs are under budget for the quarter
  - Family Self Sufficiency participants are earning 45% or \$14,697 above budget for FSS escrow payments, showing that our participants are doing well.
- AMP 1
- Extraordinary Maintenance exceeds budget by \$5,397 which includes cabinets that had to be rebuilt as part of the restoration at one of the Trinity units.
  - We have collected \$1,107 from accounts that had been written off.
- LIHTC
- Oak Towers Admin salaries and benefits are \$8,466 below budget because there has temporarily been a vacant position
  - Extraordinary Maintenance for Bryant Walkway II includes \$3,065 for poly jacking a unit on La Salle
- Administration
- Admin salaries are \$12,584 over budget based on the personnel changes in Director positions

## Suggested Commission Action

Read and review this report.





Columbia Housing Authority  
201 Switzler Street  
Columbia, MO 65203

**HOUSING AUTHORITY**  
**of the City of Columbia, Missouri**

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**MONTHLY**  
**FINANCIAL STATEMENTS**  
*(unaudited)*

**March 31, 2022**

Fiscal Year End  
December 2022  
Month 3 of 12

as submitted by:

Debbi Simmons, CFO  
Housing Authority of the City of Columbia, MO

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**Housing Choice Voucher Program**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
HUD PHA Operating Grants - HAP	\$ 801,923	\$ 810,885	\$ (8,962)	\$ 2,415,450	\$ 2,432,654	(17,204)	-1%
HUD Admin Fees Earned	119,239	87,739	31,500	298,511	263,218	35,293	13%
<b>Total Fee Revenue</b>	<b>921,162</b>	<b>898,624</b>	<b>22,538</b>	<b>2,713,961</b>	<b>2,695,871</b>	<b>18,089</b>	<b>1%</b>
Investment Income - Unrestricted	442	500	(58)	1,304	1,500	(196)	-13%
Fraud Recovery - HAP	940	100	840	940	300	640	0%
Fraud Recovery - Admin	940	100	840	940	300	640	0%
FSS Forfeitures	1,087	917	170	2,535	2,750	(215)	-8%
<b>Total Revenue</b>	<b>\$ 924,570</b>	<b>\$ 900,240</b>	<b>\$ 24,330</b>	<b>\$ 2,719,679</b>	<b>\$ 2,700,721</b>	<b>\$ 18,957</b>	<b>1%</b>
Administrative Salaries	25,205	26,810	(1,606)	74,916	80,431	(5,514)	-7%
Auditing Fees	3,311	3,333	(22)	9,955	10,000	(45)	0%
Management Fee	19,680	20,021	(341)	59,220	60,063	(843)	-1%
Book-keeping Fee	12,300	12,513	(213)	37,013	37,540	(527)	-1%
Advertising and Marketing	200	167	33	200	500	(300)	-60%
Employee Benefit contributions - Administrative	7,393	8,390	(998)	25,598	25,171	427	2%
Office Expenses	6,394	4,980	1,414	17,452	14,940	2,512	17%
Training & Travel	(7,175)	542	(7,717)	1,100	1,625	(525)	-32%
Other Administrative Expenses	10,488	9,688	800	19,814	29,064	(9,250)	-32%
<b>Total Operating - Administrative</b>	<b>77,795</b>	<b>86,444</b>	<b>(8,649)</b>	<b>245,267</b>	<b>259,333</b>	<b>(14,066)</b>	<b>-5%</b>
Total Tenant Services	295	-	295	365	-	365	
Total Utilities	1,098	620	478	3,130	1,860	1,270	68%
Bldg. Maintenance	1,247	1,439	(192)	3,958	4,317	(359)	-8%
Insurance Premiums	1,005	1,348	(343)	3,001	4,044	(1,042)	-26%
Other General Expenses	699	467	233	2,135	1,400	735	52%
<b>Total Operating Expenses</b>	<b>\$ 82,139</b>	<b>\$ 90,318</b>	<b>\$ (8,179)</b>	<b>\$ 257,855</b>	<b>\$ 270,953</b>	<b>\$ (13,098)</b>	<b>-5%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 842,431</b>	<b>\$ 809,923</b>	<b>\$ 32,509</b>	<b>\$ 2,461,824</b>	<b>\$ 2,429,768</b>	<b>\$ 32,056</b>	<b>1%</b>
Homeownership	4,172	4,236	(64)	12,514	12,708	(194)	-2%
Portable Housing Assistance Payments	7,123	9,450	(2,327)	28,339	28,350	(11)	0%
S8 FSS Payments	11,645	10,833	811	47,197	32,500	14,697	45%
VASH Housing Assistance Payments	49,922	62,430	(12,508)	153,021	187,290	(34,269)	-18%
All Other Vouchers Housing Assistance Payments	738,590	724,430	14,160	2,197,783	2,173,290	24,493	1%
<b>Total Housing Assistance Payments</b>	<b>811,451</b>	<b>811,379</b>	<b>72</b>	<b>2,438,854</b>	<b>2,434,138</b>	<b>4,716</b>	<b>0%</b>
Depreciation Expense	1,698	-	1,698	5,100	-	5,100	
<b>Total Expenses</b>	<b>\$ 895,288</b>	<b>\$ 901,697</b>	<b>\$ (6,409)</b>	<b>\$ 2,701,809</b>	<b>\$ 2,705,091</b>	<b>\$ (3,282)</b>	<b>0%</b>
<b>Net Gain (Loss)</b>	<b>\$ 29,283</b>	<b>\$ (1,457)</b>	<b>\$ 30,739</b>	<b>\$ 17,870</b>	<b>\$ (4,370)</b>	<b>\$ 22,240</b>	

**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 29,500	\$ 26,836	\$ 2,664	\$ 85,432	\$ 80,507	\$ 4,925	6%
Vacancy Loss	(5,099)	(1,427)	(3,672)	(12,195)	(4,280)	(7,914)	185%
Net Tenant Rental Revenue	24,401	25,409	(1,008)	73,237	76,226	(2,989)	-4%
Tenant Revenue - Other	2,594	542	2,052	2,594	1,627	967	59%
<b>Total Tenant Revenue</b>	<b>26,995</b>	<b>25,951</b>	<b>1,044</b>	<b>75,831</b>	<b>77,854</b>	<b>(2,022)</b>	<b>-3%</b>
HUD PHA Operating Grants	33,542	34,874	(1,332)	106,523	104,622	1,901	2%
Capital Fund Grants	-	-	-	-	-	-	
<b>Total Grant Revenue</b>	<b>33,542</b>	<b>34,874</b>	<b>(1,332)</b>	<b>106,523</b>	<b>104,622</b>	<b>1,901</b>	<b>2%</b>
Investment Income - Unrestricted	1,265	338	928	3,732	1,013	2,719	268%
Fraud Recovery	-	-	-	-	-	-	0%
Other Revenue	5,759	3,063	2,695	10,202	9,190	1,013	11%
<b>Total Revenue</b>	<b>\$ 67,561</b>	<b>\$ 64,226</b>	<b>\$ 3,335</b>	<b>\$ 196,288</b>	<b>\$ 192,678</b>	<b>\$ 3,610</b>	<b>2%</b>
Administrative Salaries	4,506	4,000	506	9,792	11,999	(2,206)	-18%
Auditing Fees	353	400	(47)	1,106	1,200	(94)	-8%
Management Fee	5,524	5,524	0	16,670	16,573	97	1%
Book-keeping Fee	855	855	-	2,580	2,565	15	1%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	967	1,349	(383)	2,463	4,048	(1,586)	-39%
Office Expenses	1,260	975	285	3,293	2,924	369	13%
Legal Expense	-	125	(125)	-	375	(375)	-100%
Training & Travel	-	358	(358)	-	1,075	(1,075)	-100%
Other	158	820	(662)	653	2,460	(1,807)	-73%
<b>Total Operating - Administrative</b>	<b>13,623</b>	<b>14,406</b>	<b>(784)</b>	<b>36,557</b>	<b>43,219</b>	<b>(6,663)</b>	<b>-15%</b>
Asset Management Fee	1,200	1,200	-	3,600	3,600	-	0%
<b>Total Tenant Services</b>	<b>3,651</b>	<b>1,193</b>	<b>2,458</b>	<b>4,484</b>	<b>3,578</b>	<b>905</b>	<b>25%</b>



**AMP 1 - Downtown**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	\$ 2,209	\$ 2,597	\$ (388)	\$ 7,354	\$ 7,790	\$ (436)	-6%
Electricity	809	1,431	(622)	3,537	4,294	(757)	-18%
Gas	2,365	1,039	1,326	5,329	3,116	2,212	71%
Sewer	2,353	2,461	(108)	7,824	7,382	442	6%
<b>Total Utilities</b>	<b>7,735</b>	<b>7,527</b>	<b>208</b>	<b>24,044</b>	<b>22,582</b>	<b>1,462</b>	6%
Maintenance - Labor	13,561	17,477	(3,915)	45,092	52,430	(7,339)	-14%
Maintenance - Materials & Other	5,447	5,733	(287)	14,848	17,199	(2,351)	-14%
Maintenance and Operations Contracts	16,021	7,564	8,457	25,538	22,693	2,845	13%
Employee Benefit Contributions - Maintenance	5,676	5,721	(45)	15,037	17,163	(2,126)	-12%
<b>Total Maintenance</b>	<b>40,705</b>	<b>36,495</b>	<b>4,210</b>	<b>100,515</b>	<b>109,486</b>	<b>(8,971)</b>	-8%
<b>Total Protective Services</b>	<b>3,020</b>	<b>2,976</b>	<b>44</b>	<b>8,472</b>	<b>8,928</b>	<b>(456)</b>	-5%
<b>Total Insurance Premiums</b>	<b>4,696</b>	<b>4,404</b>	<b>292</b>	<b>14,090</b>	<b>13,212</b>	<b>878</b>	7%
Other General Expenses	779	1,857	(1,078)	1,298	5,570	(4,272)	-77%
Payments in Lieu of Taxes	1,555	1,788	(233)	4,053	5,365	(1,312)	-24%
Bad debt - Tenant Rents	(957)	389	(1,347)	(1,107)	1,168	(2,275)	-195%
<b>Total Other General Expenses</b>	<b>1,377</b>	<b>4,034</b>	<b>(2,658)</b>	<b>4,244</b>	<b>12,103</b>	<b>(7,859)</b>	-65%
Interest on Notes Payable	402	351	51	1,112	1,052	59	6%
<b>Total Operating Expenses</b>	<b>\$ 76,408</b>	<b>\$ 72,587</b>	<b>\$ 3,821</b>	<b>\$ 197,117</b>	<b>\$ 217,762</b>	<b>\$ (20,645)</b>	-9%
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (8,848)</b>	<b>\$ (8,361)</b>	<b>\$ (486)</b>	<b>\$ (829)</b>	<b>\$ (25,084)</b>	<b>\$ 24,255</b>	-97%
Extraordinary Maintenance	6,897	500	6,397	6,897	1,500	5,397	360%
Depreciation Expense	13,639	13,523	116	40,917	40,568	349	1%
<b>Total Expenses</b>	<b>\$ 96,944</b>	<b>\$ 86,610</b>	<b>\$ 10,334</b>	<b>\$ 244,931</b>	<b>\$ 259,830</b>	<b>\$ (14,899)</b>	-6%
<b>Net Gain (Loss)</b>	<b>\$ (29,384)</b>	<b>\$ (22,384)</b>	<b>\$ (7,000)</b>	<b>\$ (48,643)</b>	<b>\$ (67,152)</b>	<b>\$ 18,509</b>	-28%

