



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

Office: (573) 443-2556 ♦ Fax: (573) 443-0051 ♦ TTY: (800) 735-2966 ♦ www.ColumbiaHA.com

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, January 11, 2023

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 Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

PUBLIC HEARINGS

RESOLUTIONS

REPORTS

- VI. CHA 6-Month Department Goals for 2023
- VII. Affordable Housing Development and Compliance, Section 8 Housing Choice Voucher Program, Public Housing & Affordable Housing Properties, Safety, and Finance

PUBLIC AND COMMISSIONER COMMENT

- VIII. Public Comment (Limited to 5 minutes per speaker)
- IX. Commissioner Comment: FY 2023 Calendar and Board Meeting Dates Discussion
- X. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Ms. Michelle Betz, 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. Betz by email at the following address: www.columbiaha.info@gmail.com

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

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



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING December 12, 2022, MEETING MINUTES

I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in special session via virtual meeting held through Zoom video conferencing application on December 12, 2022, Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 1:00 p.m.

II. Roll Call:

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

CHA Staff: Randy Cole, CEO
Tammy Matondo, Director of Affordable Housing Development and Compliance
Debbi Simmons, Chief Financial Officer
Mary Harvey, Director of Finance

Guest: Matt Fulson, Development Associate

III. Adoption of Agenda:

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

IV. Approval of November 9, 2022, Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of November 9, 2022. Mr. Hutton noted that this was a regular meeting. A motion was made by Mr. Calloway and second by Ms. Rahn. All Commissioners voted "aye" and Mr. Hutton declared the motion approved.

V. Public Comment.

There were no public comments.

SPECIAL ITEM:

VI. CHA Developer Consultant Work Session: Fulson Housing Group, Update on CHA Affordable Housing Development Plans and Projects

Mr. Cole reported the meeting today was to give the CHA Board of Commissioners more of a timeline with the Kenny Point and Park Ave Development Project, and to answer any questions that the Board may have for Mr. Fulson or Mr. Cole.

Mr. Fulson stated he reviewed some documents for the meeting today, and a little over a year ago in November 2021, Mr. Fulson and CHA signed an agreement to work together. Mr. Fulson reported that the past 4 months or so we submitted two Grant applications to MHDC and we were approved for these credits.

Mr. Fulson reported with the Kenny Point Project we are wanting to add 10 more units. Once the funds that we were awarded come through in January we will have to tweak the Grant application and get it reapproved by MHDC to add the 10 more units. By doing this it could cost us an extra 120 days to get the final approval. Ms. Wenneker, asked if by chance the approval for the extra 10 units were not approved, would it affect the grant we got for the 24 units. Mr. Fulson replied with no, we would continue with the 24 units instead of the 34 units.

Mr. Fulson reported that we received the approval letter this morning December 12, 2022, for the Park Avenue grant, but we do not have the full underwriting approval yet because they changed a few numbers around after our submission. Ms. Wenneker asked when the projected date is of breaking ground or tearing down. Mr. Fulson stated with the relocation that must happen, it may delay our start. We do not want to close until we have a better idea of where everyone is going and how we tear down, it all will have to be a coordinated effort. Mr. Hutton asked if we were going to tear down all at once or piece by piece. Mr. Fulson responded initial thought would be piece by piece because tearing it down all at once would require us to relocate all 70 units. Mr. Fulson stated it will also depend on the infrastructure of the buildings as well but tearing down piece by piece we would be able to start on another section of the building before we finished with the first one.

RESOLUTIONS

VII. Resolution 2917: DETERMINING THE INTENT OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI TO ISSUE ITS HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$5,000,000 TO FINANCE A HOUSING PROJECT LOCATED IN THE CITY OF COLUMBIA, MISSOURI

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

Mr. Hutton called for a motion to approve Resolution 2917 as presented. A motion was made by Ms. Wenneker. Second by Ms. Rahn. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Wenneker, Hutton, Oliveri, Calloway, Rahn

No: None

VIII. Public Comment

There was no public comment.

IX. Commissioner Comment

There was no commissioner comment.

X. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Mr. Calloway. Second by Ms. Oliveri. Mr. Hutton called the meeting adjourned at 2:00 PM.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

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 December 9, 2022, I posted public notice of the December 12, 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.

Randy Cole, Chief Executive Officer

Date



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 11, 2023

Re: CHA Senior Staff 6-Month Goals/Tasks for 2023

Executive Summary

This report provides a summary of important goals, tasks and events by CHA Department Director for 2023. CHA has a significant level of projects and on-going responsibilities by department for the first 6 months of 2023. This memo is intended to benefit the board, CEO and Department Directors in ensuring CHA is fulfilling important 6-month goals, tasks and events.

Discussion

Critical 6-month goals, tasks and events by CHA department for 2023 are as follows:

CEO/Administration

- Resident Services Director On-board: January 9th
- (ROSS) Standards of Success Report, Assistance from Chanee Edwards: Due January 31st
- City, County Year End Reports: Due, January 31st
- Community Violence Proposal-ARPA: Due January 31st
- Park Avenue Full ResourceX: Due January 31st.
- Park Avenue Agreement/City Legal: Jan-March.
- Identifying file storage and organization needs in Admin file room.
- Work with CPA consulting firm (Jason Casterline) and CHA Finance Department to plan for transition of public housing capital fund, AMP 1 and COCC Assets and fully utilize resources: Feb-Aug.
- Work with CPA consulting firm (Jason Casterline) to plan for transitioning from COCC Administrative Budgeting to Business Activities and Cost Allocation Method for 2024 Budget and provide budget policy resolution for board: Feb-Aug.
- Veterans United Foundation Leadership Training for Senior Staff: Feb 3rd.
- April Board Retreat: April 12th
- CDBG and HOME Proposal: Typicall due May 1st
- PHADA Conference: May 21-24th
- Hiring and On-boarding CFO: Jan-June 2023
- Work with Property Management, Maintenance, Resident Services, Affordable Housing Development and Compliance on planning space utilization for 7 E. Sexton

Human Resources

- 2023 Labor Law posters. Inquire on requirements for non-Admin building sites.
- Update payroll to include COLA pay rates, new insurance, and retirement deductions, and replenish floating holiday hours.



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- Update pay rates in EE Navigator, UHC, and Guardian, specifically Guardian for accurate STD insurance calculations.
- Identify and hire part-time van drivers, Asst. Housing Mgr., Family Support Specialist, Grant Accountant, and CFO.
- Get W-2s and 1095-B & -C forms distributed to employees by Jan end.
- Work with Janice (Moving Ahead Program) in February to help her prepare for her licensing compliance audit in March.
- Make schedule for Mike Benson for July's retirement open enrollment meetings with employees.
- Begin planning annual Health/Safety Fair.
- Update staff on E-Verify and I-9 compliance process and procedures.
- Work on full Personnel Policy updates through 2023.
- Work on revamping 60-day and annual employee evaluations.
- Conner and I will be working with Caledon over the next few months to get our website updated.
- Discuss RFQ responses received for our network and equipment servicing contracts.
- Attend HR webinars/trainings for Every Class Pass classes procured for 2023.
- Update files and organization of HR file room.

Housing Programs (HCV): Tawanda

- January 20, 2023 – Continuum of Care (CoC) Monitoring Close
- January 26, 2023 – Project Homeless Connect
- February Board Meeting – Section Eight Management Assessment Program (SEMAP) Approval
- March 1, 2023 – SEMAP Submission to HUD
- End of March – Early April – CoC CHA Housing 101 Event for local service providers
- May 1, 2023 – New CoC Grant effective
- June 30, 2023 – CoC Letter of Intent
- June, 2023 – Single Audit Close
- July 2023 – Landlord Engagement.
- September 15, 2023 – CoC Grant Application
- September 30, 2023 – No reissuing of EHV Vouchers

Maintenance

Amp#1/Downtown

- Deficiencies & Repairs from REAC Inspections (to be completed)
- Purchase New L3302HST Kubota Tractor & Trade in 1997 L3300DT Kubota Tractor
- Purchase New General Drain Cable Machine
- Market Rate Units 307 & 309 Trinity Place – Repairs & Rental
- Tree Removal - 625 Park gumball tree heaving up sidewalk & gumballs tripping Hazard
- Sidewalk Repairs – 625 Park from roots heaving up sidewalk

Bear Creek

- Maintenance Truck HA19 Repairs – Dash, Odometer & Plow Issue

Stuart Parker



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- 503 Oak Street - replace all vinyl plank flooring curling up
- 204B Unity – Soft flooring around toilet
- Storage Sheds – doors issues on Lincoln Dr. north side not closing or sticking

Paquin Tower

- Purchase New General Drain Cable Machine
- Update card key list
- Software Upgrades on Building HVAC systems to remove Internet Explorer from Cloud
- Expansion Tank for Well Field
- Sprinkler Head Replacement

Oak Towers

- 319 Oak Towers - Heat Pump repair (Install TXV)
- New Lobby Furniture
- New Carpet in Exercise room or install VCT
- Exterior Veneer Repairs
- Exterior Sidewalk repairs – Rear entrance
- Seal up Old Dryer vents on the southeast side above patio entrance

Administration Building

- Paint Kitchen & Northeast bathroom ceiling
- Replace Kitchen countertop
- Adjust water fountain pressure North Wing

7 Sexton Rd

- Replace Roof/HVAC
- Continue with Misc. Repairs

Modernization Department General

- Pest Control Bids
- Community Space Cleaning bid
- CDBG Funds (2022) – BBCC New Security Cameras, Fire Alarm & Flooring
- CPS ESSER III Funds – Wall Removal in the North Office Area & New Projector Screen
- Bid - Mowing 7 Sexton Road
- Bids -HVAC 225 Unity – Replace condenser units & ac coils
- Bids - Seal & Stripe Parking Lot at Patriot Place

Annual Inspections

- Elevator Inspections at Paquin & Oak Towers
- Fire Extinguishers

Misc. Items

- Clean out work van HA25
- Get ABS Brakes Repaired HA25
- Organize Plan Room & Blueprints
- Work with Affordable Housing Development and Compliance on specifications and bidding for Kinney Point and Park Avenue development.



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Safety

- Safety will have a few hours of Safety training near the end of Jan.
- View results of Safety Survey sent out in Dec. 2022 and identify process improvement or additional plans for interdepartmental communication.
- Set-up/formalize weekly meetings with Housing managers.
- Bi-Weekly meeting with Laura to discuss activities and any challenges to address.
- Work to schedule info sharing meeting with CPD and housing managers.
- Paquin events. Valentine/St/ Patrick day/Memorial day events
- Attend Resident Advisory Board (RAB) meeting Jan 26th and engage RAB on any safety needs/input.

