



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, May 17, 2023

Time: 5:30 p.m. – Columbia Housing Authority Regular Meeting (Open Session)

Place: CHA Administration Building, 201 Switzler

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of April 12, 2023, Open and Closed Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

PUBLIC HEARINGS

RESOLUTIONS

- VI. **Resolution 2919:** A Resolution Approving the Job Descriptions and Salary Range for Housing Ambassador, Homeless Services Coordinator, Housing Development Coordinator, and Grant Coordinator and Approving Related Updates to Appendix 1 – Organizational Chart and Appendix 3 – Range and Salary Plan to the CHA Personnel Policy.
- VII. **Resolution 2920:** To Ratify and Approve the Submission of Applications to the City of Columbia’s FY 2024 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funding process to funding needs associated with Providence Walkway, Park Avenue, and the Tenant Based Rental Assistance Program.
- VIII. **Resolution 2921:** Authorizing the Housing Authority of the City of Columbia, Missouri to submit a Rental Assistance Demonstration Program (RAD) Application for the “Providence Walkway Apartments” Project to the U.S. Department of Housing and Urban Development (HUD) and Approving the Chief Executive Officer to Certify the Agreement to Comply with all Requirements of the RAD Program as Outlined in “Notice H-2019-9 PIH 2019-23 (HA)”.
- IX. **Resolution 2922:** Authorizing the donation of easements between Garth and Mary Street to the City of Columbia for land owned by Oak Towers Housing Development Group, LP for the purpose of the Sexton Road Sidewalk Improvement Project.

REPORTS

- X. 7 E. Sexton Facility Improvements Updates
- XI. Director Reports: Affordable Housing Programs, Affordable Housing Operations, Resident Services, and Safety

XII. March Financial Report

XIII. Current Events

PUBLIC AND COMMISSIONER COMMENT

XIV. Public Comment (Limited to 5 minutes per speaker)

XV. Commissioner Comment

XVI. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact 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 April 12, 2023, BOARD 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 12, 2023, at 7 East Sexton (Kinney Point), Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 4:04 p.m.

II. Roll Call:

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

CHA Staff: Randy Cole, CEO
Michelle Betz, Executive Assistant
Dana Harris, HR Manager
Tammy Matondo, Director of Affordable Housing Development and Compliance
Laura Lewis, Director of Affordable Housing Operations
Justin Anthony, Director of Resident Services
Tawanda Edwards, Director of Housing Programs
Linda Edwards, Accountant
Mary Harvey, Director of Finance
Debbi Simmons, Accountant
Jeff Forck, Director of Safety
Greg Willingham, Director of Maintenance and Modernization
Conner Mills, Systems Administrator
Janice Brooks, Moving Ahead Program, Coordinator
Beth Henry, Affordable Housing Manager II
Tyler Smith, Family Support Specialist
Tiffany Anguiano, Data Entry Specialist
Caitlin Hammons, Family Self-Sufficiency Program Coordinator
Allan German, Maintenance II
Ashley Allen, HCV Program Manager
ElTonya Rhoades, HCV Specialist
Rino Chellis, Maintenance Mechanic II
Matt Unser, Independent Living Coordinator
Samantha Christian, Independent Living Coordinator

Guest: Tim Koske
John Dunbar, Resident Advisory Board Member
Michael Goodman, Resident Advisory Board Member
Matt Fulson, Fulson Housing Group
Nakhi Norwood, Fulson Housing Group
Renita Duncan, RubinBrown
Tanner Sutton, RubinBrown

III. Adoption of Agenda:

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

IV. Approval of March 8, 2023 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of March 8, 2023. Mr. Hutton noted that this was a regular meeting. 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 8, 2023 Closed Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the closed meeting of March 8, 2023. A motion was made by Ms. Oliveri and second by Ms. Wenneker. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

VI. Special Item: Recognition of CHA Residents

Mr. Cole recognized three CHA Residents Advisory Board Members for their work to support the mission of CHA:

Michael Goodman: Resident Advisory Chair
John Dunbar: Resident Advisory Vice Chair
Jama Rahn: Resident Advisory Commissioner

REPORTS

I. Agency-Wide Audit Update, Rubin Brown

Ms. Renita Duncan and Mr. Tanner Sutton provided an update to where they were at in the audit and what they still needed to finish.

II. February Financial Report, FY 2022 Cashflow Calculations, Safety Cost Allocations

Mr. Cole reviewed the LIHTC 2022 Cash Flow Distributions, there was \$634,043 in LIHTC surplus cash distributions from FY2022, which was down from FY2021 \$693,192. Mr. Cole stated CHA Business Activates received 60% of the \$459,885 in seller financing interest charged for 2022.

Mr. Cole reviewed the safety reports over the past five years and compared it to the allocation of safety cost per property.

Mr. Hutton called for a motion to approve to amend the safety cost allocations per CHA development. A motion was made by Mr. Calloway and second by Ms. Wenneker. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Wenneker, Hutton, Oliveri, Calloway, Rahn

No: None

VII. CHA FY2023 February Financial Statement

Mr. Cole reviewed highlights from the February Financial report sharing that the revenues are lower than expenditures and net gains of the HCV is \$28,402 above budget and Public Housing is \$9,817 above budget and LIHTC \$27,762 above budget.

Mr. Cole reviewed highlights from the January CHALIS Financial report. The CHALIS Financial report will be given each month in our monthly reports.

III. Director Reports: Affordable Housing Programs, Affordable Housing Operations, Resident Services, Safety.

Housing Operations:

Mr. Cole reviewed highlights from the Property Management Report for February 2023 and from the Housing Choice Voucher Program Report.

Safety:

Mr. Cole shared that there were 39 CHA Safety Department Reports in February and 192 Joint Communication Logs for February. Safety had 3 new residents move in meetings. Safety assisted a housing manager with feeding a resident's abandoned cat for two weeks, until placement for the pet could be found.

Resident Services:

Mr. Cole reviewed highlights from the ROSS Program, FSS Program, Healthy Home Connections Program with County funding, Independent Living Program and Moving Ahead Program (MAP).

VIII. Public Comment

There was no public comment.

IX. Commissioner Comment

There was no commissioner comment.

X. Adjournment

Short Dinner Break

CHA Board of Commissioners Planning Retreat

XI. CHA Affordable Housing Development: Kinney Point, Park Avenue, Providence Walkway

Mr. Cole shared some updates on the Administration Delay Ordinance for all the downtown neighborhoods.

Mr. Cole provided an overview of CHA's Affordable Housing Development, with a timeline through December for Kinney Point and Park Avenue progress.

XII. Moving Ahead Program 20 Year Anniversary Plans

Ms. Brooks reviewed highlights of the Moving Ahead Program.

Mr. Cole provided a summary of dates, time, and activities for the Moving Ahead Program's 20th year anniversary. Mr. Cole shared that Mayor Barbara Buffaloe will be doing a Mayoral Proclamation on May 24th and would like staff and Board members to attend.

Mr. Calloway asked if CHA could invite the Columbia Public School Board and Superintendent to the Mayoral Proclamation.

XIII. CHA Personnel Procedures Update

Mr. Cole and Ms. Harris reviewed edits and few additions to CHA's Personnel Procedure Policy.

Mr. Cole stated we are not looking for Board approval at this time, but over the next few months we will bring updates to the Board and get their perspective on the changes.

XIV. CHA Website Update

Mr. Mills shared the progress of the new CHA Website.

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Second by Ms. Rahn. Mr. Hutton called the meeting adjourned at 7:29 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 April 10, 2023, I posted public notice of the April 12, 2023, 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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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING April 12, 2023, CLOSED MEETING MINUTES

I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in closed session on April 12, 2023, 7 East Sexton (Kinney Point), Columbia, Missouri 65203. Bob Hutton, Chair, called the meeting to order at 7:50 p.m.

The following Commissioners and Staff were present for the closed session:

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

CHA Staff: Randy Cole, CEO
 Tammy Matondo, Director of Affordable Housing and Compliance

Guest: Matt Fulson, Fulson Housing Group
 Nakhi Norwood, Fulson Housing Group

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.

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.

II. Roll Call:

Ms. Wenneker made a motion to go into closed session. A seconded by Ms. Oliveri. Upon roll call vote, the motion was passed by unanimous vote as follows:

Yes: Hutton, Wenneker, Oliveri, Calloway

No: None

The CHA CEO and CHA Board of Commissioners discussed matter relating to the purchase of real estate for the development of affordable housing.



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING April 18, 2023, CLOSED 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 April 18, 2023, Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 4:00 p.m.

The following Commissioners and Staff were present for the closed session:

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

CHA Staff: Randy Cole, CEO

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.

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.

II. Roll Call:

Ms. Wenneker made a motion to go into closed session. A seconded by Ms. Oliveri. Upon roll call vote, the motion was passed by unanimous vote as follows:

Yes: Hutton, Wenneker, Oliveri, Calloway, Rahn

No: None

The CHA CEO presented, and the Board of Commissioners discussed matters related to privileged communication between a public governmental body of its representatives and its attorneys.

Mr. Hutton called for a motion to go out of closed meeting. Ms. Wenneker made a motion to go out of closed session. A second was made by Mr. Calloway. Upon a roll call vote, the motion was passed by unanimous vote as follows:

Yes: Hutton, Wenneker, Oliveri, Calloway, Rahn

No: None

III. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Second by Mr. Calloway. Mr. Hutton called the meeting adjourned at 4:45 p.m.

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 April 17, 2023, I posted public notice of the April 18, 2023, Closed 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

Mr. Hutton called for a motion to go out of closed meeting. Ms. Wenneker made a motion to go out of closed session. A second was made by Mr. Calloway. Upon a roll call vote, the motion was passed by unanimous vote as follows:

Yes: Hutton, Wenneker, Oliveri, Calloway

No: None

III. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Second by Mr. Calloway. Mr. Hutton called the meeting adjourned at 9:02 p.m.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

Certification of Public Notice

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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: May 17, 2023

Re: Resolution 2919: A Resolution Approving the Job Descriptions and Salary Range for Housing Ambassador, Homeless Services Coordinator, Housing Development Coordinator, and Grant Coordinator and Approving Related Updates to Appendix 1 – Organizational Chart and Appendix 3 – Range and Salary Plan to the CHA Personnel Policy.

Executive Summary

Approval of the resolution will authorize updated job descriptions for the Housing Ambassador, Homeless Services Coordinator, Housing Development Coordinator, and Grants Coordinator positions. The resolution also approves changes within Appendix 3 -Range and Salary Plan to the Columbia Housing Authority (CHA) Personnel Policy and CHA's organizational chart.