**Stuart Parker Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 70,849	\$ 71,047	\$ (198)	\$ 217,825	\$ 213,140	\$ 4,686	2%
Rental Subsidies	87,280	87,080	200	256,562	261,240	(4,678)	-2%
Vacancy Loss	(3,693)	(3,558)	(136)	(18,402)	(10,673)	(7,729)	72%
Net Rental Revenue	154,436	154,569	(133)	455,985	463,706	(7,722)	-2%
Tenant Revenue - Other	1,374	1,117	257	1,764	3,350	(1,585)	-47%
<b>Total Tenant Revenue</b>	<b>155,809</b>	<b>155,685</b>	<b>124</b>	<b>457,749</b>	<b>467,056</b>	<b>(9,307)</b>	<b>-2%</b>
Investment Income - Unrestricted	1,763	501	1,263	5,232	1,502	3,730	248%
Other Revenue	11,305	7,054	4,251	25,895	21,162	4,733	22%
<b>Total Revenue</b>	<b>\$ 168,878</b>	<b>\$ 163,240</b>	<b>\$ 5,638</b>	<b>\$ 488,876</b>	<b>\$ 489,720</b>	<b>\$ (843)</b>	<b>0%</b>
Administrative Salaries	10,618	12,548	(1,930)	31,828	37,643	(5,815)	-15%
Auditing Fees	1,150	1,117	33	3,450	3,350	100	3%
Property Management Fee	9,810	9,765	45	28,778	29,294	(515)	-2%
Asset Management Fees	1,100	1,100	-	3,299	3,299	-	0%
Advertising and Marketing	-	8	(8)	-	25	(25)	-100%
Employee Benefit contributions - Administrative	2,695	4,119	(1,424)	7,799	12,356	(4,557)	-37%
Office Expenses	2,621	2,443	177	7,724	7,330	394	5%
Legal Expense	-	172	(172)	1,200	517	683	132%
Training & Travel	214	167	47	321	500	(179)	-36%
Other	614	539	76	2,300	1,616	684	42%
<b>Total Operating - Administrative</b>	<b>28,821</b>	<b>31,977</b>	<b>(3,156)</b>	<b>86,699</b>	<b>95,930</b>	<b>(9,231)</b>	<b>-10%</b>
<b>Total Tenant Services</b>	<b>9,634</b>	<b>9,605</b>	<b>29</b>	<b>27,352</b>	<b>28,814</b>	<b>(1,461)</b>	<b>-5%</b>
Water	5,489	5,258	231	15,613	15,773	(160)	-1%
Electricity	11,201	12,597	(1,395)	35,297	37,790	(2,492)	-7%
Gas	1,803	1,087	716	5,663	3,260	2,403	74%
Sewer	4,233	3,840	393	12,767	11,519	1,248	11%
<b>Total Utilities</b>	<b>\$ 22,725</b>	<b>\$ 22,781</b>	<b>\$ (56)</b>	<b>\$ 69,341</b>	<b>\$ 68,342</b>	<b>\$ 998</b>	<b>1%</b>

**Stuart Parker Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 14,269	\$ 13,052	\$ 1,216	\$ 40,435	\$ 39,157	\$ 1,278	3%
Maintenance - Materials & Other	4,095	5,848	(1,753)	19,625	17,543	2,082	12%
Maintenance and Operations Contracts	10,148	10,352	(204)	24,816	31,056	(6,240)	-20%
Employee Benefit Contributions - Maintenance	4,529	4,978	(449)	13,337	14,935	(1,598)	-11%
<b>Total Maintenance</b>	<b>33,041</b>	<b>34,230</b>	<b>(1,189)</b>	<b>98,213</b>	<b>102,691</b>	<b>(4,478)</b>	<b>-4%</b>
<b>Total Insurance Premiums</b>	<b>6,385</b>	<b>6,188</b>	<b>197</b>	<b>19,091</b>	<b>18,564</b>	<b>527</b>	<b>3%</b>
Other General Expenses	362	-	362	1,571	-	1,571	
Taxes	4,717	4,717	-	14,152	14,152	-	0%
Bad debt - Tenant Rents	4,011	1,993	2,018	4,011	5,978	(1,967)	-33%
<b>Total Other General Expenses</b>	<b>9,090</b>	<b>6,710</b>	<b>2,380</b>	<b>19,734</b>	<b>20,131</b>	<b>(396)</b>	<b>-2%</b>
Interest of Mortgage (or Bonds) Payable	16,534	16,534	(0)	49,603	49,603	(0)	0%
Interest on Notes Payable (Seller Financing)	20,967	20,967	0	62,900	62,900	0	0%
Amortization of Loan Costs	2,274	2,274	(0)	6,822	6,823	(1)	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>39,775</b>	<b>39,775</b>	<b>(0)</b>	<b>119,325</b>	<b>119,326</b>	<b>(1)</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$ 149,472</b>	<b>\$ 151,266</b>	<b>\$ (1,794)</b>	<b>\$ 439,754</b>	<b>\$ 453,797</b>	<b>\$ (14,043)</b>	<b>-3%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 19,406</b>	<b>\$ 11,974</b>	<b>\$ 7,431</b>	<b>\$ 49,122</b>	<b>\$ 35,923</b>	<b>\$ 13,199</b>	<b>37%</b>
Extraordinary Maintenance	3,353	-	3,353	4,378	-	4,378	
Depreciation Expense	45,363	65,653	(20,290)	176,869	196,960	(20,091)	-10%
<b>Total Expenses</b>	<b>\$ 198,188</b>	<b>\$ 216,919</b>	<b>\$ (18,731)</b>	<b>\$ 621,001</b>	<b>\$ 650,756</b>	<b>\$ (29,755)</b>	<b>-5%</b>
<b>Net Gain (Loss)</b>	<b>\$ (29,310)</b>	<b>\$ (53,679)</b>	<b>\$ 24,369</b>	<b>\$ (132,125)</b>	<b>\$ (161,037)</b>	<b>\$ 28,912</b>	<b>-18%</b>

**Bear Creek Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 15,661	\$ 15,902	\$ (241)	\$ 45,367	\$ 47,705	\$ (2,338)	-5%
Rental Subsidies	30,281	30,780	(499)	92,459	92,340	119	0%
Vacancy Loss	(1,099)	(1,401)	301	(2,926)	(4,202)	1,276	-30%
Net Rental Revenue	<b>44,843</b>	<b>45,281</b>	<b>(438)</b>	<b>134,900</b>	<b>135,844</b>	<b>(943)</b>	<b>-1%</b>
Tenant Revenue - Other	241	1,129	(889)	662	3,388	(2,726)	-80%
<b>Total Tenant Revenue</b>	<b>45,083</b>	<b>46,410</b>	<b>(1,327)</b>	<b>135,562</b>	<b>139,231</b>	<b>(3,669)</b>	<b>-3%</b>
Investment Income - Unrestricted	520	126	394	1,490	379	1,111	293%
Other Revenue	2,530	2,679	(150)	6,586	8,038	(1,453)	-18%
<b>Total Revenue</b>	<b>\$ 48,133</b>	<b>\$ 49,216</b>	<b>\$ (1,083)</b>	<b>\$ 143,638</b>	<b>\$ 147,649</b>	<b>\$ (4,011)</b>	<b>-3%</b>
Administrative Salaries	2,618	3,035	(416)	7,866	9,104	(1,237)	-14%
Auditing Fees	883	858	25	2,650	2,575	75	3%
Property Management Fee	2,363	2,945	(582)	7,090	8,836	(1,746)	-20%
Asset Management Fees	1,000	1,000	-	2,999	2,999	-	0%
Advertising and Marketing	-	4	(4)	-	13	(13)	-100%
Employee Benefit contributions - Administrative	716	1,031	(315)	2,210	3,093	(882)	-29%
Office Expenses	879	783	96	2,423	2,350	74	3%
Legal Expense	-	25	(25)	-	75	(75)	-100%
Training & Travel	57	45	13	86	134	(47)	-35%
Other	92	124	(33)	423	373	50	13%
<b>Total Operating - Administrative</b>	<b>8,609</b>	<b>9,850</b>	<b>(1,241)</b>	<b>25,748</b>	<b>29,550</b>	<b>(3,802)</b>	<b>-13%</b>
<b>Total Tenant Services</b>	<b>1,465</b>	<b>1,650</b>	<b>(185)</b>	<b>4,519</b>	<b>4,950</b>	<b>(431)</b>	<b>-9%</b>
Water	1,220	1,829	(609)	4,318	5,487	(1,170)	-21%
Electricity	624	826	(202)	2,210	2,479	(269)	-11%
Gas	390	233	158	1,593	698	895	128%
Sewer	1,067	1,523	(456)	3,650	4,569	(919)	-20%
<b>Total Utilities</b>	<b>\$ 3,301</b>	<b>\$ 4,411</b>	<b>\$ (1,110)</b>	<b>\$ 11,771</b>	<b>\$ 13,233</b>	<b>\$ (1,462)</b>	<b>-11%</b>