Affordable Housing Development and Compliance

January

- 1/10 Vacancy Report to MHDC on all LIHTC Properties
- 1/10 VAWA Report to MHDC on all LIHTC Properties
- 1/15 Occupancy Report to Red Stone for December 2022
- 1/15 Occupancy Report to Sugar Creek/Gardner for 4th Quarter 2022
- 1/15 FIRM Submission due for Kinney Point (extension is expected)
- 1/20 4th Quarter of 2022 Report due for bond projects
- Insurance certificates out to investors

February

- MMVH – FHLB annual certification
- 2/10 Vacancy Report to MHDC on all LIHTC Properties
- 2/10 VAWA Report to MHDC on all LIHTC Properties
- 2/15 Occupancy Report to Red Stone for January 2023

March

- 3/10 Vacancy Report to MHDC on all LIHTC Properties
- 3/10 VAWA Report to MHDC on all LIHTC Properties
- 3/15 Occupancy Report to Red Stone for February 2023
- 3/31 Quarterly Utility Allowance Report to MHDC
- 3/31 Park Avenue FIRM Submission due

April

- 4/10 Vacancy Report to MHDC on all LIHTC Properties
- 4/10 VAWA Report to MHDC on all LIHTC Properties
- 4/15 Occupancy Report to Red Stone for March 2023
- 4/15 Occupancy Report to Sugar Creek/Gardner for 1st Quarter 2023
- 1/20 1st Quarter of 2023 Report due for bond projects
- Anticipated closing on Kinney Point

May

- 5/10 Vacancy Report to MHDC on all LIHTC Properties
- 5/10 VAWA Report to MHDC on all LIHTC Properties
- 5/15 Occupancy Report to Red Stone for April 2023



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- Capital Fund Action Plan with updated ACC Amendment

June

- Oak Tower – FHLB annual certification
- 6/10 Vacancy Report to MHDC on all LIHTC Properties
- 6/10 VAWA Report to MHDC on all LIHTC Properties
- 6/15 Occupancy Report to Red Stone for May 2023

Affordable Housing Operations

- Fair Housing Training – January 23, 2023 at 10:00 - Affordable Housing staff, HCV staff and Resident Services staff
- Hearing Officer Specialist training – February 6-7, 2023 (full day trainings, live webinar) – Randy, Michelle, Tawanda and Laura
- HOME Training – Affordable Housing staff
- LIHTC Training – Affordable Housing staff
- LIHTC Training (specific to mixed income properties, Park Avenue) – Affordable Housing staff
- Once we receive Commitment to Enter into a Housing Assistance Payments (CHAP) from HUD – status of those units in PIC must be updated
- Begin formulating a plan for tracking, compliance requirements, monitoring of Park project.

Resident Services

- Ensure thorough understanding of Healthy Homes Connections (HHC) grant requirements, goals, desired outcomes, and monthly production requirements per employee.
- Meet with funder, HHC staff, CEO as needed and ensure a good first quarter of HHC billing. Ensure billing of both case management and family development. (Moving Ahead Program staff can assist with some family development events coming up).
- Ensure HHC staff fully understands case management and family development activities that are billable and monitor on-going.
- Refill HHC Family Support Specialist and examine filling data position/that has not been previously filled.
- Work with Janice to ensure filling of Van driver and kitchen staff. Work with Debbi Simmons in finance to evaluate Van driver starting pay rate.
- Meet with department staff collectively and individually to continue to build team environment and understand roles/divisions of department.
- Ensure regular monthly reporting from staff for monthly board reports.
- Complete Paycor training with HR and assume Resident Services paycor workload.
- Review Resident Services Budget and make a calendar/plan for critical 2023 events: grant renewal, reporting.
- Gain understanding of monthly Director requirements. Review of expenses (Bank of America), timesheets, vacation, and overtime approval, etc...
- Work with finance to ensure regularly quarterly financial reports for all of Resident Services/CHALIS entity.
- Work with Janice and Maintenance staff to establish regular monthly inspection of Blind Boone facility. Identify health and safety work orders and work with downtown maintenance to continually follow up.



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- Work with Janice, CEO and finance to establish plan for MAP expansion to Bear Creek. Full ARPA application due January 30th.
- Work with Towers staff to ensure regular reporting of units of service.
- Continue to build team across other CHA departments.

Finance

- Refill open Accountant position overseeing CHALIS.
- Fill open CFO position.
- Increase cross training between staff on Section 8 payments, AP and tenant accounts receivable.
- Review monthly finance checklist with all finance staff.
- Review Section 8 landlord duties and if some duties should be reallocated to Section 8 department staff.
- Closeout 2022 financials.
- Work with audit firm on 2022 audit requests.
- Issue Banking RFP by March 1st.

Recommended Commission Action

Review and consider the report.



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Department Source: Affordable Housing Development and Compliance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 11, 2023

Re: Affordable Housing Development Report

Executive Summary

This report provides an overview of CHA's Affordable Housing Development upcoming activities.

Discussion

With the Pre-Conditional Reservation Submitted for the Kinney Point project on October 28, 2022, the Firm Submission is now currently in process. The Firm Submission is due on January 15, 2023, however with the upcoming announcement of the awards of the Department of Economic Development grant set to be announced in January, there will be a request for an extension of this date.

Having received the award from MHDC for the Park Avenue project, the Pre-Conditional Reservation Submission is to be submitted January 9 with the FIRM Submission due on March 31. The RAD application for Park Avenue is still being reviewed, after speaking with a HUD Program Analyst, a CHAP award should be received anytime. CHA, FHG and Design Alliance met on January 5, 2023, anticipated timelines, items to be completed and by who were determined. These calls will take place bi-monthly until March when they become weekly.

In February, Fulson Housing Group will hold a planning meeting with CHA Staff to coordinate processes of closing and beginning construction. This will be very helpful while working through both Kinney Point and Park Avenue simultaneously.

Affordable Housing Development Upcoming Activities:

January 2023

- Pre- Conditional Submission for Park due January 9, 2023
- Firm Submission Due Diligence for Kinney Point due by January 15, 2023
- City of Columbia authorization to release funds for Kinney Point

February 2023

- **TEFRA (Tax Equity and Fiscal Responsibility Act) Public Hearing**
- FSG Staff & CHA Staff planning meeting

March 2023

- FIRM Submission Due Diligence for Park Avenue due March 31, 2023

April 2023

- Anticipated closing of Kinney Point

Recommended Commission Action

Review and consider the report.



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Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 11, 2023

Re: Housing Choice Vouchers & Special Programs

Executive Summary

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

Discussion

Housing Choice Voucher (HCV) Program

This memo provides a report of the Housing Choice Voucher (HCV) and Special Program activities. 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 need of increasing lease ups; however, staff continues to make progress. CHA added 16 new lease ups for the month. There were 10 attritions for a gain of 6 new participants. As of November 30, 2022, CHA had 122 voucher holders searching for homes. Available rental units remain our most significant challenge.

CHA submitted a request to HUD to increase the Payment Standard for the remainder of 2022 to ensure families can find safe, decent housing. On October 19, 2022, CHA received notification from HUD granting permission to increase our current payment standards from 110% to 120% of fair market rent. The change took effect on November 1, 2022. HCV staff have worked extremely hard to process these changes to each tenant's account. The goal is to take the financial burden from families that may be renting a unit outside of the current payment standard and increase the HAP portion CHA pays monthly. The HAP payments increased from \$613,188 in October to \$621,349 in November, for a total of \$8,161.00 increase in HAP payments.

CHA plans to request an extension to the 120% payment standard waiver for 2023 to ensure decent, safe, and sanitary housing remains available to our families served.

HCV Move Out Reasons:

Took self-off Program – 1

Purchased a home - 1

Termination/Landlord Eviction – 1

Zero HAP Due to Increased Income (6 Months) – 1

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 is experiencing staffing transitions, however, continues to work towards utilizing the remaining VASH vouchers in providing housing for the community's homeless veterans. As of



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November 30, 2022, there are 111 households receiving VASH program assistance - 90 HCV + 23 PBV (Patriot Place). CHA currently has 14 HCV VASH new voucher holders searching for homes.

HUD VASH Move Out Reasons:

Vacated unit without notifying CHA - 1

Terminated/Abandonment – 1

Deceased - 1

Mainstream Vouchers

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA has been awarded 19 Mainstream Vouchers. As of November 30, 2022, CHA has 18 vouchers leased with 5 voucher holders searching for a home. CHA has been awarded an additional 25 mainstream vouchers that become available October 1, 2022. Intake Coordinator has identified an additional 15 families that qualify for the mainstream voucher, 5 of those families have been approved and issued a voucher.

Mainstream Move Out Reasons:

N/A

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 CHA experiences an increase in homeless individuals and families needing safe, decent, and sanitary housing. As of November 30, 2022, CHA had 56 households receiving COC program assistance, and our target is 67.

The applicants must be added to the waitlist through the BCCEH 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. There are currently 9 voucher holders searching, Special Programs Specialist has requested an additional referral from the coordinated entry team.

Continuum of Care (CoC)

Terminated/Eviction – 3

Failed to lease up - 1

Terminated/Abandoned Unit – 1

Emergency Housing Vouchers (EHV) Program

CHA currently has 51 Emergency Housing Vouchers with 37 leased and 6 others with vouchers and looking for housing. Special Programs Specialist has requested an additional 10 vouchers from our coordinated entry team. Just as required with the CoC program, the applicants must be added to the waitlist through the Boone County Coalition to End Homelessness (BCCEH) via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. The BCCEH has made great strides to connect these vouchers with families that better meet the criteria for the EHV voucher program.



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Emergency Housing Vouchers (EHV)

Terminated/Criminal - 1

Tenant-Based Rental Assistance (TBRA) Program

CHA currently has 16 participants on this program and the target to utilize remaining funding 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. Special Program Specialist has pulled the remainder applicants from the TBRA waitlist. CHA staff are planning to reopen the TBRA waitlist early 2023.

CHA has received an extension for our current TBRA funding through June 2023 from the City of Columbia.

Move Out Reasons:

N/A

Recommended Commission Action

Review and consider Report

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

November 30, 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	\$ 572	\$ 613,487	\$ (82,039)	1,072	1,212	2,141	1,166	(94)	(156)	6	81	88%	93%	88%	94%	-	0.0%	5	0.5%	
Mar-22	\$ 6,670,125	\$ 667,012	\$ 199.86	\$ 574	\$ 608,854	\$ (58,159)	1,060	1,212	3,201	1,173	(113)	(268)	15	104	87%	91%	88%	93%	8	0.8%	6	0.6%	
Apr-22	\$ 6,061,271	\$ 673,475	\$ 170.65	\$ 570	\$ 607,827	\$ (65,648)	1,066	1,212	4,267	1,196	(130)	(398)	23	114	88%	90%	88%	92%	4	0.4%	6	0.5%	
May-22	\$ 5,453,444	\$ 681,680	\$ 206.69	\$ 566	\$ 605,317	\$ (76,364)	1,070	1,212	5,337	1,224	(154)	(552)	14	127	88%	89%	88%	92%	9	0.8%	6	0.6%	
Jun-22	\$ 4,848,127	\$ 692,590	\$ 202.62	\$ 576	\$ 616,977	\$ (75,612)	1,071	1,212	6,408	1,224	(153)	(705)	22	118	88%	89%	88%	91%	7	0.7%	6	0.6%	
Jul-22	\$ 4,231,150	\$ 705,192	\$ 199.19	\$ 571	\$ 614,651	\$ (90,540)	1,076	1,212	7,484	1,266	(190)	(895)	15	120	89%	87%	88%	91%	12	1.1%	7	0.7%	
Aug-22	\$ 3,616,499	\$ 723,300	\$ 203.24	\$ 572	\$ 609,372	\$ (113,928)	1,066	1,212	8,550	1,315	(249)	(1,144)	7	123	88%	84%	88%	90%	8	0.8%	7	0.7%	
Sep-22	\$ 3,007,127	\$ 751,782	\$ 173.23	\$ 565	\$ 601,926	\$ (149,856)	1,066	1,212	9,616	1,420	(354)	(1,498)	16	140	88%	80%	88%	89%	10	0.9%	8	0.7%	
Oct-22	\$ 2,405,201	\$ 801,734	\$ 217.51	\$ 578	\$ 613,188	\$ (188,546)	1,061	1,212	10,677	1,550	(489)	(1,988)	10	134	88%	76%	88%	87%	10	0.9%	8	0.7%	
Nov-22	\$ 1,792,013	\$ 896,007	\$ 211.31	\$ 590	\$ 621,349	\$ (274,657)	1,054	1,212	11,731	1,986	(932)	(2,920)	12	122	87%	69%	88%	86%	5	0.5%	8	0.7%	