Discussion

The proposed resolution is for the addition of three positions and changes to one existing Resident Services position. The three additional positions include the Housing Ambassador, Homeless Services Coordinator, and Housing Development Coordinator. The change to the existing Resident Services Department position includes the Grants Coordinator. A summary of requested changes for CHA Board of Commissioner consideration is as follows:

Housing Ambassador

The Housing Ambassador has been identified as a high priority staffing need to assist in connecting local property managers and landlords to CHA voucher programs, with particular attention to the Emergency Housing Voucher (EHV) Program. The EHV Program is a special voucher program for homeless and households at-risk of homelessness. The Housing Ambassador was an existing position prior to the end of FY 2022, that also assisted with removing additional barriers experienced by CHA voucher applicant households. The staff member serving in this role was moved to the Intake Coordinator position due to an identified staffing need. Columbia Housing Authority (CHA) Housing Choice Voucher (HCV) program staff, external partners, and participants have expressed significant value in the Housing Ambassador position. The City of Columbia also recently extended a funding agreement to CHA to continue the Housing Ambassador position, and additional funding remains the Emergency Housing Voucher services funding to cover costs through FY 2023 for the Housing Ambassador position. The Housing Programs Department revenues have been exceeding expenses in FY 2023, and HUD has recently released a notice allowing for HCV administrative fees earned to be expended towards costs that would include the Housing Ambassador and other similar costs allowed through the EHV Program, therefore CHA has the ability to plan for funding this position beyond FY 2023.

Homeless Services Coordinator

The Homeless Services Coordinator is a newly proposed position to assist the Special Programs Specialist and the Housing Ambassador in supporting EHV applicant households referred to CHA through local service providers. The Special Programs Specialist oversees the implementation of most of CHA's special vouchers for



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homeless populations. CHA staff have experienced challenges related to the capacity of local service providers in assisting applicants referred to the EHV programs. CHA has traditionally relied upon referral agencies to identify eligible households, assist EHV applicants with completing the application process, collecting eligibility documentation, and identifying available housing. CHA intends to still rely on partners where practicable to assist with this process, however this position will allow CHA to also be more proactive and provide additional support to local partners and applicants seeking housing assistance through CHA. This position will also assist in identifying eligible resource needs for applicant households such as deposit, household goods and other eligible expenses under the EHV program. The Homeless Services Coordinator will report directly to the Director of Resident Services since the funds will be allocated through CHA Low-Income Services (CHALIS), however the Special Programs Specialist will act as the project lead and provide day to day direction to the Homeless Services Coordinator. This position will also work in close collaboration with the Housing Ambassador and local partners associated with the Boone County Coalition to End Homelessness.

Housing Development Coordinator

The Housing Development Coordinator is a previously utilized position that assisted CHA with redevelopment efforts. This proposed position would assist with the existing low-income housing tax credit (LIHTC) projects in process, as well as additional forthcoming application(s). The Housing Development Coordinator would report directly to the Director of Affordable Housing Development and Compliance, and assist with on-going compliance, or other existing and future project management needs.

Grants Coordinator

The proposed Grants Coordinator would assist the Director of Resident Services with on-going reporting of units, billing to funding sources, as well as tracking and coding of expenditures, and other data management needs. This position would work closely with the Director of Resident Services and the Finance Department to ensure accurate, timely and informative billing that assists the department in maximizing the utilization of resources for CHA residents. This position would upgrade an existing Data Management position supported primarily through the Health Homes Connections Program and Moving Ahead Program and eliminate the need to fill the CHALIS Accountant position. In the past, some grant and program management duties were conducted by the CHALIS Accountant. This position change would assist in placing grant and program management duties in the Resident Services Department, while maintaining accounting functions with the Finance Department.

Suggested Commission Action

Adopt the Resolution Approving the Job Descriptions and Salary Range for Housing Ambassador, Homeless Services Coordinator, Housing Development Coordinator, and Grant Coordinator and Approving Related Updates to Appendix 1 – Organizational Chart and Appendix 3 – Range and Salary Plan to the CHA Personnel Policy.



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Human Resources

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Housing Ambassador

Reports To: Director of Housing Programs

Pay Range: Range E, \$37,440 -- \$52,000 annually, plus excellent fringe benefits.

Summary of Position:

The Housing Ambassador position will assist low-income families and individuals (applicants) within Columbia Housing Authority's Housing Choice Voucher program in establishing stable, subsidized housing more quickly and expediently as presented in the "Major Duties and Responsibilities" below. This position will work in close collaboration with the Homeless Services Coordinator and the Special Programs Specialist.

Major Duties and Responsibilities Include:

- **Working with applicants that have been issued a voucher to find suitable housing and establish a lease by offering the following services: (not all inclusive)**
 - Working with CHA Intake Coordinators to identify applicants that are in most need of these services.
 - Creating and conducting interviews with applicants to identify needs unique to their situation such as housing accommodations, access/transportation for employment or education, etc.
 - Locating available rental units and scheduling appointments to view rental properties.
 - Assisting with obtaining security deposits, establishing utilities connections, etc. (if and as needed) through CHA programs or by connecting with external providers of related services.
 - Knowing the needs of the applicants - identify, educate, and assist applicants with establishing supportive services offered through CHA or the community such as the FSS program, etc.
 - Assist with the intake process once potential housing placement has been identified.
- **Working with landlords and associated organizations in: (not all inclusive)**
 - Developing relationships with landlords and/or related organizations such as the Columbia Apartment Association (CAA) by working directly with these parties to (1) educate on CHA's programs, and (2) identify and minimize barriers that complicate the leasing processes thus reducing the success of applicants in establishing leases through CHA's voucher programs.
 - There may be multiple means for accomplishing this with anything from letters, surveys, individual meetings to hosted workshops sponsored by CHA.
 - Presenting ideas and solutions to the Director of Housing Programs and together find ways within the program's policies to implement favorable change,
 - Serving as a liaison between landlords and CHA including providing landlord and tenant mediation support.
- **Reporting and Other Duties and Responsibilities: (not all inclusive)**
 - Creating participant surveys and ensuring completion upon lease-up.
 - Completing an exit survey with the those who do not lease up.
 - Creating and conducting annual surveys to determine if the needs of all participants are being met either completed at the participants' annual appointments or via online surveys.
 - Performing miscellaneous related tasks as assigned by the Director of Housing Programs.

Required Knowledge, Skills, and Abilities:

- Knowledge of counseling and problem-solving techniques.
- Ability to maintain effective working relationships with employees, department heads, and the public, in a tactful, and courteous manner.



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- Must be able to communicate well, both orally and in writing, with CHA staff, applicants, landlords, and the general public.
- General knowledge of the practices, procedures, and policies of CHA's Housing Choice Voucher program including federal regulations governing the provision and oversight of the program.
- Ability to implement, without supervision, continuing assignments requiring the organization of material, the preparation of reports and the making of decisions within the framework of policies and procedures.
- Ability to complete necessary research in creating and improving the services provided.
- Ability to evaluate and improve the efficiency and effectiveness of the services provided.
- Ability to create surveys and other tracking mechanisms and maintain records that fully reflect the results of the services provided and the ability to provide applicable concise written and oral reports thereof.
- Ability to utilize computer hardware and software required to meet the general responsibilities of the position.
- Must have an excellent work history and attendance record.
- Ability to follow written and oral instructions.

Qualifications:

- High school diploma or its equivalent; preferably bachelor's degree in social service, business, or public administration.
- Must have a minimum of two years' experience in some form of property management, preferably in low-income housing. Experience and training in business or public administration, general management, or social services would be a plus.
- Must be proficient with Microsoft Word and PowerPoint.

Special Requirements:

- Must be bondable, insurable and have no felony criminal convictions.
- Must be able to interface effectively with all levels of management.
- Must be willing to travel for occasional training or attendance at conferences/workshops.
- Must have a current Missouri driver license.
- Must be able to obtain and/or maintain a bank account for the purpose of receiving pay by direct deposit.
- Must be able to pass a pre-employment drug screen and background check.

Employee Signature

Date



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Homeless Services Coordinator

Reports To: Director of Resident Services

Pay Range: Range E, \$37,440 -- \$52,000 annually, plus excellent fringe benefits.

Summary of Position: This is a grant funded, full-time position with primary responsibility of linking Emergency Housing Voucher households with supportive health and human services provided by public agencies or private practitioners within the general community. This position will report to the Director of Resident Services and work regularly under the day-to-day direction of the Special Programs Specialist. This position will also work in close coordination with the Housing Ambassador.

Major Duties and Responsibilities:

The Homeless Services Coordinator will perform duties to help reduce barriers to prospective participants and increase lease-up rates of Emergency Housing Vouchers, and potentially additional CHA voucher programs.

The Homeless Services Coordinator will:

- Support the CHA Special Programs Specialist and work in close collaboration with the CHA Housing Ambassador to ensure full utilization of Emergency Housing Vouchers.
- Contact and provide direct service support to applicant households referred from local service provider organizations for CHA's Emergency Housing Vouchers (EHV).
- Conduct proactive outreach efforts to contact EHV applicant households referred through local service providers including street outreach, coordinating with local service providers, connecting with applicants living in local shelters, and any other efforts beneficial to reducing barriers to applicants.
- Work under the direction of the CHA Special Programs Specialist and in partnership with local service providers to ensure EHV applicant households obtain the necessary application materials to process a complete application.
- Work in collaboration with the Housing Ambassador and local service providers to assist EHV applicant households in identifying eligible housing.
- Work under the direction of the Special Programs Specialist and Housing Ambassador to assist in purchasing eligible household goods and resources for current and future qualified EHV recipient households.
- Attend bi-weekly Boone County Functional Zero Task Force meetings and assist the Special Programs Specialist in formulating effective communication to local service provider partners to assist in increasing referrals and successful lease-up of EHV participant households.
- Travel to local shelters, hotels, service organizations, and homeless camps to assist in

reducing barriers to EHV applicant households.

- Monitor the ongoing provision of services including housing search assistance, application support and purchase of household resources for EHV recipient households.
- Perform other duties as requested by the Special Programs Specialist or assigned by the Director of Resident Services.