**Bear Creek Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	3,497	\$	2,869	\$	629	\$	9,326	\$	8,606	\$	720	8%
Maintenance - Materials & Other		678		2,916		(2,238)		4,848		8,748		(3,901)	-45%
Maintenance and Operations Contracts		7,012		4,400		2,613		14,655		13,199		1,456	11%
Employee Benefit Contributions - Maintenance		1,096		1,057		40		3,137		3,170		(33)	-1%
<b>Total Maintenance</b>		<b>12,284</b>		<b>11,241</b>		<b>1,043</b>		<b>31,965</b>		<b>33,724</b>		<b>(1,758)</b>	-5%
<b>Total Insurance Premiums</b>		<b>4,889</b>		<b>4,417</b>		<b>472</b>		<b>14,644</b>		<b>13,250</b>		<b>1,394</b>	11%
Other General Expenses		38		-		38		290		-		290	
Property Taxes		1,791		1,791		-		5,373		5,373		-	0%
Bad debt - Tenant Rents		-		302		(302)		-		905		(905)	-100%
<b>Total Other General Expenses</b>		<b>1,829</b>		<b>2,093</b>		<b>(264)</b>		<b>5,662</b>		<b>6,278</b>		<b>(615)</b>	-10%
Interest of Mortgage (or Bonds) Payable		3,577		3,487		90		10,414		10,460		(46)	0%
Interest on Notes Payable (Seller Financing)		6,714		6,748		(35)		20,141		20,245		(105)	
Amortization of Loan Costs		1,664		1,664		-		4,991		4,991		-	0%
<b>Total Interest Expense and Amortization Cost</b>		<b>11,954</b>		<b>11,899</b>		<b>55</b>		<b>35,546</b>		<b>35,697</b>		<b>(151)</b>	0%
<b>Total Operating Expenses</b>	\$	<b>44,330</b>	\$	<b>45,560</b>	\$	<b>(1,230)</b>	\$	<b>129,855</b>	\$	<b>136,681</b>	\$	<b>(6,826)</b>	-5%
<b>Excess of Operating Revenue over Operating Expenses</b>	\$	<b>3,803</b>	\$	<b>3,656</b>	\$	<b>147</b>	\$	<b>13,783</b>	\$	<b>10,968</b>	\$	<b>2,815</b>	26%
Extraordinary Maintenance		-		-		-		4,237		-		4,237	
Depreciation Expense		18,769		18,774		(5)		56,319		56,323		(4)	0%
<b>Total Expenses</b>	\$	<b>63,099</b>	\$	<b>64,335</b>	\$	<b>(1,236)</b>	\$	<b>190,412</b>	\$	<b>193,004</b>	\$	<b>(2,592)</b>	-1%
<b>Net Gain (Loss)</b>	\$	<b>(14,966)</b>	\$	<b>(15,118)</b>	\$	<b>152</b>	\$	<b>(46,773)</b>	\$	<b>(45,355)</b>	\$	<b>(1,418)</b>	3%

**Oak Towers Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 42,547	\$ 40,012	\$ 2,535	\$ 127,482	\$ 120,036	\$ 7,446	6%
Rental Subsidies	45,975	48,510	(2,535)	138,084	145,530	(7,446)	-5%
Vacancy Loss	(3,584)	(2,213)	(1,371)	(11,157)	(6,639)	(4,518)	68%
Net Rental Revenue	<b>84,938</b>	<b>86,309</b>	<b>(1,371)</b>	<b>254,409</b>	<b>258,927</b>	<b>(4,518)</b>	<b>-2%</b>
Tenant Revenue - Other	612	331	282	1,249	992	256	26%
<b>Total Tenant Revenue</b>	<b>85,550</b>	<b>86,640</b>	<b>(1,090)</b>	<b>255,658</b>	<b>259,919</b>	<b>(4,261)</b>	<b>-2%</b>
Investment Income - Unrestricted	580	195	386	1,665	584	1,082	185%
Other Revenue	4,716	1,745	2,972	8,011	5,234	2,778	53%
<b>Total Revenue</b>	<b>\$ 90,847</b>	<b>\$ 88,579</b>	<b>\$ 2,268</b>	<b>\$ 265,334</b>	<b>\$ 265,736</b>	<b>\$ (402)</b>	<b>0%</b>
Administrative Salaries	3,633	7,481	(3,849)	15,679	22,444	(6,765)	-30%
Auditing Fees	1,233	1,200	33	3,700	3,600	100	3%
Property Management Fee	5,416	5,303	113	15,824	15,909	(85)	-1%
Asset Management Fees	1,016	1,016	-	3,049	3,049	-	0%
Advertising and Marketing	-	4	(4)	-	13	(13)	-100%
Employee Benefit contributions - Administrative	1,660	2,500	(839)	5,798	7,499	(1,701)	-23%
Office Expenses	1,817	1,392	425	4,128	4,175	(47)	-1%
Legal Expense	284	42	242	728	125	602	482%
Training & Travel	111	63	48	167	190	(24)	-12%
Other	183	243	(61)	555	730	(176)	-24%
<b>Total Operating - Administrative</b>	<b>15,353</b>	<b>19,245</b>	<b>(3,892)</b>	<b>49,627</b>	<b>57,735</b>	<b>(8,107)</b>	<b>-14%</b>
Tenant Services - Salaries	3,793	3,640	153	10,356	10,920	(564)	-5%
Employee Benefit Contributions - Tenant Services	1,157	1,166	(9)	3,334	3,497	(163)	-5%
Tenant Services - Other	1,216	1,478	(263)	3,456	4,435	(979)	-22%
<b>Total Tenant Services</b>	<b>6,166</b>	<b>6,284</b>	<b>(118)</b>	<b>17,145</b>	<b>18,852</b>	<b>(1,707)</b>	<b>-9%</b>
Water	1,480	1,499	(19)	4,278	4,498	(219)	-5%
Electricity	8,103	8,836	(733)	25,759	26,509	(749)	-3%
Gas	927	551	376	2,759	1,654	1,105	67%
Sewer	988	974	13	3,355	2,923	432	15%
<b>Total Utilities</b>	<b>\$ 11,498</b>	<b>\$ 11,861</b>	<b>\$ (363)</b>	<b>\$ 36,152</b>	<b>\$ 35,583</b>	<b>\$ 568</b>	<b>2%</b>

**Oak Towers Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 7,392	\$ 8,114	\$ (722)	\$ 22,569	\$ 24,341	\$ (1,773)	-7%
Maintenance - Materials & Other	1,921	2,713	(792)	7,852	8,140	(288)	-4%
Maintenance and Operations Contracts	9,282	7,676	1,606	21,922	23,028	(1,105)	-5%
Employee Benefit Contributions - Maintenance	2,218	2,642	(424)	6,103	7,927	(1,824)	-23%
<b>Total Maintenance</b>	<b>20,813</b>	<b>21,145</b>	<b>(332)</b>	<b>58,446</b>	<b>63,436</b>	<b>(4,990)</b>	<b>-8%</b>
Property Insurance	2,945	2,687	258	8,835	8,061	774	10%
Workmen's Compensation	282	385	(103)	923	1,154	(231)	-20%
All Other Insurance	71	68	3	213	205	9	4%
<b>Total Insurance Premiums</b>	<b>3,298</b>	<b>3,140</b>	<b>158</b>	<b>9,972</b>	<b>9,420</b>	<b>552</b>	<b>6%</b>
Other General Expenses	817	-	817	1,362	-	1,362	
Taxes	2,359	2,359	-	7,076	7,076	-	0%
Bad debt - Tenant Rents	-	295	(295)	(60)	884	(944)	-107%
<b>Total Other General Expenses</b>	<b>3,176</b>	<b>2,653</b>	<b>522</b>	<b>8,378</b>	<b>7,960</b>	<b>418</b>	<b>5%</b>
Interest of Mortgage (or Bonds) Payable	5,846	5,701	145	17,017	17,102	(85)	0%
Interest on Notes Payable (Seller Financing)	9,215	9,215	(0)	27,646	27,646	(0)	0%
Amortization of Loan Costs	1,568	1,568	-	4,704	4,704	-	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>16,629</b>	<b>16,484</b>	<b>145</b>	<b>49,366</b>	<b>49,451</b>	<b>(85)</b>	
<b>Total Operating Expenses</b>	<b>\$ 76,932</b>	<b>\$ 80,813</b>	<b>\$ (3,881)</b>	<b>\$ 229,086</b>	<b>\$ 242,438</b>	<b>\$ (13,352)</b>	<b>-6%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 13,915</b>	<b>\$ 7,766</b>	<b>\$ 6,149</b>	<b>\$ 36,248</b>	<b>\$ 23,298</b>	<b>\$ 12,950</b>	<b>56%</b>
Extraordinary Maintenance	-	-	-	2,817	-	2,817	
Depreciation Expense	40,528	40,591	(63)	121,584	121,772	(188)	0%
<b>Total Expenses</b>	<b>\$ 117,460</b>	<b>\$ 121,403</b>	<b>\$ (3,943)</b>	<b>\$ 353,488</b>	<b>\$ 364,210</b>	<b>\$ (10,722)</b>	<b>-3%</b>
<b>Net Gain (Loss)</b>	<b>\$ (26,613)</b>	<b>\$ (32,825)</b>	<b>\$ 6,212</b>	<b>\$ (88,153)</b>	<b>\$ (98,474)</b>	<b>\$ 10,321</b>	<b>-10%</b>

**Mid-Missouri Veterans Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 7,771	\$ 7,638	\$ 134	\$ 23,558	\$ 22,913	\$ 646	3%
Rental Subsidies	8,354	8,750	(396)	24,817	26,250	(1,433)	-5%
Vacancy Loss	(140)	(328)	187	(335)	(984)	648	-66%
Net Rental Revenue	<b>15,985</b>	<b>16,060</b>	<b>(75)</b>	<b>48,040</b>	<b>48,179</b>	<b>(139)</b>	<b>0%</b>
Tenant Revenue - Other	-	90	(90)	176	270	(94)	-35%
<b>Total Tenant Revenue</b>	<b>15,985</b>	<b>16,150</b>	<b>(165)</b>	<b>48,216</b>	<b>48,449</b>	<b>(234)</b>	<b>0%</b>
Investment Income - Unrestricted	148	38	110	431	113	317	280%
Other Revenue	1,102	287	815	1,404	861	543	63%
<b>Total Revenue</b>	<b>\$ 17,234</b>	<b>\$ 16,474</b>	<b>\$ 759</b>	<b>\$ 50,050</b>	<b>\$ 49,423</b>	<b>\$ 627</b>	<b>1%</b>
Administrative Salaries	1,251	948	303	3,676	2,845	831	29%
Auditing Fees	708	688	21	2,125	2,063	63	3%
Property Management Fee	854	822	32	2,481	2,465	15	1%
Asset Management Fees	1,011	1,011	-	3,034	3,034	-	0%
Employee Benefit contributions - Administrative	281	324	(43)	853	973	(120)	-12%
Office Expenses	382	328	54	1,016	985	31	3%
Legal Expense	-	17	(17)	-	50	(50)	-100%
Training & Travel	22	15	7	33	44	(11)	-25%
Other	33	47	(14)	150	141	9	7%
<b>Total Operating - Administrative</b>	<b>4,544</b>	<b>4,204</b>	<b>340</b>	<b>13,368</b>	<b>12,612</b>	<b>756</b>	<b>6%</b>
Water	196	210	(14)	515	629	(114)	-18%
Electricity	819	999	(180)	2,438	2,998	(560)	-19%
Gas	708	364	344	2,613	1,092	1,521	139%
Sewer	147	159	(12)	480	478	2	0%
<b>Total Utilities</b>	<b>\$ 1,870</b>	<b>\$ 1,732</b>	<b>\$ 137</b>	<b>\$ 6,046</b>	<b>\$ 5,197</b>	<b>\$ 849</b>	<b>16%</b>