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

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

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

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

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

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

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

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

Total vouchers available = 1132

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

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

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

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

Homeownership: Current number of homeownership vouchers

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

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

November 30, 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%
Apr-22	\$ 1,701,044	\$ 189,005	\$ 189.60	\$ 338	\$ 201,536	\$ 12,531	578	597	2,295	597	(19)	(93)	12	-	96.8%	106.6%	96.1%	105.1%	6	1.0%	7	1.2%
May-22	\$ 1,499,508	\$ 187,439	\$ 214.73	\$ 339	\$ 202,263	\$ 14,825	582	597	2,877	597	(15)	(108)	10	-	97.5%	107.9%	96.4%	105.6%	11	1.9%	8	1.3%
Jun-22	\$ 1,297,245	\$ 185,321	\$ 214.15	\$ 333	\$ 198,574	\$ 13,253	582	597	3,459	597	(15)	(123)	9	-	97.5%	107.2%	96.6%	105.9%	8	1.4%	8	1.3%
Jul-22	\$ 1,098,671	\$ 183,112	\$ 211.74	\$ 334	\$ 199,587	\$ 16,475	586	597	4,045	597	(11)	(134)	8	-	98.2%	109.0%	96.8%	106.3%	6	1.0%	7	1.3%
Aug-22	\$ 899,084	\$ 179,817	\$ 214.51	\$ 328	\$ 195,627	\$ 15,810	583	597	4,628	597	(14)	(148)	7	-	97.7%	108.8%	96.9%	106.6%	6	1.0%	7	1.3%
Sep-22	\$ 703,458	\$ 175,864	\$ 193.95	\$ 334	\$ 199,371	\$ 23,507	585	597	5,213	597	(12)	(160)	10	-	98.0%	113.4%	97.0%	107.4%	8	1.4%	7	1.3%
Oct-22	\$ 504,087	\$ 168,029	\$ 224.19	\$ 331	\$ 197,802	\$ 29,773	585	597	5,798	597	(12)	(172)	5	-	98.0%	117.7%	97.1%	108.4%	9	1.5%	8	1.3%
Nov-22	\$ 306,285	\$ 153,143	\$ 222.94	\$ 325	\$ 193,787	\$ 40,645	580	597	6,378	597	(17)	(189)	9	-	97.2%	126.5%	97.1%	110.1%	8	1.4%	8	1.3%

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

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Section 8 - Tenant Based Rental Assistance - Monthly Management Report

November 30, 2022

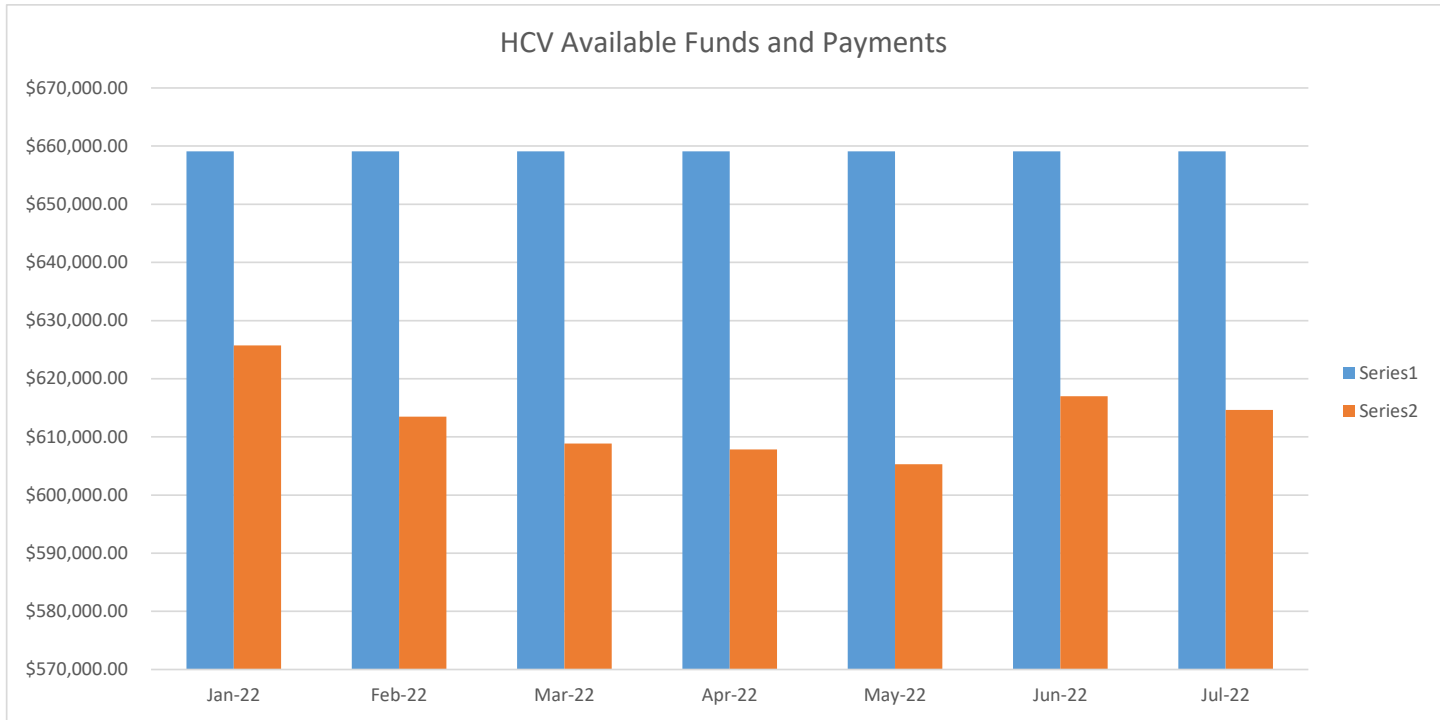
Tenant Based Rental Assistance (TBRA)

Month	Funds Available Through December 31, 2022	Projected Monthly Funds Available	Average Tenant Payment	Ave. HAP Payments + Deposits/Adjustments	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	\$ 436	\$ 873	\$ (12,030)	2	30	(28)	6
Apr-21	\$ 282,997	\$ 13,476	\$ 158.00	\$ 680	\$ 2,720	\$ (10,756)	4	20	(16)	0
May-21	\$ 280,277	\$ 14,014	\$ 158.22	\$ 694	\$ 8,334	\$ (5,680)	12	20	(8)	0
Jun-21	\$ 271,943	\$ 14,313	\$ 152.17	\$ 574	\$ 7,457	\$ (6,856)	13	25	(12)	4
Jul-21	\$ 264,487	\$ 14,694	\$ 146.07	\$ 1,148	\$ 16,079	\$ 1,385	14	13	1	3
Aug-21	\$ 248,408	\$ 14,612	\$ 152.31	\$ 594	\$ 8,320	\$ (6,292)	14	25	(11)	0
Sep-21	\$ 240,088	\$ 15,005	\$ 135.86	\$ 717	\$ 10,751	\$ (4,255)	15	21	(6)	2
Oct-21	\$ 229,337	\$ 15,289	\$ 135.86	\$ 636	\$ 10,174	\$ (5,115)	16	24	(8)	2
Nov-21	\$ 219,163	\$ 15,654	\$ 132.32	\$ 687	\$ 13,048	\$ (2,606)	19	23	(4)	0
Dec-21	\$ 206,115	\$ 15,855	\$ 142.71	\$ 1,112	\$ 23,349	\$ 7,494	21	14	7	0
Jan-22	\$ 182,766	\$ 15,230	\$ 127.55	\$ 739	\$ 15,515	\$ 285	21	21	0	0
Feb-22	\$ 167,251	\$ 15,205	\$ 118.37	\$ 606	\$ 12,125	\$ (3,080)	20	25	(5)	0
Mar-22	\$ 155,126	\$ 15,513	\$ 110.07	\$ 607	\$ 11,534	\$ (3,979)	19	26	(7)	0
Apr-22	\$ 143,592	\$ 15,955	\$ 116.08	\$ 618	\$ 11,124	\$ (4,831)	18	26	(8)	1
May-22	\$ 132,468	\$ 16,558	\$ 157.50	\$ 568	\$ 9,083	\$ (7,475)	16	29	(13)	3
Jun-22	\$ 123,385	\$ 17,626	\$ 158.31	\$ 690	\$ 12,426	\$ (5,200)	18	26	(8)	2
Jul-22	\$ 110,959	\$ 18,493	\$ 161.87	\$ 608	\$ 10,951	\$ (7,542)	18	30	(12)	3
Aug-22	\$ 100,008	\$ 20,002	\$ 173.57	\$ 637	\$ 11,457	\$ (8,545)	18	31	(13)	3
Sep-22	\$ 88,551	\$ 22,138	\$ 133.71	\$ 668	\$ 12,031	\$ (10,107)	18	33	(15)	3
Oct-22	\$ 76,520	\$ 25,507	\$ 134.14	#DIV/0!		\$ (25,507)		#DIV/0!	#DIV/0!	3
Nov-22	\$ 76,520	\$ 38,260	\$ 131.14	#DIV/0!		\$ (38,260)		#DIV/0!	#DIV/0!	2
Dec-22										



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

November 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: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 11, 2023

Re: Affordable Housing Report – CHA Public Housing, Project Based Vouchers and LIHTC

Executive Summary

This report provides a summary of statistics for CHA Public Housing, Project Based Vouchers and LIHTC units for the month of November 2022.

Discussion

In November , fifteen (15) families moved in and thirteen (13) families moved out. Of the thirteen (13) families that moved out, one (1) family moved to Section 8, four (4) households were terminated, one (1) family moved to the private sector, one (1) moved to a nursing home, one (1) household abandoned their unit, three (3) participants passed away, one (1) transferred within a property and one (1) transferred to another property. Out of 742 units there were twenty-three (23) vacant as of November 30, 2022 which is an overall occupancy of 96.9%. There was no change from Octobers occupancy rate. Eight (8) units were vacant over 60 days. Two (2) requests for vouchers and five (5) intents to vacate were submitted by participants. Three (3) terminations were issued for reasons other than non-payment. We have approximately 19 participants waiting on their rental assistance from the SAFHR program and approximately 15 in the process of applying for the rental assistance.

Recommended Commission Action

Review and consider the monthly report.