Required Knowledge, Skills, and Abilities:

- Must exercise sensitivity, confidentiality, and judgment in working with CHA applicant or participant households and in effecting solutions to complex personal and family problems.
- Must be able to implement, without supervision, continuing assignments requiring the organization of material, the preparation of reports, and execute independent decision making within the guidelines of policies and procedures.
- Must be able to establish and maintain effective working relationships with superiors, associates, administrators, and the general public, as well as the ability to work with a diverse population, including but not limited to families, refugees, the elderly, and persons with disabilities.
- Must be able to express oneself effectively both orally and in writing and to prepare clear, concise, comprehensive reports and correspondence.
- Must be able to gain the cooperation of community groups, agencies, and other governmental organizations.
- Must possess knowledge of social services in the community to serve as a referral resource for CHA residents.
- Must be able to utilize computer hardware and software necessary to meet the general responsibilities of the position.
- Must be able and desire to work in a team atmosphere.
- Must possess knowledge of social work, counseling, and problem-solving techniques.

Education and Experience:

- Associate degree (or currently pursuing a college degree) in human services, education, counseling, psychology, or related field; experience working with a diverse population, families, the elderly and persons with disabilities.
- Working knowledge of computers and software systems.
- Experience in service coordination and leading crisis intervention teams.
- Experience in the coordination of community and volunteer services.

Special Requirements:

- Must be bondable and insurable.
- Must have a valid Missouri driver license, prefer Class E or higher.
- Must be able to work evenings and weekends as required.

- Must be able to obtain and maintain a bank account for payroll purposes.
- Must be able to pass a pre-employment drug screen.
- Must be able to pass a pre-employment background check.

Employee Signature



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HOUSING DEVELOPMENT COORDINATOR

REPORTS TO: Director of Affordable Housing Development and Compliance

SALARY RANGE: \$37,440.00 to \$52,000.00 annually, plus excellent fringe benefits

PAY RANGE: E

Position Summary: This is a middle management and administrative position that is performed under the direction of the Director of Affordable Housing Development and Compliance. This position will involve both individual responsibilities as well as assisting others in reaching desired outcomes. This position is responsible for assisting with project management and oversight in all stages of affordable housing renovation and development from planning and funding applications through occupancy. This position also assists in the administration of the Capital Fund Program and related programs, as well as solicitation and establishment of administrative contracts.

Detailed Duties and Responsibilities Include:

Assist with the project management and oversight of all stages of development for both the revitalization of CHA housing stock and affordable housing opportunities throughout the community which includes working with CHA staff and all contracted parties in moving a project from initial conception through the predevelopment, development, financing, and construction phases to final closing, lease-up, and occupancy.

- Assist in the evaluation of potential development sites and feasibility analyses related to property acquisitions.
- Assist in the processing of applications for approval through the HUD Special Application Center (if applicable to a project).
- Assist in coordinating applications necessary for financing from conventional and public sources (such as Missouri Housing Development Commission).
- Assist in the implementation and administration of tenant relocation plans.
- Assist in the preparation of financial proformas and monitoring development and construction budgets.
- Assist in the preparation, updating, and adherence to project schedules.
- Assist in the coordination of the bid and qualification processes in selecting service contractors, general contractors, and subcontractors.
- Assist in monitoring contract compliance.

- Assist in the coordination of the construction process including meeting lender and governmental requirements and processing of pay applications and loan disbursement requests.
- Assist in conducting due diligence tasks to safeguard the organization's investments and corporate integrity.
- Assist in performing outreach duties and public relations work as needed, including attending community meetings.
- Meet with and report to the Director on a regular basis to discuss issues associated with all ongoing projects.
- Assist in coordinating, processing, and maintaining all reporting, budgeting, and financials of the Capital Fund Program and related programs while ensuring that funds requested and advanced from HUD or other funding sources are as covered in agreements for the receipt of such funds.
- Assist in maintaining updated Administrative Plan, ACOP, and other development policies and plans.
- Assist in conducting lease termination hearings.
- Assist in the solicitation and establishment of administrative contracts, keeping within appropriate procurement activities.

Perform other related duties as assigned by the Director of Affordable Housing Development and Compliance or the Chief Executive Officer.

Required Knowledge, Skills, and Abilities:

Must be highly organized, detail-oriented, and able to manage multiple tasks efficiently.

Must have good problem-solving skills with an ability to evaluate and improve the efficiency and effectiveness of operations.

Must have good oral and written communication skills with the ability to maintain effective working relationships with co-workers, department heads, professional contacts, and the general public.

Must be efficient with modern office practices, and procedures.

Ability to learn and ensure adherence to the following:

- Laws, legal codes, government regulations, executive orders, and agency rules applicable to responsibilities.
- HUD regulations and CHA administrative policies governing finance, budgeting, procurement, and contracting procedures.
- The administration of low-income housing tax credits.
- Comfortable with the applications of math and statistics.

Minimum Qualifications:

A substantial combination of education and/or experience in project management:

- A bachelor’s degree from an accredited college or university with major course work in project management (or a related field); and/or
- Project management experience, preferably in housing development.
- Experience working with Low-Income Housing Tax Credits and the administration and operation of affordable housing is a plus.

Special Requirements:

- Must be bondable and insurable.
- Must be able to interface effectively with all levels of management.
- Must be willing to travel for job related activities with occasional overnight stays.
- Must be able to obtain and/or maintain a bank account for payroll purposes.
- Must have an excellent work history and attendance record.
- Must be able to pass a pre-employment background check.
- Must be able to pass a pre-employment drug screen.

I have reviewed the position description and understand the requirements and duties of the position.

Employee Signature

Date



Housing Authority of the City of Columbia, Missouri

Human Resources

201 Switzler Street, Columbia MO 65203

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

GRANTS COORDINATOR

Reports To: Director of Resident Services

Salary Range: E/\$18.00-\$25.00 per hour, plus excellent fringe benefits package

SUMMARY OF POSITION:

This is a grant-funded position that will work on a variety of grant programs and projects, including HHC, ILP, 21st Century, ROSS, and others. This position is a supportive role, working with other grant-funded staff to assist with timely and accurate data entry as well as some financial processing and bookkeeping duties related to the various grants. Success is measured by assisting the team to meet their reporting deadlines, submitting accurate data for billing purposes, and improving workflow efficiency through organization and use of digital databases of various types.

MAJOR DUTIES AND RESPONSIBILITIES MAY INCLUDE AS ASSIGNED:

This position will be responsible for accurately entering text-based and numerical data from paper, verbal, or electronic sources, creating and submitting grant reports, creating and/or finishing purchase order entries, note-taking and transliterating meeting minutes, assisting with grant proposals, preparing conventional financial reports, assisting with grant fund management to include a purchase order process, and other duties as assigned. This position may also be required to assist with grant program events.

This position will be required to retrieve and manipulate large databases of existing data and programs, as well as create new spreadsheets and documents. The Grants Coordinator will also assist with creating and maintaining both electronic and physical client files and financial records. This position will also be responsible for following up with other staff when needed data is missing or invalid. This position may also assist with communication to/from funders.

REQUIRED KNOWLEDGE, SKILLS, AND ABILITIES:

- Must be organized with emphasis on detail and accuracy.
- Knowledge of contemporary office practices and procedures.
- Skilled in use of the computer, office copier and other office machines.
- Skilled ability with 10-key entry.
- Must be proficient in using Microsoft Outlook, Word, Excel, Forms, Teams, Publisher, and Adobe.
- Familiar with data entry in database software and ability to create and organize new databases.
- Ability to understand and quickly follow written and oral instructions.
- Ability to note-take quickly and transliterate accurately.
- Ability to maintain annual budgets.
- Ability to understand allowable grant expenses and manage team spending.
- Ability to manage multiple projects at once and meet deadlines.

- Ability to maintain effective working relationships with co-workers, department heads, and funders.

EDUCATION AND EXPERIENCE:

- Required education: High school diploma or its equivalent.
- Preferred education: Associate degree in Administrative Services, Computer Science, or related.
- Required experience: At least one year of data entry and project management in office setting.
- Preferred experience: Experience with program management software such as Apricot. Experience writing grant proposals. Experience with bookkeeping and finance management.

SPECIAL REQUIREMENTS:

- Must be able to maintain confidentiality.
- Must be able to pass pre-employment drug screening.
- Must consent to and be able to pass pre-employment background checks.
- Must be able obtain and maintain a bank account for the purpose of receiving directly deposited pay.

Employee Signature

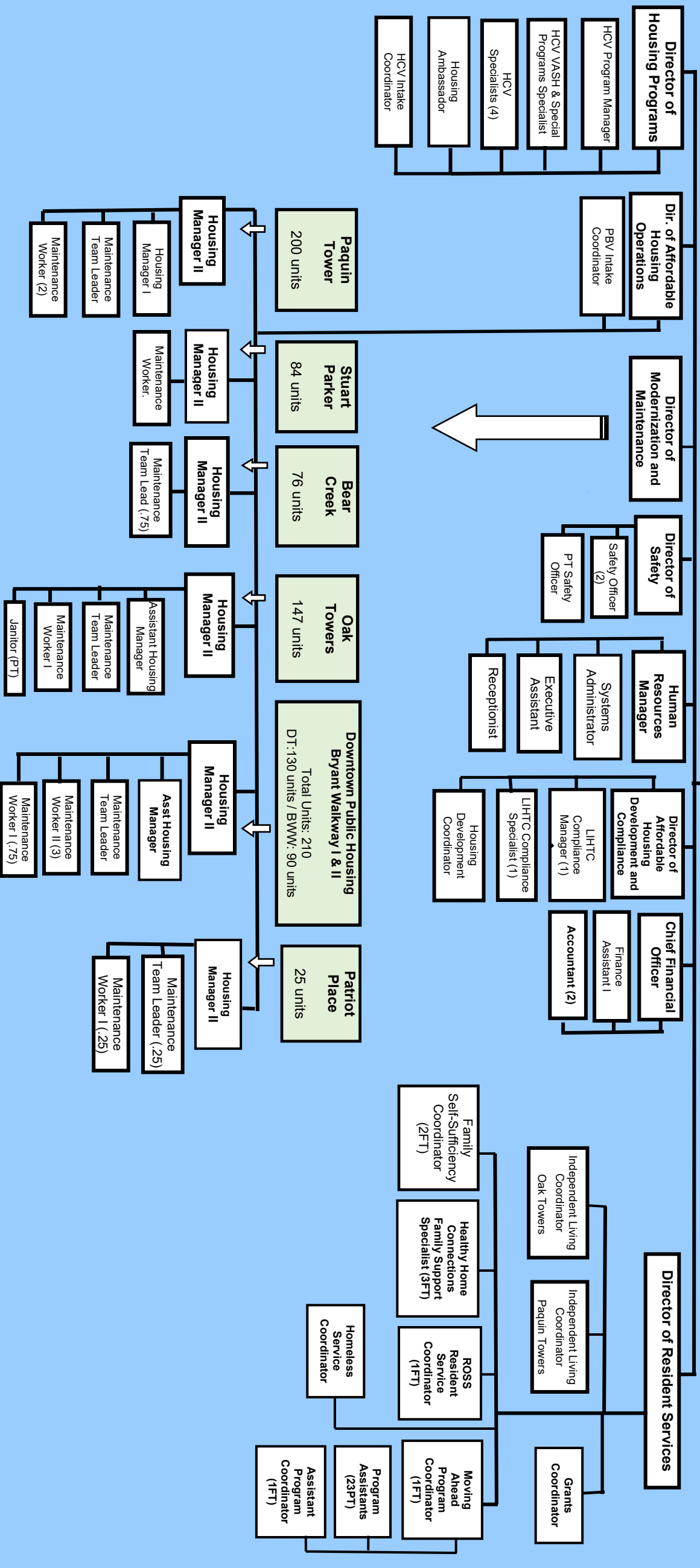
Date



**FY 2023 Housing Authority of the City of Columbia, Missouri
Personnel Organization Plan
Appendix 3 - Range and Salary Plan**