**Mid-Missouri Veterans Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 1,166	\$ 956	\$ 210	\$ 3,109	\$ 2,869	\$ 240	8%
Maintenance - Materials & Other	331	596	(265)	1,046	1,788	(742)	-41%
Maintenance and Operations Contracts	521	1,109	(588)	2,825	3,328	(503)	-15%
Employee Benefit Contributions - Maintenance	380	352	28	1,086	1,057	29	3%
<b>Total Maintenance</b>	<b>2,398</b>	<b>3,014</b>	<b>(616)</b>	<b>8,065</b>	<b>9,042</b>	<b>(976)</b>	<b>-11%</b>
<b>Total Protective Services</b>	<b>638</b>	<b>633</b>	<b>5</b>	<b>1,789</b>	<b>1,898</b>	<b>(109)</b>	<b>-6%</b>
<b>Total Insurance Premiums</b>	<b>1,024</b>	<b>920</b>	<b>104</b>	<b>3,062</b>	<b>2,760</b>	<b>302</b>	<b>11%</b>
Other General Expenses	21	-	21	75	-	75	
Taxes	598	598	-	1,795	1,795	-	0%
Bad debt - Tenant Rents	-	153	(153)	-	460	(460)	-100%
<b>Total Other General Expenses</b>	<b>619</b>	<b>752</b>	<b>(133)</b>	<b>1,870</b>	<b>2,256</b>	<b>(386)</b>	<b>-17%</b>
Interest of Mortgage (or Bonds) Payable	747	727	20	2,174	2,181	(6)	0%
Amortization of Loan Costs	681	681	(0)	2,042	2,042	(0)	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>1,427</b>	<b>1,408</b>	<b>20</b>	<b>4,216</b>	<b>4,223</b>	<b>(7)</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$ 12,520</b>	<b>\$ 12,662</b>	<b>\$ (142)</b>	<b>\$ 38,416</b>	<b>\$ 37,987</b>	<b>\$ 429</b>	<b>1%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 4,714</b>	<b>\$ 3,812</b>	<b>\$ 902</b>	<b>\$ 11,634</b>	<b>\$ 11,436</b>	<b>\$ 198</b>	<b>2%</b>
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	10,277	10,277	0	30,831	30,831	0	0%
<b>Total Expenses</b>	<b>\$ 22,797</b>	<b>\$ 22,939</b>	<b>\$ (142)</b>	<b>\$ 69,247</b>	<b>\$ 68,818</b>	<b>\$ 429</b>	<b>1%</b>
<b>Net Gain (Loss)</b>	<b>\$ (5,563)</b>	<b>\$ (6,465)</b>	<b>\$ 902</b>	<b>\$ (19,198)</b>	<b>\$ (19,395)</b>	<b>\$ 198</b>	<b>-1%</b>

**Bryant Walkway Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 6,956	\$ 9,746	\$ (2,791)	\$ 24,588	\$ 29,239	\$ (4,651)	-16%
Rental Subsidies	23,380	20,520	2,860	66,420	61,560	4,860	8%
Vacancy Loss	(559)	(908)	349	(2,213)	(2,724)	511	-19%
Net Rental Revenue	<b>29,777</b>	<b>29,358</b>	<b>419</b>	<b>88,795</b>	<b>88,075</b>	<b>720</b>	<b>1%</b>
Tenant Revenue - Other	220	186	35	371	557	(187)	-33%
<b>Total Tenant Revenue</b>	<b>29,997</b>	<b>29,544</b>	<b>453</b>	<b>89,166</b>	<b>88,633</b>	<b>533</b>	<b>1%</b>
Investment Income - Unrestricted	108	66	42	246	199	47	24%
Other Revenue	964	145	819	1,121	435	686	158%
<b>Total Revenue</b>	<b>\$ 31,069</b>	<b>\$ 29,756</b>	<b>\$ 1,313</b>	<b>\$ 90,533</b>	<b>\$ 89,267</b>	<b>\$ 1,266</b>	<b>1%</b>
Administrative Salaries	2,140	2,298	(159)	5,139	6,895	(1,756)	-25%
Auditing Fees	1,233	1,200	33	3,700	3,600	100	3%
Property Management Fee	1,852	1,781	70	5,411	5,344	67	1%
Asset Management Fees	704	704	-	2,111	2,111	-	0%
Advertising and Marketing	-	4	(4)	-	13	(13)	-100%
Employee Benefit contributions - Administrative	470	782	(312)	1,271	2,345	(1,074)	-46%
Office Expenses	629	455	174	1,483	1,364	119	9%
Legal Expense	-	25	(25)	-	75	(75)	-100%
Training & Travel	51	58	(7)	77	175	(98)	-56%
Other	62	110	(48)	273	330	(57)	-17%
<b>Total Operating - Administrative</b>	<b>7,140</b>	<b>7,417</b>	<b>(277)</b>	<b>19,464</b>	<b>22,251</b>	<b>(2,788)</b>	<b>-13%</b>
<b>Total Tenant Services</b>	<b>1,085</b>	<b>1,259</b>	<b>(173)</b>	<b>3,257</b>	<b>3,776</b>	<b>(519)</b>	<b>-14%</b>
Water	960	968	(7)	2,680	2,903	(223)	-8%
Electricity	322	470	(148)	993	1,411	(418)	-30%
Gas	336	195	141	820	584	235	40%
Sewer	943	923	19	2,669	2,769	(100)	-4%
<b>Total Utilities</b>	<b>\$ 2,560</b>	<b>\$ 2,556</b>	<b>\$ 4</b>	<b>\$ 7,162</b>	<b>\$ 7,667</b>	<b>\$ (505)</b>	<b>-7%</b>

**Bryant Walkway Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,810	\$ 2,715	\$ 95	\$ 8,194	\$ 8,145	\$ 49	1%
Maintenance - Materials & Other	624	717	(93)	1,743	2,151	(408)	-19%
Maintenance and Operations Contracts	2,289	2,814	(525)	5,514	8,442	(2,928)	-35%
Employee Benefit Contributions - Maintenance	993	1,035	(42)	2,956	3,105	(149)	-5%
<b>Total Maintenance</b>	<b>6,716</b>	<b>7,281</b>	<b>(565)</b>	<b>18,407</b>	<b>21,843</b>	<b>(3,435)</b>	<b>-16%</b>
<b>Total Insurance Premiums</b>	<b>2,986</b>	<b>2,726</b>	<b>260</b>	<b>8,929</b>	<b>8,179</b>	<b>750</b>	<b>9%</b>
Other General Expenses	30	-	30	64	-	64	
Property Taxes	1,574	1,574	-	4,723	4,723	-	0%
Bad debt - Tenant Rents	-	127	(127)	-	381	(381)	-100%
<b>Total Other General Expenses</b>	<b>1,604</b>	<b>1,701</b>	<b>(97)</b>	<b>4,787</b>	<b>5,104</b>	<b>(317)</b>	<b>-6%</b>
Interest of Mortgage (or Bonds) Payable	650	647	3	1,952	1,940	13	1%
Amortization of Loan Costs	526	526	0	1,579	1,579	0	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>2,444</b>	<b>1,173</b>	<b>1,271</b>	<b>7,335</b>	<b>3,519</b>	<b>3,816</b>	<b>108%</b>
<b>Total Operating Expenses</b>	<b>\$ 24,535</b>	<b>\$ 24,113</b>	<b>\$ 422</b>	<b>\$ 69,340</b>	<b>\$ 72,338</b>	<b>\$ (2,998)</b>	<b>-4%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 6,534</b>	<b>\$ 5,643</b>	<b>\$ 891</b>	<b>\$ 21,193</b>	<b>\$ 16,928</b>	<b>\$ 4,264</b>	<b>25%</b>
Extraordinary Maintenance	-	-	-	3,459	-	3,459	
Depreciation Expense	24,812	24,812	(0)	74,436	74,436	(0)	0%
<b>Total Expenses</b>	<b>\$ 49,347</b>	<b>\$ 48,925</b>	<b>\$ 422</b>	<b>\$ 147,235</b>	<b>\$ 146,774</b>	<b>\$ 461</b>	<b>0%</b>
<b>Net Gain (Loss)</b>	<b>\$ (18,278)</b>	<b>\$ (19,169)</b>	<b>\$ 891</b>	<b>\$ (56,702)</b>	<b>\$ (57,507)</b>	<b>\$ 805</b>	<b>-1%</b>

**Bryant Walkway II Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 7,811	\$ 5,377	\$ 2,434	\$ 21,480	\$ 16,130	\$ 5,350	33%
Rental Subsidies	10,663	13,140	(2,477)	33,942	39,420	(5,478)	-14%
Vacancy Loss	(2,100)	(556)	(1,544)	(5,605)	(1,667)	(3,938)	236%
Net Rental Revenue	<b>16,374</b>	<b>17,961</b>	<b>(1,587)</b>	<b>49,817</b>	<b>53,884</b>	<b>(4,066)</b>	<b>-8%</b>
Tenant Revenue - Other	345	77	268	2,416	230	2,186	
<b>Total Tenant Revenue</b>	<b>16,719</b>	<b>18,038</b>	<b>(1,319)</b>	<b>52,233</b>	<b>54,113</b>	<b>(1,880)</b>	<b>-3%</b>
Investment Income - Unrestricted	108	60	48	278	181	97	54%
Other Revenue	-	42	(42)	-	125	(125)	-100%
<b>Total Revenue</b>	<b>\$ 16,828</b>	<b>\$ 18,140</b>	<b>\$ (1,312)</b>	<b>\$ 52,511</b>	<b>\$ 54,419</b>	<b>\$ (1,908)</b>	<b>-4%</b>
Administrative Salaries	1,351	1,438	(87)	3,232	4,313	(1,082)	-25%
Auditing Fees	1,233	1,200	33	3,700	3,600	100	0%
Property Management Fee	876	1,085	(209)	3,007	3,254	(247)	-8%
Asset Management Fees	704	704	-	2,111	2,111	-	0%
Advertising and Marketing	-	4	(4)	-	13	(13)	-100%
Employee Benefit contributions - Administrative	288	491	(203)	775	1,472	(697)	-47%
Office Expenses	288	228	60	707	684	23	3%
Legal Expense	-	13	(13)	131	38	93	248%
Training & Travel	14	27	(13)	21	82	(61)	-74%
Other	89	44	45	353	133	221	166%
<b>Total Operating - Administrative</b>	<b>4,843</b>	<b>5,233</b>	<b>(390)</b>	<b>14,036</b>	<b>15,698</b>	<b>(1,662)</b>	<b>-11%</b>
<b>Total Tenant Services</b>	<b>658</b>	<b>772</b>	<b>(115)</b>	<b>1,973</b>	<b>2,317</b>	<b>(343)</b>	<b>-15%</b>
Water	581	633	(53)	1,529	1,900	(371)	-20%
Electricity	149	188	(39)	653	564	89	16%
Gas	290	54	237	859	161	698	433%
Sewer	643	610	33	1,780	1,829	(49)	-3%
<b>Total Utilities</b>	<b>\$ 1,662</b>	<b>\$ 1,485</b>	<b>\$ 178</b>	<b>\$ 4,821</b>	<b>\$ 4,454</b>	<b>\$ 367</b>	<b>8%</b>