Property Management Report for November 2022

Property	Total units	Occupancy % for Nov.	Occupancy (as of 11/30/22)	YTD Occupancy (1/1-11/30/22)	#Vacant units under 0-60 days	#Vacant units over 61 days	Request for voucher	Move-ins (Nov)	Move-outs (Nov)	Unit restores (Nov)	Avg. cost per restore	Billed to tenant at move out	Total work orders	Total \$ Amount billed
Amp 1 - PH	120	92.80%	94.20%	94.00%	5	2	N/A	3	3	1	\$2,331.62	\$1,576.44	60	\$2,426.56
Bear Creek	76	95.30%	94.70%	97.09%	2	2	1	1	1	1	\$2,496.00	\$799.68	23	\$819.68
Oak Tower	147	96.91%	97.30%	97.47%	4	0	0	3	4	2	\$389.55	\$1,162.24	50	\$1,182.63
Paquin Tower	200	98.56%	99.00%	97.84%	2	0	0	4	3	4	\$800.02	\$518.26	70	\$615.21
Stuart Parker	84	97.02%	97.60%	97.04%	0	2	1	1	0	0	N/A	N/A	7	\$5.39
BWW	54	98.02%	98.10%	96.05%	0	1	0	1	0	0	N/A	N/A	7	\$0.00
BWWII	36	97.90%	97.20%	96.30%	1	0	0	1	1	0	N/A	\$557.02	10	\$557.02
Patriot Place	25	92.13%	92.00%	96.80%	1	1	0	1	1	0	N/A	\$96.48	13	\$102.38

Property	Total units	TARS uncollected for Nov	delinquent 31-60	delinquent 61-90	delinquent 90+	# rpymnt agrmnts	rpymnt in default	# Accts. with deposit due (Oct)	total Security deposit due (Oct)	# Accts. with deposit due (Nov)	Total security deposit due (Nov)	# Non-pymnt termination issued in November	# other termination issued in November	# Intent to vacate submitted for Nov
Amp 1 - PH	120	\$4,702.51	\$5,544.95	\$2,570.54	\$3,621.73	1	1	29	\$13,582.75	30	\$13,633.75	16	0	2
Bear Creek	76	\$3,894.63	\$983.00	\$238.88	\$349.25	1	1	12	\$3,579.09	9	\$2,732.90	6	2	2
Oak Tower	147	\$6,070.21	\$1,749.23	\$644.00	\$866.98	1	0	19	\$6,300.02	22	\$7,514.34	0	0	0
Paquin Tower	200	\$1,298.38	\$136.19	\$1,696.64	\$0.00	0	0	22	\$4,889.00	18	\$3,772.00	3	0	0
Stuart Parker	84	\$4,756.27	\$923.76	\$1,085.19	\$5,264.53	1	0	5	\$927.00	6	\$1,317.49	1	0	0
BWW	54	\$5,670.59	\$1,987.00	\$2,367.00	\$4,590.97	1	0	13	\$3,421.50	13	\$3,789.00	11	0	0
BWWII	36	\$1,803.71	\$925.00	\$780.00	\$2,051.61	0	0	2	\$740.00	2	\$715.00	7	0	0
Patriot Place	25	\$1,404.03	\$15.00	\$0.00	\$968.65	0	0	N/A	N/A	N/A	N/A	1	1	1

Affordable Housing Terminations Report - FY2022

	Failure to Pay	Criminal	Unauthorized Guest	Other	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
Month of January 2022									
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
MONTHLY TOTAL	0	1	0	1	9	5	1	0	4
Month of February 2022									
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
MONTHLY TOTAL	0	1	0	1	7	5	1	1	4
Month of March 2022									
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
MONTHLY TOTAL	0	4	0	5	13	8	3	1	2
Month of April 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	0	0	0	0	0	3	1	0
Bear Creek	0	0	0	0	0	0	0	1	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	5	0	0	0	5	4	0	0	1
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	5	0	0	0	5	4	3	2	1
Month of May 2022									
Downtown - AMP 1	0	1	0	0	1	0	0	0	1
Oak Tower	6	0	0	0	6	0	0	0	6
Bear Creek	2	2	0	0	4	1	0	0	3
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	1	0	0	1	0	0	0	1
Stuart Parker - Paquin Tower	2	0	0	0	2	2	0	0	0
Bryant Walkway	0	1	0	0	1	1	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	5	0	0	15	4	0	0	11
Month of June 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	4	0	0	1	5	1	0	0	4
Bear Creek	4	0	1	0	5	5	0	1	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	1	0
Stuart Parker - Paquin Tower	0	0	0	1	1	0	0	0	1
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	1	0	0	1	1	0	0	0
MONTHLY TOTAL	0	1	0	2	12	7	0	2	5
Month of July 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	1	0	0	1	0	1	0	0
Bear Creek	4	0	0	1	5	4	0	0	1
Patriot Place	0	0	0	1	1	0	0	0	1
Stuart Parker - Downtown	0	0	0	0	0	0	1	0	0
Stuart Parker - Paquin Tower	2	0	0	0	2	2	0	0	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	6	1	0	2	9	6	2	0	2
Month of August 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	2	0	2	4	0	1	2	0
Bear Creek	0	0	0	0	0	5	0	0	0
Patriot Place	1	0	0	0	1	1	0	0	0
Stuart Parker - Downtown	1	0	0	0	1	0	0	0	0
Stuart Parker - Paquin Tower	0	2	1	1	4	0	0	0	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	2	4	1	3	15	1	1	2	0
Month of September 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	2	0	2	4	1	2	2	2
Bear Creek	2	3	0	0	5	0	0	0	0
Patriot Place	1	0	0	0	1	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	2	1	2	5	1	1	0	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	3	7	1	4	15	2	3	2	2
Month of October 2022									
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	0	0	0	1	1	1	0	0	0
Patriot Place	1	0	0	0	1	0	1	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	6	1	1	0	8	6	1	0	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	1	0	0	1	0	0	0	0
MONTHLY TOTAL	7	2	1	1	11	7	2	0	0
Month of November 2022									
Downtown - AMP 1	12	0	0	0	12	0	0	0	0
Oak Tower	0	0	0	0	0	0	0	0	0
Bear Creek	5	1	0	1	7	3	0	0	0
Patriot Place	1	0	0	0	1	1	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	3	0	0	0	3	5	0	1	0
Bryant Walkway	6	0	0	0	6	0	0	0	0
Bryant Walkway II	6	0	0	0	6	0	0	0	0
MONTHLY TOTAL	33	1	0	1	35	9	0	1	0



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: January 11, 2023

Re: Safety Report

Executive Summary

This report provides a brief overview of Safety Department Activity November 1 thru November 30, 2022.

Discussion

Yearly Totals for CHA Safety Reports

	January	February	March	April	May	June	July	August	September	October	November	December
	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	2021
Bear Creek	5	1	5	6	4	4	5	9	5	3	1	3
Bryant Walk	4	3	2	2	2	1	2	3	3	1	1	4
Downtown	12	5	6	7	4	2	6	9	13	4	4	6
Oak Towers	13	16	13	14	10	12	7	6	9	7	3	17
Patriot Place	0	1	3	0	3	2	4	5	2	3	3	3
Paquin Towers	24	24	26	14	10	10	13	15	11	14	8	20
Stuart Parker	2	0	3	1	0	1	4	7	1	4		3
misc							0		0	0		
Total	60	50	58	44	33	32	41	45	44	36	20	56

Joint Communications Log for November 2022

	January	February	March	April	May	June	July	August	September	October	November	December
	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	2021
Columbia Police Response	94	86	91	98	91	85	93	94	108	90	87	113
Columbia Police Reports	15	11	14	11	10	13	16	17	11	14	12	22
Fire/Ems	105	61	93	79	90	74	92	80	77	72	60	117
Total	214	158	198	188	191	172	201	191	196	176	159	252

Safety Department New Resident Move in meetings

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

Safety Department other activities:

Thanksgiving dinners Paquin Tower

Review and consider Report

Recommended Commission Action

Review and consider Report.



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: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: January 10, 2023

Re: November 2022 Unaudited Financial Reports

Executive Summary

Financial Highlights for YTD November 2022

- Total YTD revenues are \$16,056,614
- Total YTD expenditures are \$16,082,807
- YTD Net Gain/(Loss) for HCV is \$188,289 above budget, Public Housing is \$168,707 above budget, LIHTC is \$199,846 above budget.

Discussion

Revenues

- HCV administrative fees earned are \$144,941 or 1% above budget. HUD increased the pro-ration rate from 84% to 88% in April. 2022 pro-ration was budgeted at 80%.
- AMP 1 revenue is \$175,295 above budget.
- LIHTC revenue is \$70,836 above budget.
- Administration Management fees are \$26,320 under budget mainly because \$28,000 in Capital Fund grant funds have not been drawn.

Expenses

- HCV administrative expenses are \$43,348 under budget.
- Mid-Missouri Veterans maintenance expenses are 38% above budget due to repairs on the steps leading to the second floor that were cracking and broken.

Suggested Commission Action

Read and review this report.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

Office: (573) 443-2556 ♦ Fax: (573) 443-0051 ♦ TTY: (800) 735-2966 ♦ www.ColumbiaHA.com

MONTHLY FINANCIAL STATEMENTS

(unaudited)

November 30, 2022

Fiscal Year End

December 2022

Month 11 of 12

as submitted by:

Mary Harvey, Director of Finance

Housing Authority of the City of Columbia, MO

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

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	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	\$ 338,782	\$ 1,713,966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,693	\$ 13,530	\$ -	\$ -	\$ -	\$ -	\$ 2,091,971	\$ -	\$ 2,091,971
Rental Subsidies		2,229,151	-	-	-	-	-	-	-	-	-	-	-	-	-	2,229,151	(2,229,151)	-
Vacancy Loss	(28,335)	(94,127)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(122,462)
Net Rental	310,448	3,848,989	-	-	-	-	-	-	-	25,693	13,530	-	-	-	-	4,198,659	(2,229,151)	1,969,509
Tenant Revenue -	7,437	47,270	-	-	-	-	-	-	-	-	-	-	-	-	-	54,707	-	54,707
Total Tenant	317,885	3,896,258	-	-	-	-	-	-	-	25,693	13,530	-	-	-	-	4,253,366	(2,229,151)	2,024,216
Operating Grants																		
Operating Grants	468,194	-	8,930,731	6,369	69,028	69,794	350,829	-	158,563	-	-	-	-	-	-	10,053,508	-	10,053,508
HUD Voucher																		
Admin Fees	-	-	1,096,093	-	-	-	-	-	-	-	-	-	-	-	-	1,096,093	-	1,096,093
Capital Grants																		
Management																		
Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	280,346	280,346	(280,346)	-
Asset	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,200	13,200	(13,200)	-
Book Keeping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	146,595	146,595	(146,595)	-
Total Fee	468,194	-	10,026,824	6,369	69,028	69,794	350,829	-	158,563	-	-	-	-	-	440,141	11,589,742	(440,141)	11,149,601
Other																		
Other	-	-	-	-	-	-	-	118,758	-	597,479	-	-	-	-	-	716,237	-	716,237
Interest Income	19,316	54,622	7,917	-	-	-	-	-	-	967	22,727	-	19,119	7,898	3,048	135,614	-	135,614
Investment	-	-	-	-	-	-	-	-	-	-	-	-	-	705,512	-	705,512	(705,512)	-
Fraud Recovery	-	-	4,253	-	-	-	-	-	-	-	-	-	-	-	-	4,253	-	4,253
Other Revenue	61,560	139,407	8,591	-	517	-	-	-	-	56,634	1,439,505	206,468	-	350,769	30,452	2,293,904	(275,668)	2,018,236
Sale of Capital	14,825	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,825	-	14,825
Total Revenue	\$ 881,781	\$ 4,090,287	\$ 10,047,585	\$ 6,369	\$ 69,545	\$ 69,794	\$ 350,829	\$ 118,758	\$ 158,563	\$ 680,773	\$ 1,475,762	\$ 206,468	\$ 19,119	\$ 1,064,179	\$ 473,641	\$ 19,713,454	\$ (3,650,471)	\$ 16,062,983
Administrative																		
Salaries	43,073	248,735	273,780	-	195	2,619	3,624	1,096	-	43,406	-	-	48,997	397,601	305,688	1,368,813	-	1,368,813
Auditing Fees	3,419	64,417	34,743	-	-	-	-	-	-	3,847	38	-	-	4,120	6,162	116,745	-	116,745
Management																		
Fee	60,866	234,045	218,028	-	-	1,452	-	-	-	1,375	1,063	-	-	-	-	516,829	(516,829)	-
LIHTC Asset																		
Mgmt	9,420	50,143	136,268	-	-	908	-	-	-	-	-	-	-	-	-	196,738	(146,595)	50,143
Advertising and																		
Marketing	28	-	200	-	-	-	-	-	-	857	-	-	-	211	435	1,730	-	1,730
Employee	11,567	74,116	87,926	-	24	339	1,004	136	-	5,084	-	-	14,971	92,858	69,827	357,851	-	357,851
Office Expenses	11,928	60,613	70,085	-	415	2,050	2,979	500	2,498	11,285	43	105	2,057	41,754	40,551	246,865	-	246,865
Legal Expense	70	4,121	-	-	-	-	-	-	-	-	-	8,640	-	11,245	14,695	38,771	-	38,771
Training & Travel																		
Training & Travel	685	1,056	1,413	-	-	-	-	-	-	12,942	-	-	-	4,824	6,411	27,331	-	27,331
Other	5,117	13,725	87,144	12	647	824	2,134	323	1,859	33,333	4,025	625	1,016	6,359	9,894	167,037	-	167,037
Total Operating -																		
Admin.	146,173	750,970	909,585	12	1,281	8,192	9,741	2,055	4,357	112,130	5,169	9,369	67,041	558,971	453,664	3,038,711	(663,424)	2,375,287
Asset Management																		
Fee	13,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,200	(13,200)	-