Range	Amount	Position	
A	Grant/HUD Based (\$14-\$18)	Part-Time, Temporary	Grant Employees
B	\$31,200 to \$41,600 (\$15-\$20)	Receptionist Clerk/Administrative Assistant I	
		Maintenance I	
		Grounds Keeper, Custodian	
C	\$33,280 to \$43,680 (\$16-\$22)	Maintenance II	
		Assistant Public Housing Manager	
D	\$35,360 to \$45,760 (\$16.50-\$24)	Executive Assistant	
		Financial Assistant I	Maintenance Mechanic I
		Affordable Housing Manager I	
		HCV/PBV Housing Intake Coordinator	
E	\$37,440 to \$52,000 (\$18-\$25)	Maintenance Mechanic II	Safety Officer
		Financial Assistant II	Affordable Housing Manager II
		Special Programs Specialist	LIHTC Specialist
		Systems Administrator	HCV Specialist
		Housing Ambassador	Homeless Services Coordinator
		Grants Coordinator	Housing Development Coordinator
F	\$39,520 to \$56,160 (\$19.50-\$27.00)	Accountant	Housing Choice Voucher Case Manager/Portability Specialist
		Human Resource Manager	Affordable Housing Operations Manager
		Compliance and Asset Manager	LIHTC Compliance Manager
G	\$50,960 to \$80,000 (\$24.50-38.46)	Director of Affordable Housing Operations	Director of Modernization and Maintenance
		Director of Affordable Housing Development and Compliance	Director of Housing Programs
		Director of Resident Services	Director of Safety
H	\$75,000 to \$100,000	Chief Financial Officer	
I	\$80,000 to \$130,000	Chief Executive Officer	

**Columbia Housing Authority
Project-Based Asset Management
Organizational Chart
Personnel Policy – Appendix 1
Adopted 05/2023**





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 17, 2023

Re: Resolution 2920: To Ratify and Approve the Submission of Applications to the City of Columbia's FY 2024 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funding process to funding needs associated with Providence Walkway, Park Avenue, and the Tenant Based Rental Assistance Program.

Executive Summary

This memo provides an overview of applications submitted to the City of Columbia for Community Development Block Grant (CDBG) and HOME funding.

Discussion

The CHA staff submitted CDBG and HOME grant applications for the following projects:

Providence Walkway

This project includes the demolition, reconstruction, and Rental Assistance Demonstration (RAD) Program conversion of CHA's remaining public housing units. CHA staff submitted a \$450,000 CDBG request to assist with demolition costs, and a \$250,000 HOME request to fund costs associated with the development of affordable housing. CHA staff previously submitted a \$3 million funding request for City ARPA funding and intends to apply to the Missouri Housing Development Commission (MHDC) in fall of 2023.

Tenant Based Rental Assistance

CHA staff submitted a \$100,000 HOME funding request to continue operating its Tenant Based Rental Assistance (TBRA) Program for homeless, at-risk, and other special needs populations.

Park Avenue Homeownership

CHA staff submitted a \$150,000 HOME funding request for costs associated with the development of 6 homeownership units to be located at 505 & 507 Park Avenue.

The attached resolution ratifies the submission of these grant applications. Presentations will be made in June to the City of Columbia's Housing and Community Development Commission (HCDC), with potential decisions on recommendations to be made in late June or early July of 2023.

Suggested Commission Action

Review and consider the report.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION 2920

A Resolution to Ratify the Submission of \$450,000 Community Development Block Grant (CDBG) applications and \$500,000 in HOME Investment Partnership Program (HOME) Grant Applications to the City of Columbia to further support and expand the Columbia Housing Authority's efforts to provide affordable housing with supportive services.

WHEREAS, The Community Development Block Grant (CDBG) program is authorized under Title 1 of the Housing and Community Development Act of 1974 and is designed to be a flexible program that provides communities with resources to address a wide range of unique community development needs; and

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

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

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

WHEREAS, the Housing Authority of the City of Columbia, Missouri, maintains a 5-Year Consolidated Plan that identifies areas of need to be addressed through the CDBG and HOME Program; and

WHEREAS, The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, desires to participate with the City of Columbia under the activities authorized pursuant to the HOME Investment Partnership Act and Title 1 of the Housing and Community Development Act of 1974; and

WHEREAS, The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri ratifies the Chief Executive Officer's submission of applications for:

- \$450,000 in CDBG funding and \$250,000 in HOME funding for eligible costs associated with the redevelopment of the Columbia Housing Authority's Providence Walkway Apartments.
- \$150,000 in HOME funding for eligible costs associated with further development of affordable homeownership opportunities on Park Avenue.
- \$100,000 funding to implement tenant-based rental assistance activities pursuant to the aforementioned act; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts Resolution 2920 ratifying the submission of CDBG and HOME grant application to the City of Columbia for the aforementioned activities.



Housing Authority of the City of Columbia, Missouri

Board Resolution

BE IT FURTHER RESOLVED that if the program applications are awarded, Resolution 2920 also authorizes the execution of all applicable grant contract agreements and the implementation of the program as described in the grant application.

Bob Hutton, Chair

Randy Cole, Secretary

Adopted May 17, 2023



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 17, 2023

Re: Resolution 2921 Authorizing the Submission of a Rental Assistance Demonstration (RAD) Program Application for the Providence Walkway Apartments to the U.S. Department of Housing and Urban Development

Executive Summary

This resolution is for CHA Board of Commissioner consideration of approving the CHA CEO to submit a Rental Assistance Demonstration (RAD) Program Application for the Providence Walkway Apartments to the U.S. Department of Housing and Urban Development. This application is a HUD requirement to undertake renovation and redevelopment efforts at CHA's Providence Walkway Apartments.

Discussion

The Rental Assistance Demonstration (RAD) Program was created by HUD to give public housing authorities (PHAs) a powerful tool to preserve and improve public housing properties and address the nationwide backlog of deferred maintenance. The RAD Program provides CHA the opportunity to enter into long-term contracts that facilitate the financing of improvements.

HUD identifies 5 key benefits the RAD Program provides to PHAs.

1. RAD allows public housing agencies to **leverage public and private debt and equity in order to reinvest in the public housing stock**. This is critical given the backlog of public housing capital needs - estimated at over \$35 billion.
2. In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed in perpetuity. A Use Agreement is also recorded under RAD further enforcing HUD's long-term interest. **This ensures that the units remain permanently affordable to low-income households.**
3. Residents benefit from a right of return, a prohibition against re-screening, and robust notification and relocation rights. Residents continue to pay 30% of their adjusted income towards the rent, **maintain the same basic rights** as they possess in the public housing program, and gain a new option to request tenant-based assistance if they wish to subsequently move from the property.
4. RAD **maintains the ongoing public stewardship** of the converted property through clear rules requiring ongoing ownership or control by a public or non-profit entity.
5. RAD is highly cost-effective, **relying on shifting existing levels of public housing funds to the Section 8 accounts** as properties convert.

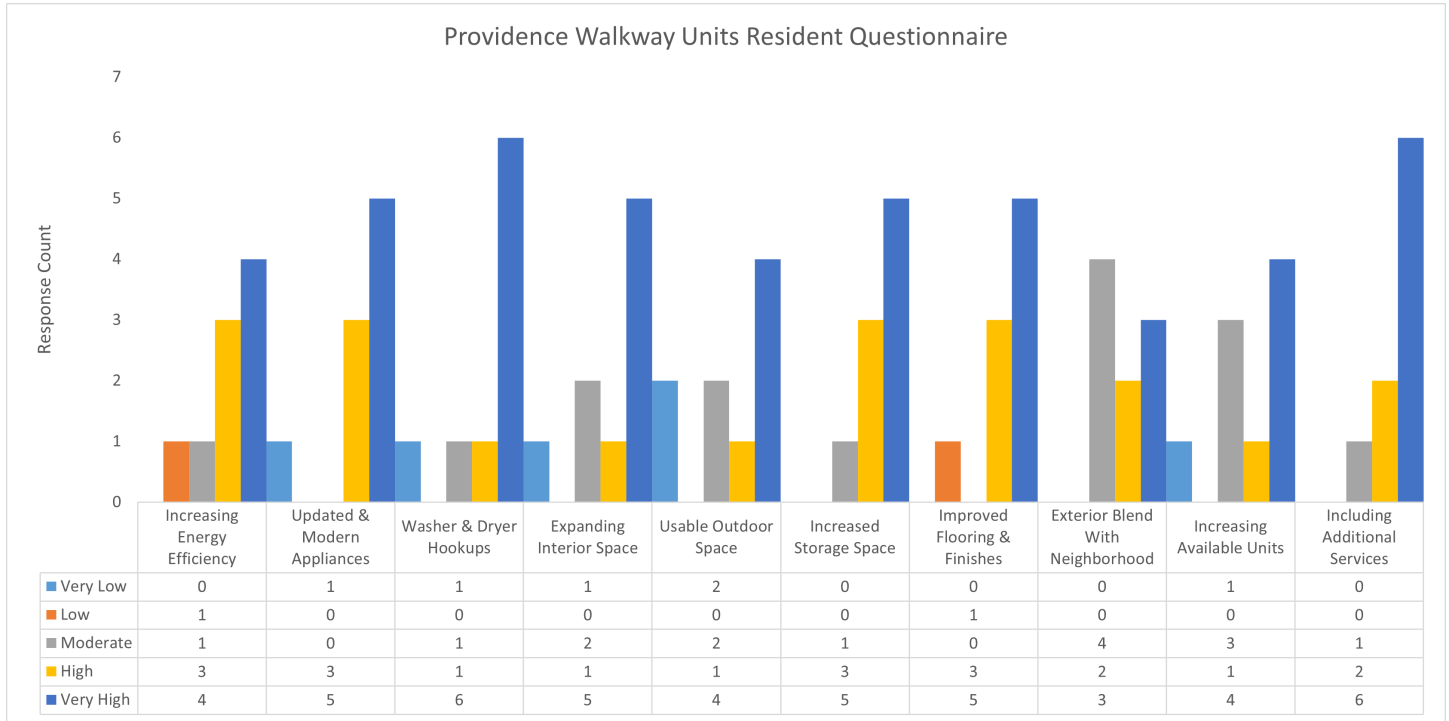
CHA staff has met or exceeded HUD regulations pertaining to notification of Park Avenue residents prior to submitting a RAD application. CHA staff has mailed certified notice to each of the 50 Providence Walkway households regarding CHA's intentions to submit a RAD application and renovate Park Avenue properties. CHA staff also conducted door-to-door efforts, surveyed downtown residents, held one onsite informational meeting, and provided food and activities in order to receive resident feedback on initial design concepts. Results of feedback from CHA Providence Walkway residents on redevelopment priorities is as follows:



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



CHA staff will also be presenting redevelopment concepts and intentions to submit a RAD application at the regular monthly CHA Resident Advisory Board (RAB) meetings to be held in late May and June of 2023. CHA staff has received significant support from residents and RAB leadership for similar previous redevelopment efforts.

The attached resolution authorizes the CHA CEO to submit a RAD Application for CHA’s Providence Walkway Apartments in accordance with the Consolidated and Further Continuing Appropriations Act of 2018 (Pub. L. 115-141, approved March 23, 2018) “Notice H-2019-9 PIH 2019-23 (HA)”.

Suggested Commission Action

Approve the resolution authorizing the CHA CEO to submit a RAD application to HUD for the Providence Walkway Apartments.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2921

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

Whereas, The RAD Program is authorized by the Consolidated and Further Continuing Appropriations Act of 2018 (Pub. L. 115-141, approved March 23, 2018) “Notice H-2019-9 PIH 2019-23 (HA)” is the latest version of this program; and

Whereas, The RAD Program allows Public Housing Authorities (PHAs) to convert from public housing subsidies into a long-term, Section 8 Project-Based Voucher Program that provides a stable and predictable annual subsidy; and

Whereas, Stable and predictable revenues allow the CHA to apply for Low-Income Housing Tax Credits and other sources of financing to fund public housing renovations; and

Whereas, The Housing Authority of the City of Columbia, Missouri (CHA) has been awarded “Commitments to enter a Housing Assistance Payment” (CHAP) and “RAD Conversion Commitments” (RCC) for 667 of our 717 public housing units. Of these units, 597 have been converted from the public housing subsidies to the Section 8 Project-Based Voucher Program; and

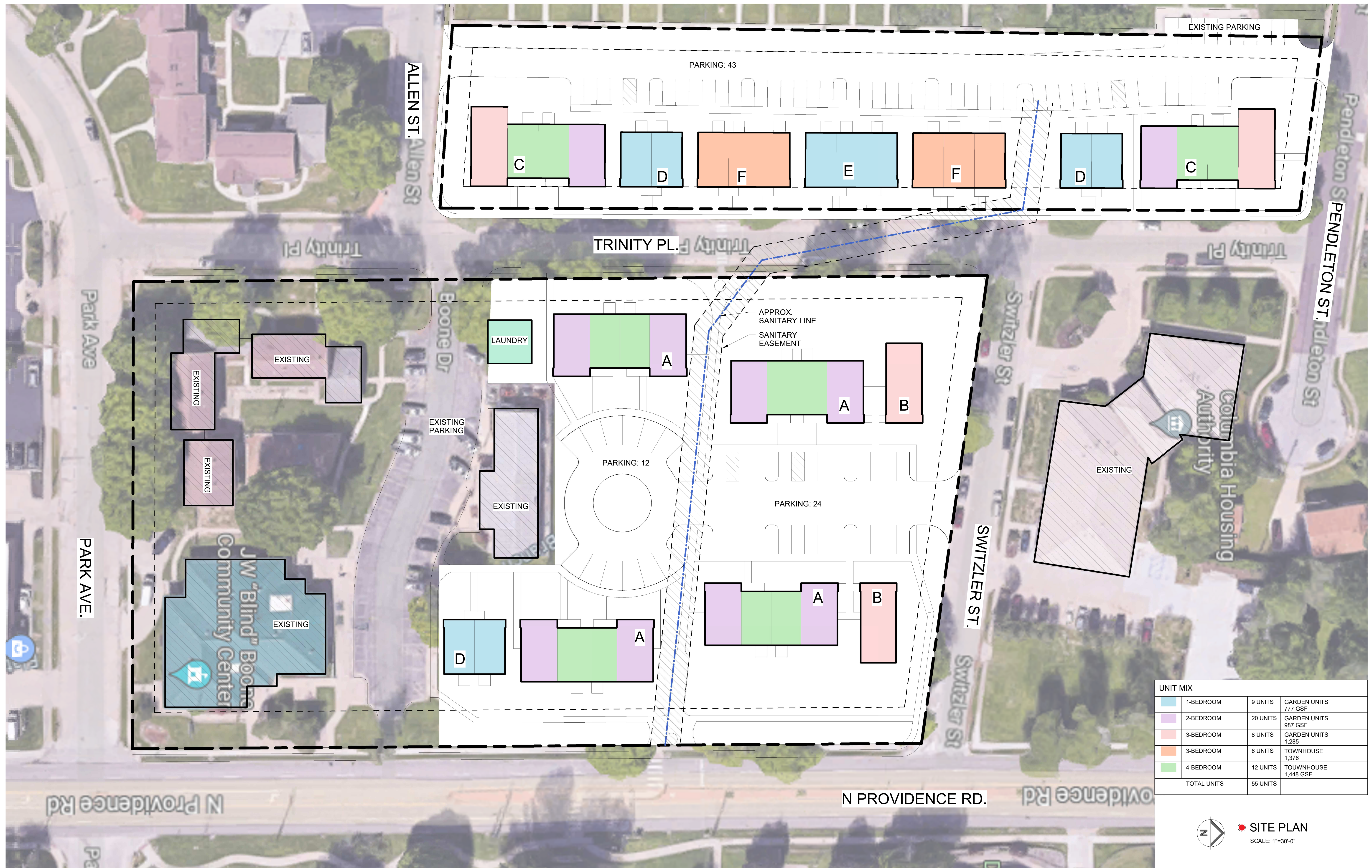
Whereas, CHA will be submitting a 9% Low-Income Housing Tax Credit (LIHTC) Application to the Missouri Housing Development Commission (MHDC) for the Providence Walkway Apartments in September 2023, thus CHA will be in a position to apply for a HUD RAD “CHAP” for the Providence Walkway Avenue Apartments’ 50 unit project through this RAD Application.; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2921 authorizing the Housing Authority of the City of Columbia, Missouri to submit a Rental Assistance Demonstration Program (RAD) Application for the “Providence Walkway Apartments” project to the U.S. Department of Housing and Urban Development (HUD) and approves the Chief Executive Officer to certify the agreement to comply with all requirements of the RAD Program as outlined in “Notice H-2019-9 PIH 2019-23 (HA)”;

BE IT FURTHER RESOLVED that if the RAD Program application should be approved, Resolution 2922 also authorizes the execution of all applicable award agreements and the implementation of the RAD Program Plan as described in the application.

Bob Hutton, Chair
Adopted May 17, 2023

Randy Cole, Secretary



UNIT MIX			
1-BEDROOM	9 UNITS	GARDEN UNITS	777 GSF
2-BEDROOM	20 UNITS	GARDEN UNITS	987 GSF
3-BEDROOM	8 UNITS	GARDEN UNITS	1,285
3-BEDROOM	6 UNITS	TOWNHOUSE	1,376
4-BEDROOM	12 UNITS	TOWNHOUSE	1,448 GSF
TOTAL UNITS	55 UNITS		


● SITE PLAN
 SCALE: 1"=30'-0"



SAINT LOUIS DESIGN ALLIANCE
 5897 DELMAR BLVD. SAINT LOUIS, MO 63112
 314.863.1313 www.stlda.com

PROVIDENCE WALKWAY



EXTERIOR ELEVATIONS
BUILDING TYPE "D"



EXTERIOR ELEVATIONS
BUILDING TYPE "A"
BUILDING TYPE "C" SIMILAR



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 17, 2023

Re: Resolution 2922 Authorizing the donation of land and easements between Garth and Mary Street to the City of Columbia for land owned by Oak Towers Housing Development Group, LP for the purpose of the Sexton Road Sidewalk Improvement Project.

Executive Summary

Approval of the attached resolution would authorize the CHA CEO to execute documents necessary to donate easements to the City of Columbia for the Sexton Road Sidewalk Improvement Project.

Discussion

CHA staff was notified by mail on April 25, 2023, that the City of Columbia was requesting the donation of a construction easement and permanent street easement at 700 North Garth between Garth and Mary for the Sexton Road Sidewalk Improvement Project. CHA's component entity, Oak Towers Housing Development Group, LP owns the land at 700 N. Garth and is under full control of the CHA Board of Commissioners. Donation of the easements would assist the City of Columbia in completing a sidewalk improvement project that would have significant walkability improvements to the neighborhood and CHA residents at Oak Towers. The project will also likely benefit future residents of the Kinney Point development. Additional information and a map of the project is included with the memo packet. CHA staff recommends proceeding approval of the donation of the construction easement and permanent street easement.

Recommended Commission Action

Approve the resolution authorizing the CHA CEO to execute documents donating a construction easement and permanent street easement on land owned by Oak Towers Housing Development Group, LP at 700 North Garth.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2922

To Approve the Donation of Temporary Construction Easement and Permanent Street Easement at 700 North Garth Avenue in Columbia, Missouri, to the City of Columbia for the Sexton Road Sidewalk Improvement Project.