**Bryant Walkway II Housing Development Group, LP**  
**Unaudited Revenue Expense Budget Comparison**

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 952	\$ 905	\$ 46	\$ 2,774	\$ 2,715	\$ 59	2%
Maintenance - Materials & Other	94	538	(444)	853	1,613	(760)	-47%
Maintenance and Operations Contracts	1,406	1,536	(130)	3,368	4,609	(1,240)	-27%
Employee Benefit Contributions - Maintenance	350	345	5	1,039	1,035	4	0%
<b>Total Maintenance</b>	<b>2,802</b>	<b>3,324</b>	<b>(522)</b>	<b>8,034</b>	<b>9,972</b>	<b>(1,938)</b>	<b>-19%</b>
<b>Total Insurance Premiums</b>	<b>1,890</b>	<b>1,756</b>	<b>134</b>	<b>5,653</b>	<b>5,268</b>	<b>386</b>	<b>7%</b>
Other General Expenses	-	-	-	17	-	17	
Property Taxes	1,080	1,080	-	3,241	3,241	-	0%
Bad debt - Tenant Rents	2,115	72	2,043	2,115	217	1,899	877%
<b>Total Other General Expenses</b>	<b>3,196</b>	<b>1,153</b>	<b>2,043</b>	<b>5,374</b>	<b>3,458</b>	<b>1,916</b>	<b>55%</b>
Interest on Notes Payable	2,676	2,676	0	8,027	8,027	0	0%
Amortization of Loan Costs	271	271	0	812	812	0	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>2,946</b>	<b>2,946</b>	<b>0</b>	<b>8,839</b>	<b>8,839</b>	<b>0</b>	
<b>Total Operating Expenses</b>	<b>\$ 17,997</b>	<b>\$ 16,669</b>	<b>\$ 1,328</b>	<b>\$ 48,732</b>	<b>\$ 50,006</b>	<b>\$ (1,274)</b>	<b>-3%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (1,169)</b>	<b>\$ 1,471</b>	<b>\$ (2,640)</b>	<b>\$ 3,780</b>	<b>\$ 4,414</b>	<b>\$ (634)</b>	<b>-14%</b>
Extraordinary Maintenance	-	-	-	3,065	-	3,065	
Depreciation Expense	13,459	13,459	0	40,376	40,376	0	
<b>Total Expenses</b>	<b>\$ 31,455</b>	<b>\$ 30,127</b>	<b>\$ 1,328</b>	<b>\$ 92,173</b>	<b>\$ 90,382</b>	<b>\$ 1,791</b>	<b>2%</b>
<b>Net Gain (Loss)</b>	<b>\$ (14,628)</b>	<b>\$ (11,987)</b>	<b>\$ (2,640)</b>	<b>\$ (39,662)</b>	<b>\$ (35,962)</b>	<b>\$ (3,699)</b>	<b>10%</b>



**Columbia Housing Authority**  
**Administration Revenue and Expense Summary**

	Total Adminstration	Year to Date Budget	Budget Variance	
Management Fee	\$ 76,070	\$ 83,636	\$ (7,566)	-9%
Asset Management Fee	3,600	3,600	-	0%
Book Keeping Fee	39,705	40,105	(400)	-1%
<b>Fee Revenue</b>	<b>119,375</b>	<b>127,341</b>	<b>\$ (7,966)</b>	<b>-6%</b>
Interest Income	3,352	2,741	611	22%
Investment Income	204,645	191,760	12,886	7%
Other Revenue	94,418	94,787	(369)	0%
<b>Total Revenue</b>	<b>\$ 421,790</b>	<b>\$ 416,629</b>	<b>\$ 5,162</b>	<b>1%</b>
Administrative Salaries	216,298	203,714	12,584	6%
Auditing Fees	3,520	2,250	1,270	56%
Advertising and Marketing	-	256	(256)	-100%
Employee Benefits - Admin.	51,281	52,830	(1,549)	-3%
Office Expenses	29,440	26,030	3,411	13%
Legal Expense	2,675	500	2,175	435%
Training & Travel	4,261	1,500	2,761	184%
Other	4,689	4,807	(119)	-2%
<b>Total Operating - Administration</b>	<b>312,165</b>	<b>291,887</b>	<b>20,277</b>	<b>7%</b>
Water	98	240	(142)	-59%
Electricity	1,030	900	130	14%
Gas	877	300	577	192%
Sewer	81	48	33	68%
<b>Total Utilities</b>	<b>2,086</b>	<b>1,488</b>	<b>598</b>	<b>40%</b>
<b>Total Maintenance</b>	<b>3,827</b>	<b>2,348</b>	<b>1,480</b>	<b>63%</b>
<b>Total Insurance Premiums</b>	<b>8,766</b>	<b>8,737</b>	<b>29</b>	<b>0%</b>
<b>Total Other Expenses</b>	<b>18,891</b>	<b>18,376</b>	<b>516</b>	<b>3%</b>
Interest of Bonds Payable	79,208	79,208	-	0%
Interest on Notes Payable	5,694	5,694	-	0%
<b>Total Interest/Amortization</b>	<b>84,902</b>	<b>84,902</b>	<b>-</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$ 430,638</b>	<b>\$ 407,737</b>	<b>\$ 22,901</b>	<b>6%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (8,847)</b>	<b>\$ 8,891</b>	<b>\$ (17,739)</b>	<b>-200%</b>
Depreciation Expense	6,719	1,780	4,939	277%
<b>Total Expenses</b>	<b>\$ 439,126</b>	<b>\$ 409,517</b>	<b>\$ 29,609</b>	<b>7%</b>
<b>Net Gain (Loss)</b>	<b>\$ (17,335)</b>	<b>\$ 7,111</b>	<b>\$ (24,447)</b>	<b>-344%</b>





**Columbia Housing Authority  
Entity Wide Revenue and Expense Summary**

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA 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	\$ 85,432	\$ 460,302	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,807	\$ 3,690	\$ -	\$ -	\$ -	\$ -	\$ 556,230	\$ -	\$ 556,230
Rental Subsidies	-	612,282	-	-	-	-	-	-	-	-	-	-	-	-	612,282	(612,282)	-
Vacancy Loss	(12,195)	(40,638)	-	-	-	-	-	-	-	-	-	-	-	-	(52,833)	-	(52,833)
Net Rental Revenue	73,237	1,031,946	-	-	-	-	-	-	6,807	3,690	-	-	-	-	1,115,680	(612,282)	503,398
Tenant Revenue - Other	2,594	6,638	-	-	-	-	-	-	-	-	-	-	-	-	9,232	-	9,232
<b>Total Tenant Revenue</b>	<b>75,831</b>	<b>1,038,584</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,807</b>	<b>3,690</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,124,912</b>	<b>(612,282)</b>	<b>512,630</b>
HUD PHA Operating Grants	106,523	-	2,415,450	26,942	8,898	78,728	-	45,562	-	-	-	-	-	-	2,682,104	-	2,682,104
HUD Voucher Admin Fees	-	-	298,511	-	-	-	-	-	-	-	-	-	-	-	298,511	-	298,511
Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	76,070	76,070	(76,070)	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	3,600	3,600	(3,600)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	39,705	39,705	(39,705)	-
<b>Total Fee Revenue</b>	<b>106,523</b>	<b>-</b>	<b>2,713,961</b>	<b>26,942</b>	<b>8,898</b>	<b>78,728</b>	<b>-</b>	<b>45,562</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>119,375</b>	<b>3,099,989</b>	<b>(119,375)</b>	<b>2,980,614</b>
Other Government Grants	-	-	-	-	-	-	41,811	-	133,253	-	-	-	-	-	175,064	-	175,064
Interest Income	3,732	9,342	1,304	-	-	-	-	-	73	930	-	5,653	1,789	683	23,506	-	23,506
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	199,873	-	199,873	(199,873)	-
Fraud Recovery	-	-	1,879	-	-	-	-	-	-	-	-	-	-	-	1,879	-	1,879
Other Revenue	10,202	43,017	2,535	-	-	-	-	-	15,779	1,301,000	175,919	-	92,254	2,164	1,642,869	(82,709)	1,560,161
Gain/Loss on Sale of Capital Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>\$ 196,288</b>	<b>\$ 1,090,943</b>	<b>\$ 2,719,679</b>	<b>\$ 26,942</b>	<b>\$ 8,898</b>	<b>\$ 78,728</b>	<b>\$ 41,811</b>	<b>\$ 45,562</b>	<b>\$ 155,913</b>	<b>\$ 1,305,620</b>	<b>\$ 175,919</b>	<b>\$ 5,653</b>	<b>\$ 293,916</b>	<b>\$ 122,222</b>	<b>\$ 6,268,094</b>	<b>\$ (1,014,240)</b>	<b>\$ 5,253,854</b>
Administrative Salaries	9,792	67,419	74,916	30	795	829	310	-	15,727	-	-	13,181	118,922	84,195	386,116	-	386,116
Auditing Fees	1,106	19,325	9,955	-	-	-	-	-	1,017	22	-	-	1,102	2,419	34,945	-	34,945
Management Fee	16,670	62,591	59,220	-	180	-	-	-	375	350	-	-	-	-	139,386	(139,386)	-
Bookkeeping/LIHTC Asset Mgmt	2,580	16,603	37,013	-	113	-	-	-	-	-	-	-	-	-	56,308	(39,705)	16,603
Advertising and Marketing	-	-	200	-	-	-	-	-	112	-	-	-	-	-	312	-	312
Employee Benefits - Admin.	2,463	18,707	25,598	4	108	281	42	-	2,093	-	-	4,682	27,071	19,529	100,576	-	100,576
Office Expenses	3,293	17,481	17,452	57	450	445	60	507	2,307	-	-	703	13,675	15,063	71,492	-	71,492
Legal Expense	-	2,058	-	-	-	-	-	-	-	-	-	-	1,588	1,088	4,733	-	4,733
Training & Travel	-	705	1,100	-	-	-	-	-	94	-	-	-	1,751	2,511	6,160	-	6,160
Other	653	4,054	19,814	-	-	548	-	821	(6,056)	34	269	86	1,464	3,139	24,825	-	24,825
<b>Total Operating - Admin.</b>	<b>36,557</b>	<b>208,942</b>	<b>245,267</b>	<b>90</b>	<b>1,646</b>	<b>2,102</b>	<b>412</b>	<b>1,328</b>	<b>15,670</b>	<b>406</b>	<b>269</b>	<b>18,651</b>	<b>165,571</b>	<b>127,942</b>	<b>824,854</b>	<b>(179,091)</b>	<b>645,763</b>
<b>Asset Management Fee</b>	<b>3,600</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>3,600</b>	<b>(3,600)</b>	<b>-</b>
Tenant Services - Salaries	1,159	24,898	-	-	-	-	-	34,323	80,223	-	-	-	-	-	140,603	-	140,603
Employee Benefit - Tenant Serv.	89	7,696	-	-	-	-	-	9,580	20,211	-	-	-	-	-	37,575	-	37,575
Tenant Services - Other	3,236	21,653	365	-	7,117	-	-	-	31,712	-	-	-	-	-	64,082	-	64,082
<b>Total Tenant Services</b>	<b>4,484</b>	<b>54,247</b>	<b>365</b>	<b>-</b>	<b>7,117</b>	<b>-</b>	<b>-</b>	<b>43,903</b>	<b>132,145</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>242,261</b>	<b>-</b>	<b>242,261</b>
Water	7,354	28,933	147	-	-	-	-	-	-	-	-	-	49	49	36,533	-	36,533
Electricity	3,537	67,350	1,545	-	-	-	-	-	-	-	-	-	515	515	73,462	-	73,462
Gas	5,329	14,306	1,316	-	-	-	-	-	-	-	-	-	439	439	21,828	-	21,828
Sewer	7,824	24,702	121	-	-	-	-	-	-	-	-	-	40	40	32,728	-	32,728
<b>Total Utilities</b>	<b>24,044</b>	<b>135,291</b>	<b>3,130</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,043</b>	<b>1,043</b>	<b>164,551</b>	<b>-</b>	<b>164,551</b>