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

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	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 Services -																		
Salaries	2,257	91,574	-	-	-	-	-	-	122,718	428,640	-	-	-	-	-	645,189	-	645,189
Employee	173	26,978	-	-	-	-	-	-	34,309	102,336	-	-	-	-	-	163,795	-	163,795
Tenant Services -	5,107	80,797	1,149	-	-	50,776	-	-	-	168,994	-	-	-	-	-	306,824	-	306,824
Total Tenant Services	7,536	199,349	1,149	-	-	50,776	-	-	157,027	699,971	-	-	-	-	-	1,115,808	-	1,115,808
Water	24,615	116,856	948	-	-	-	-	-	-	-	-	-	-	374	316	143,109	-	143,109
Electricity	13,225	263,999	6,247	-	-	-	-	-	-	-	-	-	-	2,207	2,082	287,761	-	287,761
Gas	10,600	40,558	2,101	-	-	-	-	-	-	-	-	-	-	1,104	700	55,063	-	55,063
Sewer	24,917	89,607	393	-	-	-	-	-	-	-	-	-	-	189	131	115,238	-	115,238
Total Utilities	73,357	511,020	9,689	-	-	-	-	-	-	-	-	-	-	3,874	3,230	601,170	-	601,170
Maintenance -																		
Labor	177,067	317,022	-	-	-	-	-	-	-	-	-	-	-	-	-	494,089	-	494,089
Maintenance -																		
Materials	57,143	145,367	-	-	-	-	-	-	-	4,282	499	1,238	-	1,760	1,444	211,733	-	211,733
Maintenance																		
Contracts	101,793	302,050	13,760	-	-	-	-	-	-	-	-	-	-	-	-	417,603	(6,977)	410,626
Employee																		
Benefits - Maint.	52,026	105,575	-	-	-	-	-	-	-	-	-	-	-	-	-	157,601	-	157,601
Total Maintenance	388,029	870,014	13,760	-	-	-	-	-	-	4,282	499	1,238	-	1,760	1,444	1,281,025	(6,977)	1,274,049
Protective																		
Services - Labor	24,004	4,754	-	-	-	-	-	-	-	-	-	120,851	-	-	-	149,609	-	149,609
Protective																		
Services - Other	25	5	-	-	-	-	-	-	-	-	-	125	-	-	-	156	-	156
Employee	6,050	1,242	-	-	-	-	-	-	-	-	-	30,346	-	-	-	37,638	-	37,638
Total Protective Services	30,079	6,001	-	-	-	-	-	-	-	-	-	151,322	-	-	-	187,402	-	187,402
Property																		
Insurance	35,949	187,940	-	-	-	-	-	-	-	1,507	171	-	-	292	292	226,151	-	226,151
Liability																		
Insurance	4,659	-	5,260	-	-	-	-	-	-	3,463	71	-	-	-	-	13,453	-	13,453
Workmen's																		
Compensation	4,682	12,580	5,202	-	4	50	69	21	2,332	8,969	-	2,296	931	7,564	5,808	50,506	-	50,506
All Other																		
Insurance	2,775	3,699	-	-	-	-	-	-	-	2,724	-	715	267	11,087	222	21,490	-	21,490
Total Insurance Premiums	48,064	204,219	10,462	-	4	50	69	21	2,332	16,663	242	3,011	1,198	18,944	6,322	311,599	-	311,599

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

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	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	
Other General																			
Expenses	37,696	23,862	5,502	-	-	399	-	-	-	285	9,943	586	1,000	69,298	503	149,075	(32,208)	116,867	
Payments in Lieu of Taxes	14,998	129,197	-	-	-	-	-	-	-	2,042	984	-	-	-	-	147,221	-	147,221	
Bad debt - Tenant Rents	2,672	13,258	-	-	-	-	-	-	-	-	-	-	-	-	-	15,930	-	15,930	
Total Other Expenses	55,366	166,318	5,502	-	-	399	-	-	-	2,327	10,927	586	1,000	69,298	503	312,226	(32,208)	280,018	
Interest of Mortgage Payable	-	270,232	-	-	-	-	-	-	-	-	-	2,298	-	264,408	-	536,938	-	536,938	
Interest on Notes Payable	2,815	447,959	-	-	-	-	-	-	-	-	-	-	-	19,543	-	470,318	-	470,318	
Amortization of Loan Costs	-	76,819	-	-	-	-	-	-	-	-	-	-	-	-	-	76,819	-	76,819	
Total	2,815	795,011	-	-	-	-	-	-	-	-	-	2,298	-	283,951	-	1,084,075	(705,512)	378,563	
Total Operating Expenses	\$ 764,620	\$ 3,502,901	\$ 950,146	\$ 12	\$ 1,285	\$ 59,417	\$ 9,810	\$ 2,076	\$ 163,716	\$ 835,372	\$ 16,836	\$ 167,826	\$ 69,239	\$ 936,798	\$ 465,163	\$ 7,945,216	\$ (1,421,321)	\$ 6,523,895	
Excess of Operating	\$ 117,161	\$ 587,386	\$ 9,097,439	\$ 6,357	\$ 68,260	\$ 10,377	\$ 341,019	\$ 116,683	\$ (5,153)	\$ (154,598)	\$ 1,458,926	\$ 38,642	\$ (50,120)	\$ 127,381	\$ 8,478	\$ 11,768,238	\$ (2,229,151)	\$ 9,539,087	
Extraordinary Maintenance Housing Assistance Payments	12,497	84,350	-	-	-	-	-	-	-	-	-	-	-	-	-	96,847	-	96,847	
Depreciation Expense	-	-	8,894,288	-	82,741	164,573	343,201	124,589	-	-	-	-	-	-	-	9,609,392	(2,229,151)	7,380,242	
Depreciation Expense	153,151	1,834,869	18,708	-	-	-	-	-	236	15,962	3,116	-	-	24,447	549	2,051,036	-	2,051,036	
Total Expenses	\$ 959,298	\$ 5,422,119	\$ 9,863,142	\$ 12	\$ 84,026	\$ 223,990	\$ 353,011	\$ 126,665	\$ 163,951	\$ 851,334	\$ 19,952	\$ 167,826	\$ 69,239	\$ 961,245	\$ 467,480	\$ 19,733,291	\$ (3,650,471)	16,082,820	
Net Gain (Loss)	\$ (77,517)	\$ (1,331,833)	\$ 184,443	\$ 6,357	\$ (14,481)	\$ (154,196)	\$ (2,182)	\$ (7,906)	\$ (5,388)	\$ (170,560)	\$ 1,455,810	\$ 38,642	\$ (50,120)	\$ 102,934	\$ 6,160	\$ (19,837)	\$ -	\$ (19,837)	