WHEREAS, the City of Columbia is undertaking the Sexton Road Sidewalk Improvement project located in central Columbia along the south side of Sexton Road between Garth Avenue and Mary Street; and

WHEREAS, the City of Columbia desires the donation of a temporary construction easement and permanent street easement for the improvement of the sidewalk on the south side of Sexton Road between Garth Avenue and Mary; and

WHEREAS, the Columbia Housing Authority values being a supportive partner to the City of Columbia and supporting efforts to improve neighborhood walkability and other sustainability efforts; and

WHEREAS, Columbia Housing Authority residents living in Oak Tower and future residents residing at Kinney Point will greatly benefit from the Sexton Road Sidewalk Improvement Project; and

WHEREAS, Oak Towers Housing Group, LP is a component entity under the full control of the Columbia Housing Authority Board of Directors; and

WHEREAS, it is in the best interest of the CHA to donate this property to the City of Columbia for the completion of the Sexton Road Sidewalk Improvement Project; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2922 approving the donation of a temporary construction easement and permanent street easement at 700 North Garth Avenue in Columbia, Missouri, to the City of Columbia, effective May 17, 2023, as attached hereto and made a part hereof.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted May 17, 2023



April 25, 2023

Oak Towers Housing Development Group, LP
201 Switzler St.
Columbia, MO 65203
Attn: Randy Cole

CERTIFIED MAIL

Re: Sexton Road Sidewalk Improvement Project at 700 N. Garth Ave.

Dear Mr Cole:

The Sexton Road sidewalk improvement project is located in central Columbia along the south side of Sexton Road between Garth Avenue and Mary Street. There is an existing sidewalk along this stretch of the road which is in poor condition. The condition of the existing sidewalk was brought up by many of the residents that attended the Interested Party meetings (November 30, 2017 and March 15, 2018) for the Sexton Road traffic calming project and requested that this stretch of sidewalk be repaired by the City once funding becomes available because of its location near Ridgeway Elementary School and Oak Towers housing.

This project will include the following sidewalk improvements:

- Between Garth Avenue and the driveway entrance to the Oak Tower apartments a few broken sidewalk panels and two curb ramps will be reconstructed.
- Between the Oak Tower apartment's driveway and Mary Street the sidewalk will be completely removed. A 6-foot wide sidewalk along the back of the curb will be constructed along with reconstructing the driveway approaches. The stormwater inlet will also be reconstructed to tie into the new sidewalk.
- At the Sexton Road and Mary Street intersection the pedestrian crossing will be relocated to the west side of the intersection and curb ramps to provide access to the pedestrian crossing will be constructed.
- At the Sexton Road and Woodlawn Avenue intersection a curb ramp will be constructed on the north sidewalk of Sexton Road to provide access to the existing pedestrian crossing at this location.

Enclosed please find the easements the City of Columbia needs to acquire from Oak Towers Development Group, LP for the construction of the Sexton Road Sidewalk Improvement Project along with an easement diagram of the affected area. To keep project costs to a minimum the City is requesting that Oak Towers Development Group, LP donate the easements. If you have any questions about the project or would like to discuss this project please do not hesitate to contact me, Wendy.Lister@Como.gov or 573.874.7272. Please return the signed notarized easement by 6/1/2023.

Sincerely,

A handwritten signature in blue ink that reads 'Wendy M. Lister'.

Wendy M. Lister, Property Acquisition Coordinator

Enclosures





Our vision: Columbia is the best place for everyone to live, work, learn and play.

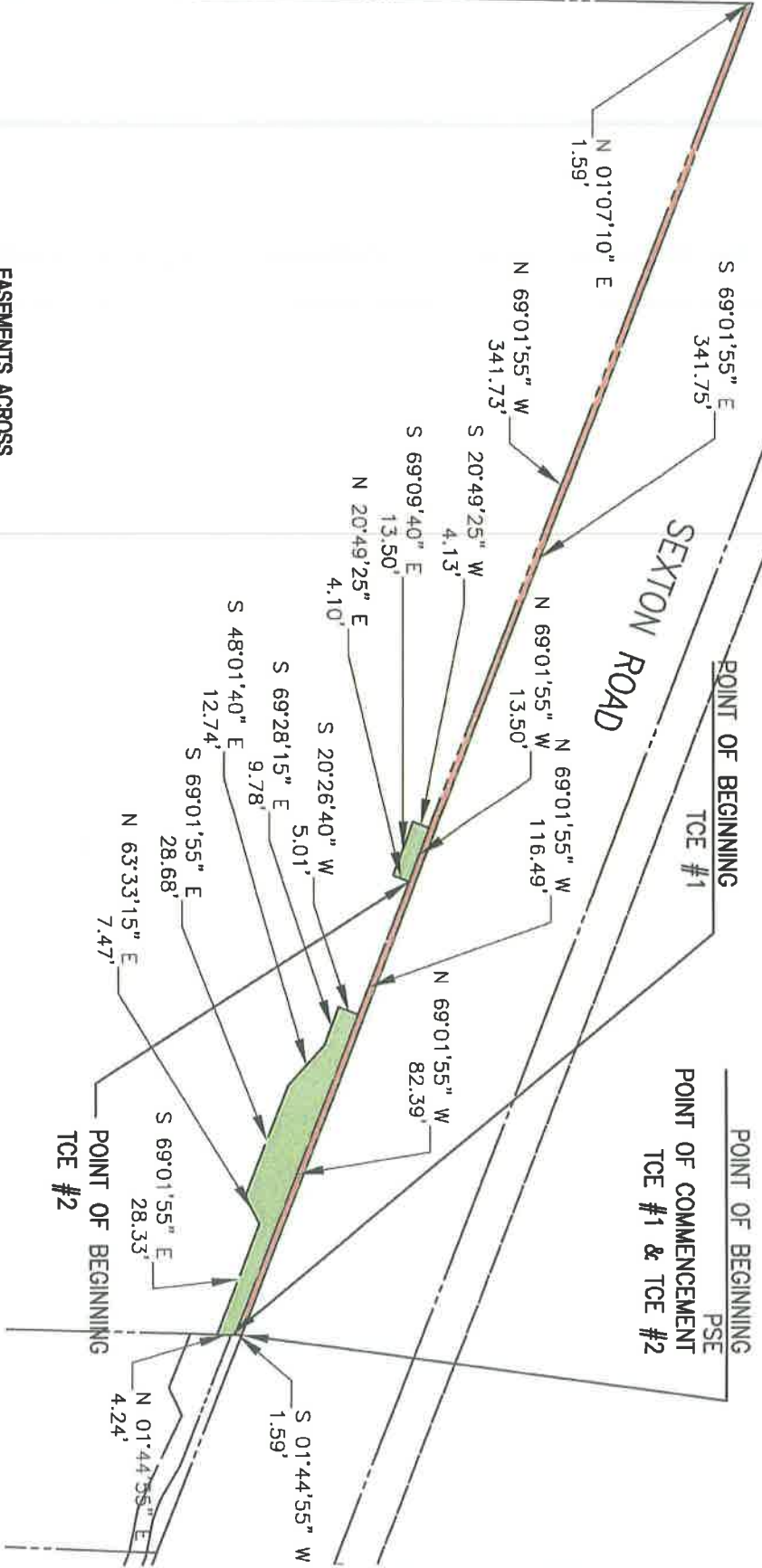


GARTH AVENUE

EASEMENTS ACROSS
OAK TOWERS HOUSING DEVELOPMENT, A MISSOURI LIMITED PARTNERSHIP
700 N. GARTH AVE.
WD BK 4690 Pg 78

J. A. STEWART'S SUBDIVISION OF LOTS 29 & 32
IN GARTH'S SUBDIVISION
PLAT BOOK 1 PAGE 21
LOTS 1-8 & N 1/2 LYNN ST
SURVEY BK 333 PG 177
16-315-00-11-001.00 01

-  Temporary Construction Easement
-  Permanent Street Easement



SEXTON ROAD SIDEWALK
EASEMENT DIAGRAM

Scale: 1"=40' Dwn: B.F.R. DATE: 03/06/2023
2015 Orthophoto Source: Boone County Assessor

GRANT OF EASEMENT FOR STREET PURPOSES

THIS INDENTURE, made on the _____ day of _____, 2023, by and between **OAK TOWERS HOUSING DEVELOPMENT GROUP, LP**, a Missouri Limited partnership, Grantor, and the City of Columbia, Missouri, a municipal corporation in the County of Boone and the State of Missouri, Grantee; Grantee's mailing address is Post Office Box 6015, Columbia, MO 65205.

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by the City of Columbia, Missouri, the receipt of which is hereby acknowledged, do hereby grant unto said City, its successors and assigns, an easement of way for street purposes, over the following described real estate, situated in the County of Boone, State of Missouri, to wit:

Project: Sexton Road Sidewalk

Ordinance #: 025307

LEGAL DESCRIPTION

AN EASEMENT LOCATED IN THE SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING ON AND ACROSS THE TRACT DESCRIBED BY THE DEED IN BOOK 4690 AT PAGE 78, ALSO BEING, LOTS 1, 2, 3, 4, 5, 6, 7, & 8 AND PART OF VACATED LYNN STREET IN JOHN STEWART'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 21, SAID TRACT OF LAND BEING SHOWN AND DISCRIBED BY SURVEY THEREOF MADE ON FEBURARY 6, 1964 BY JAMES S. REED AND RECORDED FEBURARY 14, 1964 IN BOOK 333, PAGE 177, ALL OF THE BOONE COUNTY RECORDS; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT, S.01°44'55" W., 1.59 FEET (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE); THENCE LEAVING SAID EAST LINE, N.69°01'55"W., 341.73 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF GARTH AVENUE; THENCE ALONG SAID LINE N.01°07'10"E, 1.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, THENCE LEAVING SAID LINE AND ALONG NORTH LINE OF SAID LOT, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SEXTON ROAD, S.69°01'55"E., 341.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 513 SQUARE FEET.