**Columbia Housing Authority**  
**Entity Wide Revenue and Expense Summary**

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Maintenance - Labor	45,092	86,406	-	-	-	-	-	-	-	-	-	-	-	-	131,498	-	131,498
Maintenance - Materials	14,848	35,967	-	-	-	-	-	-	295	-	317	-	81	253	51,761	-	51,761
Maintenance Contracts	25,538	73,100	3,958	-	-	-	-	-	6,876	240	786	-	1,239	2,255	113,992	(6,977)	107,015
Employee Benefits - Maint.	15,037	27,658	-	-	-	-	-	-	-	-	-	-	-	-	42,695	-	42,695
<b>Total Maintenance</b>	<b>100,515</b>	<b>223,131</b>	<b>3,958</b>	-	-	-	-	-	<b>7,171</b>	<b>240</b>	<b>1,103</b>	-	<b>1,319</b>	<b>2,508</b>	<b>339,945</b>	<b>(6,977)</b>	<b>332,969</b>
Protective Services - Labor	6,850	1,447	-	-	-	-	-	-	-	-	34,249	-	-	-	42,545	-	42,545
Protective Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Benefit Contributions	1,623	343	-	-	-	-	-	-	-	-	8,114	-	-	-	10,079	-	10,079
<b>Total Protective Services</b>	<b>8,472</b>	<b>1,789</b>	-	-	-	-	-	-	-	-	<b>42,363</b>	-	-	-	<b>52,624</b>	-	<b>52,624</b>
Property Insurance	10,625	56,817	-	-	-	-	-	-	452	51	-	-	88	88	68,120	-	68,120
Liability Insurance	1,398	-	1,578	-	-	-	-	-	1,039	21	-	-	-	-	4,036	-	4,036
Workmen's Compensation	1,195	3,423	1,423	1	15	16	6	652	1,823	-	651	250	2,270	1,600	13,324	-	13,324
All Other Insurance	872	1,110	-	-	-	-	-	-	817	-	215	67	4,338	67	7,485	-	7,485
<b>Total Insurance Premiums</b>	<b>14,090</b>	<b>61,350</b>	<b>3,001</b>	<b>1</b>	<b>15</b>	<b>16</b>	<b>6</b>	<b>652</b>	<b>4,131</b>	<b>73</b>	<b>865</b>	<b>317</b>	<b>6,695</b>	<b>1,754</b>	<b>92,966</b>	-	<b>92,966</b>
Other General Expenses	1,298	3,378	2,135	-	-	-	-	-	-	-	-	-	18,682	209	25,702	(12,416)	13,286
Payments in Lieu of Taxes	4,053	36,361	-	-	-	-	-	-	681	369	-	-	-	-	41,463	-	41,463
Bad debt - Tenant Rents	(1,107)	6,066	-	-	-	-	-	-	-	-	-	-	-	-	4,959	-	4,959
<b>Total Other Expenses</b>	<b>4,244</b>	<b>45,805</b>	<b>2,135</b>	-	-	-	-	-	<b>681</b>	<b>369</b>	-	-	<b>18,682</b>	<b>209</b>	<b>72,124</b>	<b>(12,416)</b>	<b>59,708</b>
Interest of Mortgage Payable	-	81,161	-	-	-	-	-	-	-	-	1,196	-	79,208	-	161,565	-	161,565
Interest on Notes Payable	1,112	122,517	-	-	-	-	-	-	-	-	-	-	5,694	-	129,322	-	129,322
Amortization of Loan Costs	-	20,951	-	-	-	-	-	-	-	-	-	-	-	-	20,951	-	20,951
<b>Total Interest/Amortization</b>	<b>1,112</b>	<b>224,628</b>	-	-	-	-	-	-	-	-	<b>1,196</b>	-	<b>84,902</b>	-	<b>311,838</b>	<b>(199,873)</b>	<b>111,965</b>
<b>Total Operating Expenses</b>	<b>\$ 197,117</b>	<b>\$ 955,183</b>	<b>\$ 257,855</b>	<b>\$ 91</b>	<b>\$ 8,778</b>	<b>\$ 2,118</b>	<b>\$ 418</b>	<b>\$ 45,883</b>	<b>\$ 159,798</b>	<b>\$ 1,087</b>	<b>\$ 45,796</b>	<b>\$ 18,968</b>	<b>\$ 278,213</b>	<b>\$ 133,457</b>	<b>\$ 2,104,763</b>	<b>\$ (401,957)</b>	<b>\$ 1,702,806</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (829)</b>	<b>\$ 135,759</b>	<b>\$ 2,461,824</b>	<b>\$ 26,851</b>	<b>\$ 120</b>	<b>\$ 76,610</b>	<b>\$ 41,393</b>	<b>\$ (321)</b>	<b>\$ (3,885)</b>	<b>\$ 1,304,533</b>	<b>\$ 130,122</b>	<b>\$ (13,315)</b>	<b>\$ 15,703</b>	<b>\$ (11,235)</b>	<b>\$ 4,163,331</b>	<b>\$ (612,282)</b>	<b>\$ 3,551,048</b>
Extraordinary Maintenance	6,897	17,957	-	-	-	-	-	-	-	-	-	-	-	-	24,854	-	24,854
Housing Assistance Payments	-	-	2,438,854	24,007	9,515	73,360	38,847	-	-	-	-	-	-	-	2,584,584	(612,282)	1,972,302
Depreciation Expense	40,917	500,415	5,100	-	-	-	-	64	4,354	844	-	-	6,671	49	558,414	-	558,414
<b>Total Expenses</b>	<b>\$ 244,931</b>	<b>\$ 1,473,555</b>	<b>\$ 2,701,809</b>	<b>\$ 24,098</b>	<b>\$ 18,294</b>	<b>\$ 75,478</b>	<b>\$ 39,265</b>	<b>\$ 45,947</b>	<b>\$ 164,152</b>	<b>\$ 1,931</b>	<b>\$ 45,796</b>	<b>\$ 18,968</b>	<b>\$ 284,884</b>	<b>\$ 135,274</b>	<b>\$ 5,274,383</b>	<b>\$ (1,014,240)</b>	<b>4,260,143</b>
<b>Net Gain (Loss)</b>	<b>\$ (48,643)</b>	<b>\$ (382,613)</b>	<b>\$ 17,870</b>	<b>\$ 2,844</b>	<b>\$ (9,395)</b>	<b>\$ 3,250</b>	<b>\$ 2,546</b>	<b>\$ (385)</b>	<b>\$ (8,239)</b>	<b>\$ 1,303,689</b>	<b>\$ 130,122</b>	<b>\$ (13,315)</b>	<b>\$ 9,032</b>	<b>\$ (13,052)</b>	<b>\$ 993,711</b>	<b>\$ -</b>	<b>\$ 993,711</b>



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: May 11, 2022

Re: Current event items related to the Columbia Housing Authority.

## Executive Summary

This memo provides a summary of current events related to the Columbia Housing Authority.

## Discussion

**April 14:** CHA CEO participated on a housing panel for the Columbia Chamber of Commerce, Leadership Columbia, Growth and Industry Event.

**April 19:** CHA CEO, Housing Programs Director and Board Member, Rigel Oliveri, provided a presentation to the City of Columbia Human Rights Commission.

**April 26:** CHA CEO participated in Boone County, Upward Mobility Workgroup on Affordable Housing.

**April 28:** Director of Housing Operations and Director of Safety conducted the Resident Advisory Board meeting.

**April 28:** CHA CEO and collaborative partners conducted the Comprehensive Homeless Services Center Community Engagement Event.

**May 9:** CHA CEO met with Mayor Barbara Buffalo on Comprehensive Homeless Service Center planning and Columbia Community Land Trust.

**May 11:** CHA CEO to meet with 2<sup>nd</sup> Ward Council Person Andrea Waner.

**May 12:** CHA CEO co-chairing Columbia Chamber of Commerce, Leadership Columbia, Local Government Day

**May 12:** Park Avenue resident engagement event.

**May 12:** Housing and Community Development Commission (HCDC) informational meeting on accessing CDBG and HOME annual funding.

**May 17:** KOPN show at 5pm on housing and homelessness.

## Suggested Commission Action

Review the memo and provide any considerations for current events.

# Housing and zoning issues bring varied views from candidates

- [BY AUSTIN KROHN AND QUINN S COFFMAN](#)
- Apr 1, 2022

This is one in a series of articles about top issues being discussed by candidates in the April 5 city elections.

In just the past 10 years, the Columbia metro area has seen more than a 9% growth in its population, according to the U.S. census.

New developments have been consistently added, generally on the outer reaches of the city, to house this growing population.

The Columbia City Council and staff are charged with determining how to respond to city growth but must consider budget constraints and public support. New council members, including the mayor, elected next week could have new interpretations for the management of the city's growth.

While the city government doesn't directly propose development, the council can shape how development takes place, through approving new developments, setting building codes for future developments and annexing land into the city.