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	\$ 834,606	\$ 810,885	\$ 23,721	\$ 8,930,731	\$ 8,919,730	11,001	0%
HUD Admin Fees Earned	99,931	87,739	12,192	1,096,093	965,131	130,963	14%
Total Fee Revenue	934,537	898,624	35,913	10,026,824	9,884,861	141,963	1%
Investment Income - Unrestricted	1,611	500	1,111	7,917	5,500	2,417	44%
Fraud Recovery - HAP	266	100	166	2,970	1,100	1,870	0%
Fraud Recovery - Admin	266	100	166	1,284	1,100	184	0%
71500 Other Revenue	-	-	-	4,213	-	4,213	
FSS Forfeitures	(6,369)	917	(7,286)	4,378	10,083	(5,706)	-57%
Total Revenue	\$ 930,309	\$ 900,240	\$ 30,069	\$ 10,047,585	\$ 9,902,645	\$ 144,941	1%
Administrative Salaries	28,036	26,810	1,226	273,780	294,912	(21,132)	-7%
Auditing Fees	-	3,333	(3,333)	34,743	36,667	(1,924)	-5%
Management Fee	19,812	20,021	(209)	218,028	220,231	(2,203)	-1%
Book-keeping Fee	12,383	12,513	(131)	136,268	137,645	(1,377)	-1%
Advertising and Marketing	-	167	(167)	200	1,833	(1,633)	-89%
Employee Benefit contributions - Administrative	7,180	8,390	(1,211)	87,926	92,294	(4,368)	-5%
Office Expenses	3,440	4,980	(1,540)	70,085	54,780	15,305	28%
Training & Travel	-	542	(542)	1,413	5,958	(4,546)	-76%
Other Administrative Expenses	5,316	9,688	(4,372)	87,144	106,567	(19,423)	-18%
Total Operating - Administrative	76,166	86,444	(10,278)	909,585	950,887	(41,302)	-4%
Total Tenant Services	1	-	1	1,149	-	1,149	
Total Utilities	935	620	315	9,689	6,820	2,869	42%
Bldg. Maintenance	1,136	1,439	(303)	13,760	15,828	(2,069)	-13%
Insurance Premiums	533	1,348	(815)	10,462	14,826	(4,365)	-29%
Other General Expenses	552	467	85	5,502	5,133	368	7%
Total Operating Expenses	\$ 79,323	\$ 90,318	\$ (10,995)	\$ 950,146	\$ 993,495	\$ (43,348)	-4%
Excess of Operating Revenue over Operating Expenses	\$ 850,986	\$ 809,923	\$ 41,063	\$ 9,097,439	\$ 8,909,150	\$ 188,289	2%
Homeownership	3,812	4,236	(424)	45,178	46,596	(1,418)	-3%
Portable Housing Assistance Payments	14,258	9,450	4,808	90,106	103,950	(13,844)	-13%
S8 FSS Payments	13,011	12,500	511	149,191	137,500	11,691	9%
VASH Housing Assistance Payments	51,337	62,430	(11,093)	556,092	686,730	(130,638)	-19%
All Other Vouchers Housing Assistance Payments	733,407	724,430	8,977	8,053,721	7,968,730	84,991	1%
Total Housing Assistance Payments	815,824	813,046	2,778	8,894,288	8,943,506	(49,218)	-1%
Depreciation Expense	1,701	-	1,701	18,708	-	18,708	
Total Expenses	\$ 896,848	\$ 903,364	\$ (6,515)	\$ 9,863,142	\$ 9,937,001	\$ (73,858)	-1%
Net Gain (Loss)	\$ 33,461	\$ (3,123)	\$ 36,584	\$ 184,443	\$ (34,356)	\$ 218,799	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 33,179	\$ 26,836	\$ 6,343	\$ 338,782	\$ 295,191	\$ 43,591	15%
Vacancy Loss	(1,794)	(1,427)	(367)	(28,335)	(15,694)	(12,640)	81%
Net Tenant Rental Revenue	31,385	25,409	5,976	310,448	279,497	30,951	11%
Tenant Revenue - Other	-	542	(542)	7,437	5,967	1,471	25%
Total Tenant Revenue	31,385	25,951	5,434	317,885	285,464	32,421	11%
HUD PHA Operating Grants	42,227	34,874	7,353	468,194	383,613	84,581	22%
Capital Fund Grants	-	-	-	-	-	-	
Total Grant Revenue	42,227	34,874	7,353	468,194	383,613	84,581	22%
Investment Income - Unrestricted	3,379	338	3,042	19,316	3,713	15,603	420%
Fraud Recovery	-	-	-	-	-	-	0%
Other Revenue	4,959	3,063	1,896	61,560	33,696	27,865	83%
Total Revenue	\$ 81,950	\$ 64,226	\$ 17,724	\$ 881,781	\$ 706,486	\$ 175,295	25%
Administrative Salaries	5,012	4,000	1,012	43,073	43,995	(921)	-2%
Auditing Fees	-	400	(400)	3,419	4,400	(981)	-22%
Management Fee	5,476	5,524	(48)	60,866	60,769	97	0%
Book-keeping Fee	848	855	(8)	9,420	9,405	15	0%
Advertising and Marketing	-	-	-	28	-	28	
Employee Benefit contributions - Administrative	780	1,349	(569)	11,567	14,844	(3,277)	-22%
Office Expenses	852	975	(123)	11,928	10,722	1,206	11%
Legal Expense	-	125	(125)	70	1,375	(1,305)	-95%
Training & Travel	35	358	(323)	685	3,942	(3,256)	-83%
Other	249	820	(571)	5,117	9,020	(3,903)	-43%
Total Operating - Administrative	13,251	14,406	(1,155)	146,173	158,471	(12,297)	-8%
Asset Management Fee	1,200	1,200	-	13,200	13,200	-	0%
Total Tenant Services	148	1,193	(1,045)	7,536	13,121	(5,585)	-43%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	\$ 1,257	\$ 2,597	\$ (1,340)	\$ 24,615	\$ 28,563	\$ (3,948)	-14%
Electricity	1,470	1,431	38	13,225	15,744	(2,519)	-16%
Gas	2,009	1,039	970	10,600	11,427	(827)	-7%
Sewer	1,149	2,461	(1,311)	24,917	27,067	(2,151)	-8%
Total Utilities	5,885	7,527	(1,643)	73,357	82,802	(9,445)	-11%
Maintenance - Labor	17,012	17,477	(465)	177,067	192,245	(15,179)	-8%
Maintenance - Materials & Other	5,712	5,733	(21)	57,143	63,064	(5,921)	-9%
Maintenance and Operations Contracts	4,055	7,564	(3,510)	101,793	83,209	18,585	22%
Employee Benefit Contributions - Maintenance	5,282	5,721	(439)	52,026	62,932	(10,906)	-17%
Total Maintenance	32,061	36,495	(4,434)	388,029	401,450	(13,421)	-3%
Total Protective Services	2,890	2,976	(86)	30,079	32,736	(2,657)	-8%
Total Insurance Premiums	332	4,404	(4,072)	48,064	48,444	(380)	-1%
Other General Expenses	-	1,857	(1,857)	37,696	20,422	17,274	85%
Payments in Lieu of Taxes	-	1,788	(1,788)	14,998	19,672	(4,674)	-24%
Bad debt - Tenant Rents	-	389	(389)	2,672	4,284	(1,611)	-38%
Total Other General Expenses	-	4,034	(4,034)	55,366	44,378	10,989	25%
Interest on Notes Payable	-	351	(351)	2,815	3,859	(1,044)	-27%
Total Operating Expenses	\$ 55,766	\$ 72,587	\$ (16,821)	\$ 764,620	\$ 798,460	\$ (33,840)	-4%
Excess of Operating Revenue over Operating Expenses	\$ 26,183	\$ (8,361)	\$ 34,545	\$ 117,161	\$ (91,974)	\$ 209,134	-227%
Extraordinary Maintenance	-	500	(500)	12,497	5,500	6,997	127%
Depreciation Expense	13,923	13,523	400	153,151	148,750	4,400	3%
Total Expenses	\$ 69,689	\$ 86,610	\$ (16,921)	\$ 959,298	\$ 952,710	\$ 6,588	1%
Net Gain (Loss)	\$ 12,260	\$ (22,384)	\$ 34,644	\$ (77,517)	\$ (246,224)	\$ 168,707	-69%

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	\$ 72,620	\$ 71,047	\$ 1,574	\$ 795,302	\$ 781,512	\$ 13,791	2%
Rental Subsidies	85,509	87,080	(1,571)	944,117	957,880	(13,763)	-1%
Vacancy Loss	(1,580)	(3,558)	1,978	(37,857)	(39,136)	1,279	-3%
Net Rental Revenue	156,549	154,569	1,980	1,701,562	1,700,255	1,306	0%
Tenant Revenue - Other	613	1,117	(503)	10,917	12,282	(1,365)	-11%
Total Tenant Revenue	157,162	155,685	1,477	1,712,479	1,712,538	(59)	0%
Investment Income - Unrestricted	5,450	501	4,949	30,129	5,506	24,622	447%
Other Revenue	6,459	7,054	(595)	87,677	77,595	10,082	13%
Total Revenue	\$ 169,071	\$ 163,240	\$ 5,831	\$ 1,830,285	\$ 1,795,639	\$ 34,646	2%
Administrative Salaries	10,126	12,548	(2,421)	112,578	138,023	(25,445)	-18%
Auditing Fees	-	1,117	(1,117)	11,500	12,283	(783)	-6%
Property Management Fee	9,924	9,765	159	107,752	107,410	343	0%
Asset Management Fees	-	1,100	(1,100)	9,898	12,097	(2,200)	-18%
Advertising and Marketing	-	8	(8)	-	92	(92)	-100%
Employee Benefit contributions - Administrative	2,972	4,119	(1,147)	30,183	45,304	(15,121)	-33%
Office Expenses	1,756	2,443	(687)	27,500	26,875	625	2%
Legal Expense	35	172	(137)	1,634	1,897	(263)	-14%
Training & Travel	-	167	(167)	321	1,835	(1,514)	-82%
Other	81	539	(458)	6,631	5,926	705	12%
Total Operating - Administrative	24,894	31,977	(7,082)	307,997	351,742	(43,745)	-12%
Total Tenant Services	8,101	9,605	(1,504)	98,492	105,650	(7,157)	-7%
Water	5,436	5,258	178	62,127	57,835	4,292	7%
Electricity	10,642	12,597	(1,955)	141,435	138,562	2,873	2%
Gas	1,754	1,087	667	17,768	11,955	5,812	49%
Sewer	3,952	3,840	112	45,258	42,235	3,023	7%
Total Utilities	\$ 21,784	\$ 22,781	\$ (997)	\$ 266,588	\$ 250,588	\$ 16,000	6%

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

	Current Month			Year to Date			Percent of		
		Budget	Variance		Budget	Variance	Variance		
Maintenance - Labor	\$	13,285	\$ 13,052	\$ 233	\$ 148,470	\$ 143,577	\$ 4,894	3%	
Maintenance - Materials & Other		2,870	5,848	(2,978)	67,405	64,323	3,082	5%	
Maintenance and Operations Contracts		4,720	10,352	(5,632)	102,303	113,871	(11,568)	-10%	
Employee Benefit Contributions - Maintenance		4,596	4,978	(382)	49,988	54,762	(4,774)	-9%	
Total Maintenance		25,471	34,230	(8,760)	368,166	376,533	(8,367)	-2%	
Total Insurance Premiums		533	6,188	(5,655)	64,106	68,068	(3,962)	-6%	
Other General Expenses		2,090	-	2,090	6,589	-	6,589		
Taxes		4,572	4,717	(146)	50,286	51,892	(1,605)	-3%	
Bad debt - Tenant Rents		(486)	1,993	(2,479)	4,133	21,921	(17,788)	-81%	
Total Other General Expenses		6,175	6,710	(535)	61,009	73,813	(12,804)	-17%	
Interest of Mortgage (or Bonds) Payable		-	16,534	(16,534)	165,344	181,879	(16,535)	-9%	
Interest on Notes Payable (Seller Financing)		20,967	20,967	0	230,632	230,632	0	0%	
Amortization of Loan Costs		2,274	2,274	(0)	25,014	25,018	(4)	0%	
Total Interest Expense and Amortization Cost		23,241	39,775	(16,535)	420,990	437,528	(16,538)	-4%	
Total Operating Expenses	\$	110,198	\$ 151,266	\$ (41,068)	\$ 1,587,347	\$ 1,663,921	\$ (76,574)	-5%	
Excess of Operating Revenue over Operating Expenses	\$	58,873	\$ 11,974	\$ 46,899	\$ 242,938	\$ 131,718	\$ 111,220	84%	
Extraordinary Maintenance		399	-	399	32,266	-	32,266		
Depreciation Expense		58,956	65,653	(6,697)	648,517	722,185	(73,668)	-10%	
Total Expenses	\$	169,553	\$ 216,919	\$ (47,366)	\$ 2,268,130	\$ 2,386,106	\$ (117,976)	-5%	
Net Gain (Loss)	\$	(482)	\$ (53,679)	\$ 53,197	\$ (437,845)	\$ (590,467)	\$ 152,622	-26%	

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	\$ 16,610	\$ 15,902	\$ 708	\$ 167,110	\$ 174,918	\$ (7,809)	-4%
Rental Subsidies	30,600	30,780	(180)	345,860	338,580	7,280	2%
Vacancy Loss	(1,401)	(1,401)	(1)	(11,809)	(15,406)	3,596	-23%
Net Rental Revenue	45,809	45,281	528	501,161	498,093	3,068	1%
Tenant Revenue - Other	1,107	1,129	(23)	21,530	12,422	9,108	73%
Total Tenant Revenue	46,915	46,410	505	522,691	510,515	12,176	2%
Investment Income - Unrestricted	1,459	126	1,332	7,849	1,391	6,459	464%
Other Revenue	2,182	2,679	(497)	23,532	29,474	(5,942)	-20%
Total Revenue	\$ 50,556	\$ 49,216	\$ 1,340	\$ 554,071	\$ 541,379	\$ 12,693	2%
Administrative Salaries	2,541	3,035	(494)	27,869	33,380	(5,510)	-17%
Auditing Fees	-	858	(858)	8,833	9,442	(608)	-6%
Property Management Fee	2,455	2,945	(491)	27,311	32,400	(5,089)	-16%
Asset Management Fees	-	1,000	(1,000)	9,068	10,996	(1,929)	-18%
Advertising and Marketing	-	4	(4)	-	46	(46)	-100%
Employee Benefit contributions - Administrative	745	1,031	(286)	7,918	11,340	(3,423)	-30%
Office Expenses	549	783	(234)	9,780	8,615	1,165	14%
Legal Expense	-	25	(25)	484	275	209	76%
Training & Travel	-	45	(45)	86	490	(403)	-82%
Other	(3)	124	(127)	1,535	1,367	168	12%
Total Operating - Administrative	6,287	9,850	(3,562)	92,884	108,349	(15,465)	-14%
Total Tenant Services	1,428	1,650	(222)	16,619	18,149	(1,530)	-8%
Water	34	1,829	(1,795)	16,276	20,120	(3,844)	-19%
Electricity	329	826	(497)	8,329	9,090	(760)	-8%
Gas	606	233	373	4,164	2,558	1,606	63%
Sewer	39	1,523	(1,484)	13,146	16,753	(3,607)	-22%
Total Utilities	\$ 1,008	\$ 4,411	\$ (3,403)	\$ 41,916	\$ 48,521	\$ (6,605)	-14%