AGREEMENT FOR TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT for temporary construction easement entered into this _____ day of _____, 2023, by and between **OAK TOWERS HOUSING DEVELOPMENT GROUP, LP, a limited partnership of the State of Missouri**, Grantor, and the City of Columbia, Missouri, a municipal corporation in the County of Boone and the State of Missouri, Grantee; Grantee's mailing address is Post Office Box 6015, Columbia, MO 65205;

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by the City of Columbia, Missouri, a municipal corporation, the receipt of which is hereby acknowledged, do hereby grant unto the Grantee, a temporary easement and right-of-way to be in effect during the time of construction of the Sexton Road Sidewalk project in Boone County for the following purposes, namely: to provide access to said construction project by granting the right to enter upon, permanently alter the grade, store materials, and operate and park equipment on, over and across the right-of-way hereinafter described, which is located within the boundaries of a parcel of land situated in the County of Boone and State of Missouri and described as follows:

**Project: Sexton Road Sidewalk
Ordinance#: 025307**

**LEGAL DESCRIPTION:
TEMPORARY CONSTRUCTION EASEMENT # 1**

AN EASEMENT LOCATED IN THE SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING ON AND ACROSS THE TRACT DESCRIBED BY THE DEED IN BOOK 4690 AT PAGE 78, ALSO BEING, LOTS 1, 2, 3, 4, 5, 6, 7, & 8 AND PART OF VACATED LYNN STREET IN JOHN STEWART'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 21, SAID TRACT OF LAND BEING SHOWN AND DISCRIBED BY SURVEY THEREOF MADE ON FEBURARY 6, 1964 BY JAMES S. REED AND RECORDED FEBURARY 14, 1964 IN BOOK 333, PAGE 177, ALL OF THE BOONE COUNTY RECORDS; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT, S.01°44'55" W., 1.59 FEET (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE) TO THE POINT OF BEGINNING:

THENCE LEAVING SAID LINE, N.69°01'55"W., 82.39 FEET; THENCE S.20°26'40" W., 5.01 FEET; THENCE S.69°28'15"E., 9.78 FEET; THENCE S.48°01'40"E, 12.74 FEET; THENCE S.69°01'55"E, 28.68 FEET; THENCE N.63°33'15"E, 7.47 FEET; THENCE S.69°01'55"E, 28.33 FEET TO SAID EAST

LINE OF SAID LOT 1; THENCE N.01°44'55"E, 4.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 552 SQUARE FEET.

TEMPORARY CONSTRUCTION EASEMENT # 2

AN EASEMENT LOCATED IN THE SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING ON AND ACROSS THE TRACT DESCRIBED BY THE DEED IN BOOK 4690 AT PAGE 78, ALSO BEING, LOTS 1, 2, 3, 4, 5, 6, 7, & 8 AND PART OF VACATED LYNN STREET IN JOHN STEWART'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 21, SAID TRACT OF LAND BEING SHOWN AND DISCRIBED BY SURVEY THEREOF MADE ON FEBURARY 6, 1964 BY JAMES S. REED AND RECORDED FEBURARY 14, 1964 IN BOOK 333, PAGE 177, ALL OF THE BOONE COUNTY RECORDS; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT, S.01°44'55" W., 1.59 FEET (BEARINGS WRITTEN HEREIN ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE); THENCE LEAVING SAID LINE, N.69°01'55"W., 116.49 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING N.69°01'55"W., 13.50 FEET; THENCE S.20°49'25" W., 4.13 FEET; THENCE S.69°09'40"E., 13.50 FEET; THENCE N.20°49'25"E, 4.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 56 SQUARE FEET.

TO HAVE AND TO HOLD said temporary easement and right-of-way unto the Grantee and to its successors and assigns during the period of construction herein referred to. Said easement shall cease within one year of acceptance of the completed construction project by the City Council or other date as specified in the City's acceptance of the project.

This grant includes the right of the City of Columbia, Missouri, its officers, agents and employees, to enter upon said real estate at any time during the time of construction for the purpose of exercising any of the rights herein granted.

Said Grantor covenants that, subject to liens and encumbrances of record at the date of this easement, they are the owners of the above-described land and have the right and authority to make and execute this Grant of Easement.

WITNESS our hands the day and year first written above.

OAK TOWERS HOUSING DEVELOPMENT GROUP, LP,

Name of Partner

Name of Partner

STATE OF _____)
)ss.
COUNTY OF _____)

On this _____ day of _____, 2023, before me, a Notary Public in and for said state, personally appeared, _____ of **OAK TOWERS HOUSING DEVELOPMENT GROUP, LP**, a limited partnership, who by me duly sworn, acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said partnership to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

Notary Public



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 17, 2023

Re: 7 E. Sexton Facility Improvements Update

Executive Summary

This report provides an overview of initially planned facility upgrades to CHA's 7 E. Sexton facility located at Kinney Point. The CHA Board of Commissioners Chairperson requested a report and Commissioner discussion to assist in planning and improvements to the 7 E. Sexton facility.

Discussion

CHA Director Modernization and Maintenance identified the following preliminary facility needs and costs:

Roofing Repairs – Demo fiberglass shingles, repair decking, install Energy Star Shingles & Gutters \$25,000

Heating & Cooling – Replace (4) gas furnaces and AC units with 90% Plus Furnaces & 16 SEER AC \$23,000

Install Suspended Sound Acoustic Drop Ceilings in the North & South Wings \$23,000

Upgrade Fire Alarm System, Smoke Detectors, Carbon Monoxide Detectors, & Security Cameras \$18,000

Demo existing carpet and vinyl planking floor and install new VCT flooring throughout building \$25,000

Replace all Kitchen Cabinetry, Countertops, Faucet & Sink \$12,000

Install all New LED Lighting throughout the whole building \$6,000

Install (11) New Interior Doors in the existing frames \$9,000

Total: \$141,000

CHA has received \$50,000 in funds from the Veterans United Foundation to assist with renovations, with the roof being identified as a priority. The roof has been identified as substandard and has small active leaks on 2 vent stacks. CHA staff has received bids on roof replacement that includes \$32,000 for replacement. CHA staff submitted a proposal to the City of Columbia for ARPA funding to assist with facility improvement costs associated with 7 E. Sexton and anticipates notification of funding award results in July of 2023. CHA staff desires to move forward with roof replacement improvements and can conduct further planning or analysis of facility improvement needs as desired by the CHA Board.

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: May 17, 2023

Re: Affordable Housing Development and Compliance Report

Executive Summary

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

Discussion

CHA staff worked with Design Alliance for preliminary site plans for the Providence Walkway development. These plans also include the units along Trinity Place. Using these plans, CHA staff was able to submit applications to the City of Columbia for HOME and CDBG funds. If awarded, these applications will go towards costs associated with the demolition and rebuilding of the remaining 52 units within Providence Walkway and Trinity place.

Now that CHA has received the preliminary site plans, a second meeting will be scheduled with all residents residing within Providence Walkway and Trinity Place. CHA staff will collect comments from residents and along with the Development Teams comments, will begin refining plans for an application to MHDC in the fall of 2023 and the final RAD CHAP award from HUD. Having a CHAP in place prior to future funding rounds through MHDC, City and County of Boone could potentially help secure awards. It is important to keep Kinney Point moving forward with it being in the construction phase by the time these future applications become available to continue to demonstrate CHA's development capacity. CHA staff anticipate MHDC will have 2023 LIHTC applications due in September 2023, and will also be awarding additional tax credits similar to last years' process.

The Missouri Department of Economic Development awarded CHA \$3 Million for an additional 10 – 1-bedroom units on the property adjacent to Kinney Point. CHA is in the process of submitting a PD Plan Amendment to incorporate these additional units. The PD Plan Amendment will be presented to the Planning and Zoning Commission's public hearing on June 8. The amendment includes removing the property line between 1 East and 7 East Sexton and combining this development into one lot. This removal was needed to fit the 10 additional units as the building placement called for crossing that property line. Even though CHA owns both lots, having a building cross a property line is not permitted. The amendment also includes design adjustments for setbacks and right of way donation along Grand, Sexton, and the alleyway, given requirements triggered under the Unified Development Code (UDC). The Ridgeway Neighborhood association residents have commented they preferred a 15-foot setback rather than the 25-foot setback required by code, to better match setbacks of existing homes along Grand. These comments will be used when discussing with the City to allow for a 15 foot setback. Crockett Engineering will be presenting on behalf of CHA at this meeting.



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Please view updated project timelines below.

Anticipated Timeline for Kinney Point:

January – June 2023: Preparation & Submission of Firm Submission Material.

- The items needed for Firm Submission have been listed on a form the Fulson & CHA have been following since our award last Fall. This checklist can also be distributed to the larger group, if interested.

June - August 2023:

1. MHDC will review items submitted to receive the Firm Commitment for the deal's LIHTC Allocation
2. The HOME ARPA Agreement & Related Documentation, Limited Partnership Agreement, and Related Documents with Tax Credit Investor will all need to be finalized prior to development close.
3. Initial Closing of Construction Loan, Tax Credits, and Acquisition of Property by the limited partnership will take place, which will open the path to begin construction.

August - December 2023:

1. Notice to Proceed will be Issued to General Contractor.
2. General Contractor will commence their pre-order of required building materials.
3. Construction of 24 units will begin (12/13-month construction period).
 - ***Construction work will commence in this order: Site Work, Footings & Slabs, Framing, Dry In, Utility Rough In, Drywall & Doors, Exterior Finishes, Interior Finishes, Finish Plumbing, Finish Electrical, Finish HVAC, Flooring & Appliances, Landscaping & Grounds.***
4. Initiate Preliminary Marketing & Lease Up Activities.
5. Obtain Certificate of Substantial Completion. Construction completion equity will be paid to the project.

January – March 2025:

1. Once the property has been stabilized for 90 days (90% occupied), LIHTC equity will pay into the project as well as permanent debt (Legacy Bank) which will allow the construction loan to be paid off.
2. Concurrently, the individual 8609s will be issued, which will unlock the final equity payment. *These forms are issued to each building of an affordable housing project. They are what allows the owner and project to obtain a housing credit allocation from the housing credit agency.*



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Anticipated Timeline for Park Avenue:

January – July 2023: Preparation & Submission of Firm Submission Material.

1. The items needed for Firm Submission have been listed on a form the Fulson & CHA have been following since our award last Fall. This checklist can also be distributed to the larger group, if interested.
2. Original Firm Submission due date was set for 3/31/23. The date was extended as the architecture team will not have a 100% bid set ready for permit submission until 4/28/23. Plans will then be sent to the General Contractor and forwarded to subcontractor base in order to secure pricing. The turnaround time for securing accurate bids will be about 3-4 weeks.