Overall, candidates appreciate that growth is going to take place but have differing views on the city's role in shepherding growth.

One critical question at hand is whether the city should grow outwardly, by annexing more land in the county, or become a more dense urban center. Some developers see new, uniform subdivisions as a safer investment than urban developments, which can be limited by existing lot sizes and building codes and restrictions for existing neighborhoods.

Columbia property taxes are lower than Boone County's, which also encourages developers to seek annexation before building.

Mayoral candidate Randy Minchew supports a pro-growth agenda. In a January forum he said bluntly that government housing programs have never worked. He said he favors lifting limitations placed on developers to help keep new home prices lower. The main issue to Minchew is to increase the volume of housing, thus reducing the price all around.

At the same forum, Erica Pefferman, running for the Fourth Ward council seat, said there are many things that go into growing a community in an efficient way. She noted that when communities aggressively limit urban sprawl, people who work in the city can often be priced out of affording a home in the city where they work.

"It drives up property prices in the city, it limits housing, you don't have the affordable housing options that are seen otherwise and then people can't afford to live here," Pefferman said.

She noted that Fort Collins, Colorado, limited urban sprawl and priced out many workers who were employed within the city. Adding to the problem, she said, was that the commute could limit workers' ability to arrive at work on time, contributing to a worker shortage.

The city incentivizes many quality-of-life standards for new developments, including walkability, access to nearby schools and businesses, limited sound and light pollution and creating a general "sense of place" for developments.

These goals are outlined in Columbia Imagined, a land use plan developed by city staff and the city Planning and Zoning Commission. The goal of Columbia Imagined is to create living spaces that entice people to put down roots and build communities.

Nick Foster, running for the Fourth Ward seat, said that when developing these new areas of Columbia, leaders have to be “very attentive to transportation in and out of those neighborhoods and they’re the kind of neighborhoods that are characteristic of the city as a whole.”

Karl Skala, seeking reelection to the Third Ward council seat, said that walkable neighborhoods are important for both the disabled community and the underserved communities of Columbia, leading to a safer experience for both.

Roy Lovelady, his opponent for the Third Ward seat, has also said that walkability and access to important amenities are important for Columbia to have an equitable quality of life for all residents.

A concern for any city facing growth is providing housing to the new population. Throughout the United States, low-income Americans are struggling to find housing they can afford.

“Our housing construction hasn’t kept up since the 2000’s with the growth in population and the demand that’s out there,” said Randy Cole, CEO of the Columbia Housing Authority. “Communities haven’t been able to keep up with providing enough housing supply in their communities, so we have a housing affordability crisis.”

Cole said the nationwide crisis is due to a host of factors, including rising costs of land, a labor shortage in the construction industry, more expensive building materials, stagnating wages and the elusive impacts of COVID. For these reasons, Columbia sits in the shadow of a much larger crisis.

The main brunt of the crisis is felt by working families, who find themselves less able to afford the types of homes their parents could at the same age. Many developers are less inclined to build “starter homes” as regular buyers are sparser; several candidates have noted.

The issue of affordable housing is one that is not lost on the candidates .

David Seamon, also running for mayor, said that “all options should be on the table in increasing our affordable housing stock, whether that is zoning overlays for affordable housing, reducing parking requirements, reducing development fees, and having a conversation on reducing R1 zoning.” Houses zoned R1 are limited in the number of unrelated individuals who can live in them.

Tanya Heath, who is also running for mayor, expressed the need to talk to the people who actually build and the people who will be living in the affordable housing.

“We need to talk to the builders, and we need to talk to the low-income community leaders, and we need to find a way to brainstorm building smaller houses ... so that people that need to be in an affordable, low-income house that is high quality can do it.” Heath said.

Barbara Buffaloe, also running for mayor, wants to “intentionally infill.” She is in general agreement with her contemporaries that there should be more affordable housing available to those who need it.

“We need to provide middle housing for our workforce that is accessible to a variety of transportation modes and maintains community character,” Buffaloe said.

While many policies have been implemented by other cities across the nation to combat the affordable housing shortage, Cole stressed that projects can be both expensive and slow to show results.

“There’s only so much you can do to narrow that gap with policy,” said Cole.







# Columbia Housing Authority holds community engagement event

- Sydnee Smith, KOMU 8 Reporter, Reagan Di Trolio, KOMU 8 Reporter
- Apr 11, 2022

COLUMBIA - The Columbia Housing Authority hosted an event on Monday to inform the public about improving its Park Avenue and Providence Walkway properties.

The event was held at 407 East Broadway and started at 6 p.m.

At the event, attendees were able to share their views on the renovations.

Randy Cole, the CEO of Columbia Housing Authority, said that public input is necessary when working on this kind of project.

"It's really important to get that community support buy in, as well as information from the community to figure out, you know, what, what is our community desire in terms of what the development could look like?" Cole said.

Cole said this project needs support from the city of Columbia.

"Our residents really need investment. We need to, as a community, to invest in our Columbia Housing Authority residents," Cole said. "They need high quality, affordable housing. And it's just something as a community we need to get behind because affordable housing stabilizes our workforce."

The next step in the process of this project is getting the funds needed to make improvements to those residencies. Cole said Columbia Housing Authority will apply to grants for funding.

"We've done similar sized projects in the past that involve different funding sources. So, we have a track record of success," Cole said.

One of the current projects CHA is working on recently got funded by the city of Columbia and the Veterans United Foundation. Cole estimated construction at Kinney Point, which will include 24 new affordable housing units, will begin in the fall.

"Both of these projects are critical. Both are expanding our portfolio to meet the growing demand for affordable housing and ensuring we preserve our existing affordable housing stock so we don't lose it," Cole said.

Columbia Housing Authority has been going door-to-door to connect with residents living on Park Avenue. The organization also held a meeting with about 30 people living there last Thursday.

But the event on Monday will brought the rest of the community into the project.

Park Avenue resident, David Harper, told KOMU 8 the renovations can't come soon enough.

"I think it's a great idea and pretty much it's overdue. From what I found out a few years ago is that these were the oldest units built downtown Columbia on Park Avenue."

Harper said those old housing units need newer appliances and bigger living spaces. He also said he hopes Columbia Housing Authority will look into adjusting speeding limits in the area to make it safer for neighborhood children.

It is still unknown when these renovations could take place.



# Columbia Housing Authority and partners inviting the public to plan Comprehensive Homeless Service Center

COLUMBIA, Mo. (KMIZ)

The Columbia Housing Authority and its partners are inviting the public to help form plans for a Comprehensive Homeless Service Center, on Thursday night.

The event takes place from 6:30 p.m. to 8:00 p.m. at the Broadway Christian Church.

The collaborative event is hosted by CHA, Loaves and Fishes, Love Columbia, Room at the Inn, Turning Point and the Voluntary Action Center.

The planning event is to work to improve the lives of homeless and housing insecure populations in the community.

The group is looking to create a center with supportive services, day center facilities, low barrier shelter, soup kitchen, transitional housing and permanent supportive housing to serve our community's homeless and housing insecure populations.

The CHA houses close to 2,000 of the community's most vulnerable households that otherwise would be homeless or housing insecure.

Randy Cole, CEO of CHA said the center could have multiple locations throughout the city.

Cole said there is a growing demand for affordable housing in the community.

"We're seeing an additional increase in demand for the needs so we need to meet those needs and when we stabilize families, children, and households in our community those community members do better in life and it helps

our community stabilize and helps our workforce be more productive," Cole said.

The CHA has around 1,200 households on its waitlist, and Columbia Public Schools has around 240 homeless students.

The CHA and its partners and the community will discuss how to house the broad and various populations of the homeless.

"Part of the discussion tonight is thinking through adding additional homeless facilities and housing facilities. What do we need to consider when we're going to be serving a lot of different populations? Everyone from a single homeless, chronically homeless individual to a woman with their children that may be in a hotel or doubled up to families that are just struggling," Cole said.

The private sector has been discussing plans for an "Opportunity Campus" for over a year. The homeless service center would be bigger than the campus and include aspects of the campus.

# Columbia groups seek community input on comprehensive homeless services center

by Jessica Hart

Thursday, April 28th 2022



*The Columbia Housing Authority (CHA) is partnering with Love Columbia, Turning Point, Room at the Inn, Loaves and Fishes, and Voluntary Action Center. They held their first public meeting on the matter Thursday night. (KRCG/Jessica Hart)*

**COLUMBIA** — Six Columbia groups came together to create a plan for a comprehensive homeless services center to help eliminate homelessness in the city.

The Columbia Housing Authority (CHA) is partnering with Love Columbia, Turning Point, Room at the Inn, Loaves and Fishes, and Voluntary Action Center. They held their first public meeting on the matter Thursday night.

"The Columbia Housing Authority and our local partners are really trying to hear from the community as we're putting a plan together for a comprehensive homeless service center," CEO of CHA Randy Cole.

Cole added the purpose of this meeting was to get feedback from the nearly 100 people who attended the meeting to get their thoughts on what is needed.

"We really want to pull a lot of ground-level information out of the public and answer some of those tough questions around land use, around neighboring properties, around what populations we need to consider about how we fund this project going forward on a long-term basis," he said.

Several city officials, including Columbia Mayor Barbara Buffaloe, city council members, and City Manager De'Carlon Seewood were also in attendance.

"Columbia has been talking about the homeless situation for years, but the fact that you have the housing authority, loaves and fishes, Love Columbia, RATI, VAC, all coming together to work together in order to solve, find a solution it's just impressive," Seewood said.

Seewood acknowledged the city needs to find another location in place of the Wabash Bus Station to provide support to the homeless until a permanent facility is built.

"I think we're looking for a stop-gap," Seewood said.

Last October, the Columbia City Council agreed to spend nearly half of the \$25 million in American Rescue Plan Dollars in four community areas. One is homelessness.

"Our plan is to spend about \$12 million of that on four different areas: homelessness, violence interruption, mental health, and workforce development," said Council Member Betsy Peters.

Seewood noted the City of Columbia plans to aid the homeless center financially.

"Part of it will be financially, so we'll have to do some things to support, build whatever needs to be built, but also helping with the support of services, so the city has always done things to kind of support some of our non-profits, so it's just more support," Seewood said.

Cole said each partner is actively searching for a potential location.

"Some aspects of the plan might be more centralized some, might be at multiple sites that's all a part of us looking at what the community wants tonight and thinking through some of those difficult questions," he said.

John Trapp does homeless outreach for 4-A-Change, and he is hopeful the center will help get homeless individuals back on their feet.

***"They need support and encouragement because a lot of them are third helplessness, they've attempted so many things to change their situation and failed, and now they feel like there's no reason to try, so they just need someone to give them a little bit of encouragement."***

Cole added a permanent center will help more people experiencing homelessness or who are housing insecure.