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	\$ 2,841	\$ 2,869	\$ (27)	\$ 32,414	\$ 31,555	\$ 859	3%
Maintenance - Materials & Other	1,230	2,916	(1,686)	24,055	32,078	(8,023)	-25%
Maintenance and Operations Contracts	5,826	4,400	1,426	56,076	48,396	7,680	16%
Employee Benefit Contributions - Maintenance	1,016	1,057	(41)	11,348	11,623	(276)	-2%
Total Maintenance	10,914	11,241	(328)	123,892	123,653	240	0%
Total Insurance Premiums	102	4,417	(4,314)	47,418	48,583	(1,165)	-2%
Other General Expenses	1,911	-	1,911	4,402	-	4,402	
Property Taxes	1,735	1,791	(55)	19,090	19,700	(610)	-3%
Bad debt - Tenant Rents	-	302	(302)	7	3,318	(3,311)	-100%
Total Other General Expenses	3,646	2,093	1,554	23,500	23,018	481	2%
Interest of Mortgage (or Bonds) Payable	-	3,487	(3,487)	34,852	38,355	(3,503)	-9%
Interest on Notes Payable (Seller Financing)	6,714	6,748	(35)	73,849	74,233	(384)	-1%
Amortization of Loan Costs	1,664	1,664	-	18,301	18,301	-	0%
Total Interest Expense and Amortization Cost	8,377	11,899	(3,522)	127,002	130,889	(3,887)	-3%
Total Operating Expenses	\$ 31,763	\$ 45,560	\$ (13,797)	\$ 473,232	\$ 501,163	\$ (27,931)	-6%
Excess of Operating Revenue over Operating Expenses	\$ 18,793	\$ 3,656	\$ 15,137	\$ 80,840	\$ 40,216	\$ 40,624	101%
Extraordinary Maintenance	-	-	-	37,408	-	37,408	
Depreciation Expense	18,775	18,774	1	206,519	206,519	0	0%
Total Expenses	\$ 50,538	\$ 64,335	\$ (13,797)	\$ 717,159	\$ 707,681	\$ 9,477	1%
Net Gain (Loss)	\$ 18	\$ (15,118)	\$ 15,137	\$ (163,087)	\$ (166,303)	\$ 3,215	-2%

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	\$ 41,578	\$ 40,012	\$ 1,566	\$ 455,725	\$ 440,132	\$ 15,593	4%
Rental Subsidies	46,944	48,510	(1,566)	518,017	533,610	(15,593)	-3%
Vacancy Loss	(446)	(2,213)	1,767	(23,333)	(24,344)	1,010	-4%
Net Rental Revenue	88,076	86,309	1,767	950,409	949,398	1,010	0%
Tenant Revenue - Other	1,155	331	824	6,033	3,638	2,395	66%
Total Tenant Revenue	89,230	86,640	2,591	956,442	953,036	3,406	0%
Investment Income - Unrestricted	2,025	195	1,830	10,385	2,140	8,246	385%
Other Revenue	1,757	1,745	13	23,009	19,190	3,820	20%
Total Revenue	\$ 93,012	\$ 88,579	\$ 4,434	\$ 989,836	\$ 974,365	\$ 15,471	2%
Administrative Salaries	6,641	7,481	(840)	60,852	82,296	(21,443)	-26%
Auditing Fees	-	1,200	(1,200)	12,333	13,200	(867)	-7%
Property Management Fee	5,459	5,303	156	58,542	58,334	208	0%
Asset Management Fees	-	1,016	(1,016)	9,147	11,180	(2,033)	-18%
Advertising and Marketing	-	4	(4)	-	46	(46)	-100%
Employee Benefit contributions - Administrative	2,228	2,500	(271)	25,240	27,496	(2,256)	-8%
Office Expenses	796	1,392	(596)	12,758	15,309	(2,551)	-17%
Legal Expense	-	42	(42)	1,694	458	1,236	270%
Training & Travel	-	63	(63)	167	698	(531)	-76%
Other	145	243	(98)	2,893	2,678	215	8%
Total Operating - Administrative	15,270	19,245	(3,975)	183,626	211,694	(28,068)	-13%
Tenant Services - Salaries	3,724	3,640	84	39,783	40,040	(257)	-1%
Employee Benefit Contributions - Tenant Services	1,148	1,166	(18)	12,477	12,822	(346)	-3%
Tenant Services - Other	1,089	1,478	(390)	14,140	16,262	(2,121)	-13%
Total Tenant Services	5,961	6,284	(323)	66,399	69,124	(2,725)	-4%
Water	1,562	1,499	63	19,582	16,491	3,091	19%
Electricity	7,955	8,836	(882)	96,656	97,199	(542)	-1%
Gas	1,916	551	1,365	10,728	6,064	4,664	77%
Sewer	998	974	23	13,027	10,719	2,308	22%
Total Utilities	\$ 12,431	\$ 11,861	\$ 569	\$ 139,992	\$ 130,472	\$ 9,520	7%

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	\$ 9,041	\$ 8,114	\$ 927	\$ 85,441	\$ 89,252	\$ (3,811)	-4%
Maintenance - Materials & Other	1,537	2,713	(1,177)	32,034	29,847	2,188	7%
Maintenance and Operations Contracts	3,607	7,676	(4,069)	77,717	84,435	(6,718)	-8%
Employee Benefit Contributions - Maintenance	2,388	2,642	(254)	25,781	29,067	(3,285)	-11%
Total Maintenance	16,573	21,145	(4,573)	220,974	232,600	(11,626)	-5%
Property Insurance	-	2,687	(2,687)	29,450	29,557	(107)	0%
Workmen's Compensation	369	385	(16)	3,535	4,232	(697)	-16%
All Other Insurance	-	68	(68)	710	750	(40)	-5%
Total Insurance Premiums	369	3,140	(2,771)	33,696	34,539	(843)	-2%
Other General Expenses	84	-	84	3,869	-	3,869	
Taxes	2,286	2,359	(73)	25,143	25,946	(803)	-3%
Bad debt - Tenant Rents	-	295	(295)	3,759	3,240	519	16%
Total Other General Expenses	2,370	2,653	(284)	32,771	29,187	3,585	12%
Interest of Mortgage (or Bonds) Payable	-	5,701	(5,701)	56,946	62,706	(5,760)	-9%
Interest on Notes Payable (Seller Financing)	9,215	9,215	(0)	101,367	101,368	(1)	0%
Amortization of Loan Costs	1,568	1,568	-	17,248	17,248	-	0%
Total Interest Expense and Amortization Cost	10,783	16,484	(5,701)	175,561	181,321	(5,760)	
Total Operating Expenses	\$ 63,756	\$ 80,813	\$ (17,057)	\$ 853,020	\$ 888,938	\$ (35,918)	-4%
Excess of Operating Revenue over Operating Expenses	\$ 29,257	\$ 7,766	\$ 21,491	\$ 136,817	\$ 85,428	\$ 51,389	60%
Extraordinary Maintenance	-	-	-	5,263	-	5,263	
Depreciation Expense	40,528	40,591	(63)	445,809	446,499	(690)	0%
Total Expenses	\$ 104,284	\$ 121,403	\$ (17,120)	\$ 1,304,091	\$ 1,335,437	\$ (31,345)	-2%
Net Gain (Loss)	\$ (11,271)	\$ (32,825)	\$ 21,554	\$ (314,255)	\$ (361,071)	\$ 46,816	-13%

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	\$ 8,541	\$ 7,638	\$ 904	\$ 90,380	\$ 84,013	\$ 6,368	8%
Rental Subsidies	8,034	8,750	(716)	89,695	96,250	(6,555)	-7%
Vacancy Loss	(840)	(328)	(512)	(3,857)	(3,606)	(250)	7%
Net Rental Revenue	15,735	16,060	(325)	176,218	176,656	(438)	0%
Tenant Revenue - Other	189	90	99	2,992	991	2,001	202%
Total Tenant Revenue	15,924	16,150	(225)	179,210	177,647	1,563	1%
Investment Income - Unrestricted	437	38	399	2,301	415	1,885	454%
Other Revenue	229	287	(58)	3,370	3,156	214	7%
Total Revenue	\$ 16,590	\$ 16,474	\$ 116	\$ 184,881	\$ 181,218	\$ 3,663	2%
Administrative Salaries	793	948	(155)	10,977	10,430	547	5%
Auditing Fees	-	688	(688)	7,083	7,563	(479)	-6%
Property Management Fee	808	822	(14)	9,129	9,040	89	1%
Asset Management Fees	-	1,011	(1,011)	9,368	11,126	(1,758)	-16%
Employee Benefit contributions - Administrative	233	324	(92)	2,774	3,567	(793)	-22%
Office Expenses	284	328	(44)	4,061	3,612	450	12%
Legal Expense	-	17	(17)	-	183	(183)	-100%
Training & Travel	-	15	(15)	33	162	(129)	-80%
Other	(6)	47	(53)	564	516	48	9%
Total Operating - Administrative	2,112	4,204	(2,092)	43,989	46,244	(2,255)	-5%
Water	229	210	20	2,166	2,308	(142)	-6%
Electricity	814	999	(185)	11,051	10,991	60	1%
Gas	493	364	129	4,946	4,003	943	24%
Sewer	160	159	0	1,640	1,754	(113)	-6%
Total Utilities	\$ 1,696	\$ 1,732	\$ (36)	\$ 19,803	\$ 19,056	\$ 747	4%

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	\$ 945	\$ 956	\$ (11)	\$ 10,793	\$ 10,519	\$ 275	3%
Maintenance - Materials & Other	501	596	(95)	10,312	6,555	3,757	57%
Maintenance and Operations Contracts	1,977	1,109	868	20,754	12,204	8,550	70%
Employee Benefit Contributions - Maintenance	338	352	(14)	3,831	3,875	(44)	-1%
Total Maintenance	3,762	3,014	748	45,691	33,153	12,538	38%
Total Protective Services	549	633	(83)	6,001	6,960	(959)	-14%
Total Insurance Premiums	41	920	(879)	10,189	10,120	69	1%
Other General Expenses	6	-	6	373	-	373	
Taxes	580	598	(19)	6,379	6,583	(204)	-3%
Bad debt - Tenant Rents	-	153	(153)	-	1,688	(1,688)	-100%
Total Other General Expenses	586	752	(166)	6,752	8,270	(1,518)	-18%
Interest of Mortgage (or Bonds) Payable	-	727	(727)	7,266	7,996	(730)	-9%
Amortization of Loan Costs	681	681	(0)	7,487	7,487	(1)	0%
Total Interest Expense and Amortization Cost	681	1,408	(727)	14,753	15,483	(731)	-5%
Total Operating Expenses	\$ 9,503	\$ 12,662	\$ (3,160)	\$ 147,399	\$ 139,287	\$ 8,112	6%
Excess of Operating Revenue over Operating Expenses	\$ 7,087	\$ 3,812	\$ 3,275	\$ 37,482	\$ 41,932	\$ (4,450)	-11%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	10,277	10,277	0	113,047	113,047	0	0%
Total Expenses	\$ 19,780	\$ 22,939	\$ (3,160)	\$ 260,446	\$ 252,334	\$ 8,112	3%
Net Gain (Loss)	\$ (3,190)	\$ (6,465)	\$ 3,275	\$ (75,565)	\$ (71,116)	\$ (4,450)	6%