"My hope would be that we can create a vision for our community that increases our capacity to address homelessness in our community, but that's also practical and sustainable over time and serves our community well for many years to come," Cole said.

The homeless service center would provide these services:

- Housing resource center
- Day center services
- Meal services
- Low-barrier overnight shelter
- Transitional housing
- Permanent supportive housing
- Support services

Currently, CHA has a waitlist of 1,200 households, including people who are homeless and housing insecure.

Columbia Public Schools has identified 240 children who are homeless or facing housing insecurity.



# Community talks hopes for homeless services

- BY HOPE DAVIS
- Apr 29, 2022

A crowd of about 100 gathered Thursday night to brainstorm what they hope to see from homeless services [contracted by the city](#).

The six social service groups behind the project hosted the meeting to gauge community suggestions for an emergency shelter and other services.

Jane Williams, Love Columbia executive director, suggested a homeless shelter should have at least 25 units for families. The member organization has placed about 20 families at a time in hotels since the start of the pandemic, she said.

Representatives from member groups Loaves and Fishes soup kitchen, Turning Point Day Center and Room at the Inn winter shelter also spoke about strain on their services. Some of them, such as Turning Point and Room at the Inn, were meant to be temporary solutions.

“I always used to say we serve an average of 85 people a night, but those of you who have been to Loaves and Fishes in the last couple of months know that’s not true anymore,” Loaves and Fishes Coordinator Ruth O’Neill said. “We’re serving more. I think last night they served 147 meals.”

The meeting room at Broadway Christian Church broke into groups to consider a set of questions led by facilitators associated with the member organizations.

City Council members Pat Fowler, Nick Foster and Betsy Peters joined the roundtable discussions, and Mayor Barbara Buffaloe gave a speech opening the event.

Questions covered implications for planning like capacity and use for different facilities: How big should an overnight shelter be? Should transitional housing be on the same site? How should a housing resource center operate?

Randy Cole, CEO of the Columbia Housing Authority, told the *Missourian* he saw increased shelter capacity and strong supportive services arise as shared ideas from the discussions. The Housing Authority is the lead organization for the planning stage of the project.

When participants passed the microphone to share their tables' ideas, Dianna Douglas suggested that case managers stay with clients after they find permanent housing. Neighboring groups responded with support.

"We can put a person in the home. ... Down the road, they're back on the street because they haven't had that constant support," Douglas said. "We need to make sure we have that constant support through the whole process."

An unhoused woman named Erin has been a guest of Room at the Inn since 2017 and said she has seen demand for the shelter grow.

Erin suggested a shelter have lock boxes so guests can safely store their belongings and save the strain of carrying bags from place to place.

She said she wants homeless services to be visible to people in the community so the general public better understands their homeless neighbors and can see how the community supports one another.

"They'd be able to see how we are able to take care of each other in our own little community in our own little ways," Erin said.

Erin called the severity of homelessness a “medical humanitarian state of emergency” and suggested that tent cities be cast in bronze as a symbol of what society has been through.

At the meeting’s close, Cole implored community members to reach out to partner organizations with any more suggestions they have. He said a plan for the project would come forth in August and that the group would be “putting pen to paper between here and then.”

City spokesperson Sydney Olsen said that the city hopes to use American Rescue Plan Act funds, but it’s too soon to know.

“What we would like to see come out of this collaboration is a place where we can set our cots down and not have to worry about picking them up at the end of a week or the end of two weeks — or if we’re lucky, at the end of a month,” said Debby Graham, board president of Room at the Inn.



# Love our neighbors': Over 1,600 volunteers at For Columbia service event

- [TAYLOR WILMORE](#)
- Apr 30, 2022



Chickens roam in their coop April 30 at Thomas Benton Elementary School in Columbia. At this location, about 50 volunteers worked on various maintenance projects including expanding the school's chicken coop.

Despite a rainy start, hundreds of volunteers still showed up across Columbia on Saturday to serve the community during the annual "For Columbia" service event.

The all-day event was an opportunity for local churchgoers to serve their community through volunteer work. Saturday's event marked For Columbia's eighth year of service, with over 1,650 people participating from 46 churches.

"As Christians, we believe that God called us to do two things: to love him and to love our neighbors. Our neighbors are the citizens of Columbia, so we look for ways to serve them," said For Columbia Director Shelly Mayer.

Volunteers served at over 80 sites across Columbia, helping out at local schools, city parks, nonprofits and other areas open to the community. People helped with various projects, including putting down sidewalk tiles, adding mulch to flowerbeds and helping to reconstruct homes.

One volunteer site was Thomas Benton Elementary School, which has been involved with For Columbia since 2018. Volunteers helped clean up the school's play area and assisted with different landscaping needs.

"We have big dreams, and For Columbia makes that happen for us," said Principal Sarah Sicht. "They are a big help with maintenance things that we can't get to in the school year."

There were about 50 volunteers at the school, who also worked on projects such as expanding the school's chicken coop and building an outdoor classroom.

Chrissy Combs volunteered at the school with her husband, Dave, and their two kids. The two boys were happy to help, especially since they got to play with Oreo, the first-grade class chicken.

"I wanted to help as this is for the children," Combs said. "My kids go here, so I thought we should definitely do it."

Another volunteer site was the Columbia Housing Authority. There, volunteers — including several children — worked to repaint the fence and plant flowers.

Volunteer David Boyd said his church encouraged members to sign up for the event for months, which convinced him to donate his time on Saturday.

"I thought it was a good way to get out and bless the community through service," he said.

Volunteers and churches interested in participating in next year's event can find more information [at the For Columbia website](#).

# Columbia groups gather public input on comprehensive homeless services center

Lauren Tronstad

Columbia Daily Tribune

Published 5:01 a.m. CT May 1, 2022

Staggering statistics, including 240 Columbia Public Schools students identified as homeless, 179 homeless households and over 1,200 households on the Columbia Housing Authority's waitlist, led local agencies to partner together in hopes of gaining public input on a comprehensive homeless services center.

Community members and representatives of Columbia Housing Authority, Love Columbia, Loaves and Fishes, Turning Point, Room at the Inn and Voluntary Action Center gathered Thursday night at Broadway Christian Church to give and receive input.

"Seeing everybody coming together to address this need, it felt like, 'We might actually do this now,'" Mayor Barbara Buffaloe said during her opening remarks.

Each table was assigned a facilitator to work with the group as they discussed potential plans for the center. At the end of the allotted time for small group discussion, a handful of facilitators were given the opportunity to share what their group had discussed.

Paul Whatley, member of the Housing and Community Development Commission, spoke on behalf of his group and their desire to see a wide range of populations utilize the new space, including senior citizens, mothers with

young children, individuals with service animals and individuals suffering from substance abuse issues.

"Once we get this building up and operational, it's our job to keep it operational," Whatley said, citing the importance of volunteers.

Another idea brought to the table by community member Dianna Douglas focused on the need for mentors who can assist people facing homelessness and housing insecurity — assuring that once they are back on their feet, they stay on them.

"If I'm homeless and I show up here, I am assigned a case manager that will see me from day one ... not just when I make it from the shelter to transitional housing to my own home," she said. "Once I am in my own home, I still need to have that contact of making sure my life is going OK and I'm not going to end up back on the streets."

According to the City of Columbia's comprehensive homeless service center plan list of required facilities and services, the city is hoping to build a housing resource center, provide day center services, meal services, an overnight shelter, transitional housing, permanent supportive housing and supportive services on the new campus.

## **Local groups highlight need**

Each group representative was given time to speak about how their organization directly aids Columbia's homeless population, their hopes for the new campus and why it is necessary in the city.

"We need to preserve and increase our capacity for permanent supportive housing," said Randy Cole, CEO of the Columbia Housing Authority.

Love Columbia works with the homeless population in aiding in "moving individuals from instability to stability," co-founder and executive director Jane Williams said.



Loaves and Fishes provides meals for homeless and housing-insecure individuals every night of the year. The organization, which is operating out of the basement of Wilkes Boulevard United Methodist Church, touted the need for additional space as the group continues to serve meals to over 100 people each night, coordinator Ruth O'Neill said.

Brad Bryan, executive director of Turning Point, echoed O'Neill's sentiment of the need for additional space as Turning Point also operates out of the same church.

"The community need has outgrown our capacity," he said of the program meant to be temporary that recently celebrated its eighth anniversary.

Room at the Inn, which celebrated its 14th anniversary this year, was also meant to be a temporary solution to the need for shelter from frigid temperatures. That organization is also seeking a permanent space for its shelter to end the need for frequent moving of supplies and cots from church to church, executive director Debby Graham said.

"Tonight is a great start," Ed Stansberry, executive director of Voluntary Action Center, said of the discussions among community members and organizations.

The center plans to continue to lead efforts to find a space for an opportunity campus that would provide permanent homes to Room at the Inn, Turning Point, and Loaves and Fishes.

This past winter, the conversation around the need for a shelter like the one discussed Thursday night centered around the limited room at Wabash Bus Station, which currently acts as a temporary emergency overnight warming center. The station is the only shelter in the area that has no barriers for entry.

Members of the public gathered in outcry against the low threshold temperature and the need for additional space for shelter from the cold, leading city officials to raise the cutoff temperature from 9 to 25 degrees.



# **Housing Authority of the City of Columbia, Missouri**

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201 Switzler Street, Columbia, MO 65203

Office: 573.443.2556 ♦ TTY Relay 800.735.2966 ♦ Fax: 573.443.0051 ♦ [www.ColumbiaHA.com](http://www.ColumbiaHA.com)

## **Closed Meeting Notice**

### **CHA Board of Commissioners Meeting**

Date: Wednesday, May 11, 2022

Time: 5:30 p.m.

Place: **CHA Administration Building, 201 Switzler**

**\*This meeting will be held immediately following the regular CHA Board of Commissioners meeting.**

**CLOSED SESSION PURSUANT TO SECTION 610.021 (2) RSMo. - Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.**

- I. Call to Order
- II. Roll Call Vote to Go Into Closed Session pursuant to Section 610.021 (2) RSMo. - Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.
- III. Roll Call Vote to End Closed Session
- IV. Adjournment





# Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia, MO 65203

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## Closed Meeting Notice

### CHA Board of Commissioners Meetings

Date: Wednesday, May 11, 2022

Time: 5:30 p.m.

**\*This meeting will begin immediately following the regular monthly CHA Board of Commissioners meeting.\***

Place: CHA Administration Building Training Room, 201 Switzler, Columbia, MO 65203

**CLOSED SESSION PURSUANT TO SECTION 610.021 (1) RSMo. - Pertaining to legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.**

- I. Call to Order
- II. Roll Call Vote to Go Into Closed Session Pursuant to Section 610.021 (1) RSMo. – Pertaining to legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.
- III. Roll Call Vote to End Closed Session
- IV. Adjournment