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	\$ 14,978	\$ 9,746	\$ 5,231	\$ 119,815	\$ 107,211	\$ 12,605	12%
Rental Subsidies	15,358	20,520	(5,162)	213,881	225,720	(11,839)	-5%
Vacancy Loss	(1,076)	(908)	(168)	(10,394)	(9,988)	(406)	4%
Net Rental Revenue	29,260	29,358	(98)	323,302	322,943	360	0%
Tenant Revenue - Other	-	186	(186)	1,766	2,044	(278)	-14%
Total Tenant Revenue	29,260	29,544	(284)	325,068	324,987	81	0%
Investment Income - Unrestricted	350	66	284	2,212	731	1,482	203%
Other Revenue	31	145	(114)	1,606	1,594	11	1%
Total Revenue	\$ 29,641	\$ 29,756	\$ (115)	\$ 328,886	\$ 327,311	\$ 1,574	0%
Administrative Salaries	3,524	2,298	1,225	22,609	25,281	(2,672)	-11%
Auditing Fees	-	1,200	(1,200)	12,333	13,200	(867)	-7%
Property Management Fee	1,756	1,781	(26)	19,404	19,595	(191)	-1%
Asset Management Fees	-	704	(704)	6,332	7,739	(1,407)	-18%
Advertising and Marketing	-	4	(4)	-	46	(46)	-100%
Employee Benefit contributions - Administrative	522	782	(260)	4,938	8,600	(3,662)	-43%
Office Expenses	276	455	(179)	4,323	5,002	(680)	-14%
Legal Expense	-	25	(25)	-	275	(275)	-100%
Training & Travel	-	58	(58)	301	642	(341)	-53%
Other	10	110	(100)	1,211	1,210	1	0%
Total Operating - Administrative	6,087	7,417	(1,330)	71,450	81,589	(10,138)	-12%
Total Tenant Services	962	1,259	(297)	10,979	13,845	(2,866)	-21%
Water	1,014	968	46	9,847	10,643	(797)	-7%
Electricity	147	470	(324)	4,461	5,173	(712)	-14%
Gas	78	195	(116)	1,899	2,142	(244)	-11%
Sewer	937	923	14	9,447	10,154	(707)	-7%
Total Utilities	\$ 2,176	\$ 2,556	\$ (379)	\$ 25,653	\$ 28,112	\$ (2,459)	-9%

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	\$ 2,730	\$ 2,715	\$ 15	\$ 29,815	\$ 29,866	\$ (51)	0%
Maintenance - Materials & Other	980	717	263	10,296	7,887	2,409	31%
Maintenance and Operations Contracts	1,173	2,814	(1,641)	24,066	30,953	(6,887)	-22%
Employee Benefit Contributions - Maintenance	977	1,035	(57)	10,851	11,384	(533)	-5%
Total Maintenance	5,860	7,281	(1,421)	75,028	80,090	(5,062)	-6%
Total Insurance Premiums	120	2,726	(2,606)	29,899	29,988	(89)	0%
Other General Expenses	1,858	-	1,858	2,175	-	2,175	
Property Taxes	1,526	1,574	(49)	16,781	17,317	(535)	-3%
Bad debt - Tenant Rents	-	127	(127)	3,244	1,397	1,847	132%
Total Other General Expenses	3,383	1,701	1,682	22,200	18,714	3,486	19%
Interest of Mortgage (or Bonds) Payable	-	647	(647)	5,824	7,112	(1,287)	-18%
Interest on Notes Payable	-	-	-	12,679	-	12,679	
Amortization of Loan Costs	526	526	0	5,791	5,791	0	0%
Total Interest Expense and Amortization Cost	526	1,173	(646)	24,294	12,902	11,392	88%
Total Operating Expenses	\$ 19,115	\$ 24,113	\$ (4,998)	\$ 259,504	\$ 265,240	\$ (5,736)	-2%
Excess of Operating Revenue over Operating Expenses	\$ 10,526	\$ 5,643	\$ 4,884	\$ 69,382	\$ 62,071	\$ 7,311	12%
Extraordinary Maintenance	-	-	-	6,348	-	6,348	
Depreciation Expense	24,812	24,812	(0)	272,931	272,931	(0)	0%
Total Expenses	\$ 43,927	\$ 48,925	\$ (4,998)	\$ 538,783	\$ 538,171	\$ 611	0%
Net Gain (Loss)	\$ (14,285)	\$ (19,169)	\$ 4,884	\$ (209,897)	\$ (210,860)	\$ 963	0%

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	\$ 8,534	\$ 5,377	\$ 3,157	\$ 85,633	\$ 59,143	\$ 26,490	45%
Rental Subsidies	9,940	13,140	(3,200)	117,581	144,540	(26,959)	-19%
Vacancy Loss	(83)	(556)	473	(6,877)	(6,111)	(766)	13%
Net Rental Revenue	18,391	17,961	430	196,337	197,573	(1,236)	-1%
Tenant Revenue - Other	-	77	(77)	4,031	842	3,189	
Total Tenant Revenue	18,391	18,038	353	200,368	198,415	1,953	1%
Investment Income - Unrestricted	248	60	188	1,746	664	1,082	163%
Other Revenue	-	42	(42)	213	458	(246)	-54%
Total Revenue	\$ 18,639	\$ 18,140	\$ 500	\$ 202,327	\$ 199,537	\$ 2,790	1%
Administrative Salaries	1,696	1,438	258	13,849	15,816	(1,967)	-12%
Auditing Fees	-	1,200	(1,200)	12,333	13,200	(867)	0%
Property Management Fee	1,103	1,085	19	11,908	11,932	(24)	0%
Asset Management Fees	-	704	(704)	6,332	7,739	(1,407)	-18%
Advertising and Marketing	-	4	(4)	-	46	(46)	-100%
Employee Benefit contributions - Administrative	297	491	(194)	3,062	5,396	(2,334)	-43%
Office Expenses	137	228	(91)	2,190	2,506	(316)	-13%
Legal Expense	35	13	23	310	138	172	125%
Training & Travel	-	27	(27)	148	301	(153)	-51%
Other	21	44	(23)	891	486	405	83%
Total Operating - Administrative	3,289	5,233	(1,943)	51,023	57,559	(6,537)	-11%
Total Tenant Services	579	772	(193)	6,638	8,495	(1,857)	-22%
Water	619	633	(14)	6,859	6,967	(108)	-2%
Electricity	12	188	(176)	2,067	2,069	(2)	0%
Gas	-	54	(54)	1,054	590	464	79%
Sewer	648	610	38	7,089	6,705	384	6%
Total Utilities	\$ 1,279	\$ 1,485	\$ (206)	\$ 17,068	\$ 16,331	\$ 737	5%

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	\$ 946	\$ 905	\$ 41	\$ 10,088	\$ 9,956	\$ 132	1%
Maintenance - Materials & Other	116	538	(421)	1,265	5,915	(4,650)	-79%
Maintenance and Operations Contracts	731	1,536	(805)	21,134	16,898	4,236	25%
Employee Benefit Contributions - Maintenance	346	345	1	3,775	3,795	(20)	-1%
Total Maintenance	2,139	3,324	(1,185)	36,262	36,564	(302)	-1%
Total Insurance Premiums	51	1,756	(1,705)	18,911	19,315	(404)	-2%
Other General Expenses	1,857	-	1,857	6,454	-	6,454	
Property Taxes	1,047	1,080	(33)	11,517	11,885	(368)	-3%
Bad debt - Tenant Rents	-	72	(72)	2,115	794	1,321	166%
Total Other General Expenses	2,904	1,153	1,752	20,086	12,678	7,408	58%
Interest on Notes Payable	2,676	2,676	0	29,433	29,432	0	0%
Amortization of Loan Costs	271	271	0	2,978	2,978	0	0%
Total Interest Expense and Amortization Cost	2,946	2,946	0	32,411	32,411	0	
Total Operating Expenses	\$ 13,188	\$ 16,669	\$ (3,481)	\$ 182,399	\$ 183,354	\$ (955)	-1%
Excess of Operating Revenue over Operating Expenses	\$ 5,452	\$ 1,471	\$ 3,980	\$ 19,928	\$ 16,184	\$ 3,744	23%
Extraordinary Maintenance	-	-	-	3,065	-	3,065	
Depreciation Expense	13,459	13,459	0	148,046	148,045	0	
Total Expenses	\$ 26,646	\$ 30,127	\$ (3,481)	\$ 333,510	\$ 331,399	\$ 2,111	1%
Net Gain (Loss)	\$ (8,007)	\$ (11,987)	\$ 3,980	\$ (131,182)	\$ (131,862)	\$ 679	-1%

Columbia Housing Authority
Administration Revenue and Expense Summary

	Total Adminstration	Year to Date Budget	Budget Variance	
Management Fee	\$ 280,346	\$ 306,666	\$ (26,320)	-9%
Asset Management Fee	13,200	13,200	-	0%
Book Keeping Fee	146,595	147,050	(455)	0%
Fee Revenue	440,141	466,916	\$ (26,775)	-6%
Interest Income	15,933	10,051	5,882	59%
Investment Income	719,644	703,118	16,526	2%
Other Revenue	381,221	347,552	33,669	10%
Total Revenue	\$ 1,556,939	\$ 1,527,638	\$ 29,302	2%
Administrative Salaries	752,286	746,951	5,335	1%
Auditing Fees	10,281	8,250	2,031	25%
Advertising and Marketing	646	940	(294)	-31%
Employee Benefits - Admin.	177,656	193,710	(16,054)	-8%
Office Expenses	84,363	95,442	(11,080)	-12%
Legal Expense	25,940	1,833	24,107	1315%
Training & Travel	11,235	5,500	5,735	104%
Other	17,269	17,627	(357)	-2%
Total Operating - Administration	1,079,676	1,070,253	9,423	1%
Water	690	880	(190)	-22%
Electricity	4,290	3,300	990	30%
Gas	1,804	1,100	704	64%
Sewer	320	176	144	82%
Total Utilities	7,104	5,456	1,648	30%
Total Maintenance	21,290	9,488	11,803	124%
Total Insurance Premiums	26,464	32,036	(5,571)	-17%
Total Other Expenses	70,801	67,377	3,424	5%
Interest of Bonds Payable	264,408	295,031	(30,623)	-10%
Interest on Notes Payable	19,543	-	19,543	
Total Interest/Amortization	283,951	295,031	(11,080)	-4%
Total Operating Expenses	\$ 1,489,287	\$ 1,479,640	\$ 9,647	1%
Excess of Operating Revenue over Operating Expenses	\$ 67,653	\$ 47,998	\$ 19,655	41%
Extraordinary Maintenance	-	-	-	
Casualty Losses Non-capitalized	1,769	-	1,769	
Depreciation Expense	24,995	6,527	18,469	283%
97500 Fraud Losses	-	-	-	
Capital Outlays	-	-	-	
Total Expenses	\$ 1,516,051	\$ 1,486,167	\$ 29,884	2%
Net Gain (Loss)	\$ 40,889	\$ 41,471	\$ (582)	-1%