July – August 2023:

1. MHDC will review items submitted to receive the Firm Commitment for the deal's LIHTC Allocation
2. The HOME ARPA Agreement & Related Documentation, Limited Partnership Agreement, and Related Documents with Tax Credit Investor will all need to be finalized prior to development close.
3. Initial Closing of Construction Loan, Tax Credits, and Acquisition of Property by the limited partnership will take place, which will open the path to begin construction.

August 2023 - April 2025:

1. Notice to Proceed will be Issued to General Contractor.
2. General Contractor will commence their pre-order of required building materials.
3. Demolition/Construction of 79 units will begin (18-month construction period).
 - **Construction work will commence in this order: Demolition of existing buildings, Site Work, Footings & Slabs, Framing, Dry In, Utility Rough In, Drywall & Doors, Exterior Finishes, Interior Finishes, Finish Plumbing, Finish Electrical, Finish HVAC, Flooring & Appliances, Landscaping & Grounds.**
4. Initiate Preliminary Marketing & Lease Up Activities.
5. Obtain Certificate of Substantial Completion. Construction completion equity will be paid to the project.

April – June 2025:

1. Once the property has been stabilized for 90 days (90% occupied), LIHTC equity will pay into the project as well as permanent debt (Legacy Bank) which will allow the construction loan to be paid off.



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2. Concurrently, the individual 8609s will be issued, which will unlock the final equity payment. *These forms are issued to each building of an affordable housing project. They are what allows the owner and project to obtain a housing credit allocation from the housing credit agency.*

Recommended Commission Action

Review and consider the report.



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Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: May 17, 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 March 2023.

Discussion

In March, twelve (12) families moved in and nine (9) families moved out. Of the nine (9) families that moved out, four (4) households transferred within the same property, two (2) passed away, one (1) family moved from public housing to project based voucher, one (1) household moved to section 8, and one (1) family moved to the private sector. Out of 742 units there were twenty-six (26) vacant as of March 31, 2023 which is an overall occupancy rate of 96.49%. Nine (9) of the vacant units are located in Amp. 1 where we are no longer filling vacancies. If you take Amp. 1 out of the occupancy count, the LIHTC/PBV properties have an occupancy rate of 97.26%. Twelve (12) units were vacant over 60 days, 7 of these are Amp. 1 units. Six (6) requests for vouchers and eighteen (18) intents to vacate were submitted by participants. Five (5) terminations were issued for reasons other than non-payment.

Recommended Commission Action

Review and consider the monthly report.

Property Management Report for March 2023

Property	Total units	Occupancy % for March 2022	Occupancy (on 5/10/23)	YTD Occupancy as of 3/31/23	#Vacant units under 0-60 days as of 3/31/23	#Vacant units over 61 days as of 3/31/23	Request for voucher	Move-ins (Mar)	Move-outs (Mar)	Unit restores (Mar)	Avg. cost per restore	Billed to tenant at move out	Total work orders	Total \$ Amount billed
Amp 1 - PH	120	94.16%	88.33%	92.75%	2	7	N/A	0	1	2	\$1,197.20	\$60.53	47	\$130.53
Bear Creek	76	98.68%	100.00%	92.64%	1	2	2	3	0	4	\$942.30	\$0.00	34	\$102.74
Oak Tower	147	97.27%	96.59%	98.32%	5	0	2	3	4	3	\$500.80	\$900.49	67	\$981.09
Paquin Tower	200	97.50%	98.00%	97.94%	5	0	1	5	2	5	\$764.03	\$284.54	83	\$438.16
Stuart Parker	84	96.42%	98.80%	99.25%	1	0	0	0	1	0	N/A	\$0.00	22	\$11.64
BWW	54	94.44%	94.44%	96.79%	0	1	1	1	0	2	\$556.92	\$0.00	65	\$302.82
BWWII	36	94.22%	91.66%	94.44%	0	2	0	0	1	1	In process	\$0.00	32	\$76.93
Patriot Place	25	100.00%	100.00%	95.91%	0	0	N/A	0	0	0	N/A	\$0.00	1	\$0.00

Property	Total units	TARS uncollected for March	delinquent 60	delinquent 61-90	delinquent 90+	# rpymnt agrmnts	rpymnt in default	# Accts. with deposit due (Feb)	total Security deposit due (Feb)	# Accts. with deposit due (March)	Total security deposit due (March)	# Non-pymnt termination issued in March	# other termination issued in March	# Intent to vacate submitted for March
Amp 1 - PH	120	\$2,606.55	\$3,082.28	\$3,624.84	\$1,637.56	9	1	23	\$8,436.87	21	\$7,734.87	5	2	4
Bear Creek	76	\$4,508.61	\$1,397.00	\$911.00	\$21.60	3	0	11	\$3,078.90	9	\$2,778.84	9	0	2
Oak Tower	147	\$5,832.13	\$3,633.92	\$2,003.29	\$464.75	6	0	20	\$4,435.01	15	\$4,356.64	0	1	6
Paquin Tower	200	\$2,234.05	\$23.48	\$0.00	\$1,539.94	3	0	18	\$6,109.00	18	\$6,308.00	3	0	3
Stuart Parker	84	\$6,206.58	\$1,116.90	\$420.67	\$5,771.31	3	0	7	\$1,709.49	6	\$1,221.49	0	1	1
BWW	54	\$4,339.59	\$1,608.00	\$0.00	\$1,387.14	4	4	13	\$3,019.00	13	\$2,985.00	0	1	1
BWWII	36	\$1,998.59	\$466.00	\$466.00	\$2,849.41	3	0	2	\$550.00	2	\$550.00	0	0	1
Patriot Place	25	\$462.68	\$0.00	\$0.00	\$0.00	0	0	N/A	N/A	N/A	N/A	0	0	0

Affordable Housing Terminations Report - FY2023

	<i>Failure to Pay</i>	<i>Criminal</i>	<i>Unauthorized Guest</i>	<i>Other</i>	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
Month of January 2023									
Downtown - AMP 1	4	0	0	1	5	4	0	0	1
Oak Tower	0	0	0	3	0	3	0	0	0
Bear Creek	2	0	0	0	0	2	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	1	1	1	0	0	0
Stuart Parker - Paquin Tower	8	0	1	0	9	8	0	0	1
Bryant Walkway	0	0	0	2	0	1	0	0	1
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	14	0	0	7	15	19	0	0	3
Month of February 2023									
Downtown - AMP 1	4	0	0	0	4	4	0	0	0
Oak Tower	3	1	1	2	0	2	0	0	0
Bear Creek	0	1	0	0	0	0	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	3	0	0	1	0	4	0	0	0
Bryant Walkway	2	0	0	0	0	2	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	12	2	0	3	4	12	0	0	0
Month of March 2023									
Downtown - AMP 1	5	0	0	2	7	7	0	0	0
Oak Tower	0	0	0	1	0	1	0	0	0
Bear Creek	8	0	0	0	8	8	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	1	0	0	0	1	0	1	0	0
Stuart Parker - Paquin Tower	4	0	0	0	4	4	0	0	0
Bryant Walkway	0	0	0	1	1	1	0	0	0
Bryant Walkway II	0	1	0	0	1	1	0	0	0
MONTHLY TOTAL	18	1	0	4	22	22	1	0	0



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Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: May 17, 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 for increasing lease ups; however, staff continue to make progress. CHA currently has 1,136 applicants seeking program subsidy, an increase of 91 applicants for the month of March. CHA added 12 new lease ups for the month. There were 8 attritions for a gain of 4 new participants for the month of March. As of March 30, 2023, CHA had 104 voucher holders searching for homes. Available affordable rental units remain the most significant barrier.

On January 18, 2023, CHA submitted a request to HUD to increase the Payment Standard for the remainder of 2023 to ensure families can find safe, decent housing. This request was formally approved by HUD. HCV staff worked diligently to ensure all current participants' reexaminations were corrected to reflect the 120% payment standard. 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.

HCV EOP Reasons:

Took self-off Program– 1

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

Vacated unit without notifying CHA - 2

Termination/Failure to report income – 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 continues to work towards utilizing the remaining VASH vouchers in providing housing for the community's homeless veterans. As of March 30, 2023, there are 122 households receiving VASH program assistance - 97 HCV + 25 PBV (Patriot Place). CHA currently has 15 HCV VASH new voucher holders searching for homes and 5 referrals on hand pending briefing and voucher issuance.



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HUD VASH EOP Reasons:

Took Self Off Program - 1

Termination/Failure to complete recertification - 1

Mainstream Vouchers

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA has been awarded 49 Mainstream Vouchers. As of March 30, 2023, CHA has 24 vouchers leased with 20 voucher holders searching for a home. CHA was awarded an additional 30 vouchers effective November 1, 2022. The Intake Coordinator is working to identify eligible families to receive a Mainstream voucher.

Mainstream EOP Reasons:

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

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 March 30, 2023, CHA had 52 households receiving COC program assistance. As with all CHA voucher programs, a lack of affordable housing remains the most significant barrier.

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 13 voucher holders searching for homes. Special Programs Specialist has requested an additional 5 referrals from the coordinated entry team. Voucher issuance pending acceptance and completed referral information from coordinated Entry team.

Continuum of Care (CoC) EOP Reasons:

Failure to engage in supportive services – 2

Deceased - 1

Termination/Unauthorized Guest – 1

Emergency Housing Vouchers (EHV) Program

CHA currently has 51 Emergency Housing Vouchers with 35 leased and 16 others with vouchers and looking for housing. 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.

EHVs cannot be reissued after September 23, 2023. After this date, PHAs cannot reissue vouchers that have turned over. This provision does not impact existing families and their continued assistance. The funds appropriated for the EHV program are available for obligation by HUD until September 30, 2030. Special Programs Specialist is working diligently to lease the 51 vouchers allocated to CHA. As with all voucher programs, available affordable housing is CHA’s biggest barrier.



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Emergency Housing Vouchers (EHV) Program EOP Reasons:

N/A

Tenant-Based Rental Assistance (TBRA) Program

CHA currently has 15 participants leased on this program and the target to utilize remaining funding is 15. The "Target Number of Vouchers" can be misleading due to the factors in the "target" calculation: (1) remaining funding available (2) remaining number of months, and (3) the current month's HAP payment.

In December 2022, CHA received an extension for its current TBRA funding through June 2023 from the City of Columbia. CHA is on track to utilize the remaining funds by the end of the extension period.

Move Out Reasons:

N/A

Recommended Commission Action

Review and consider Report

Section 8 - Tenant Based Rental Assistance - Monthly Management Report

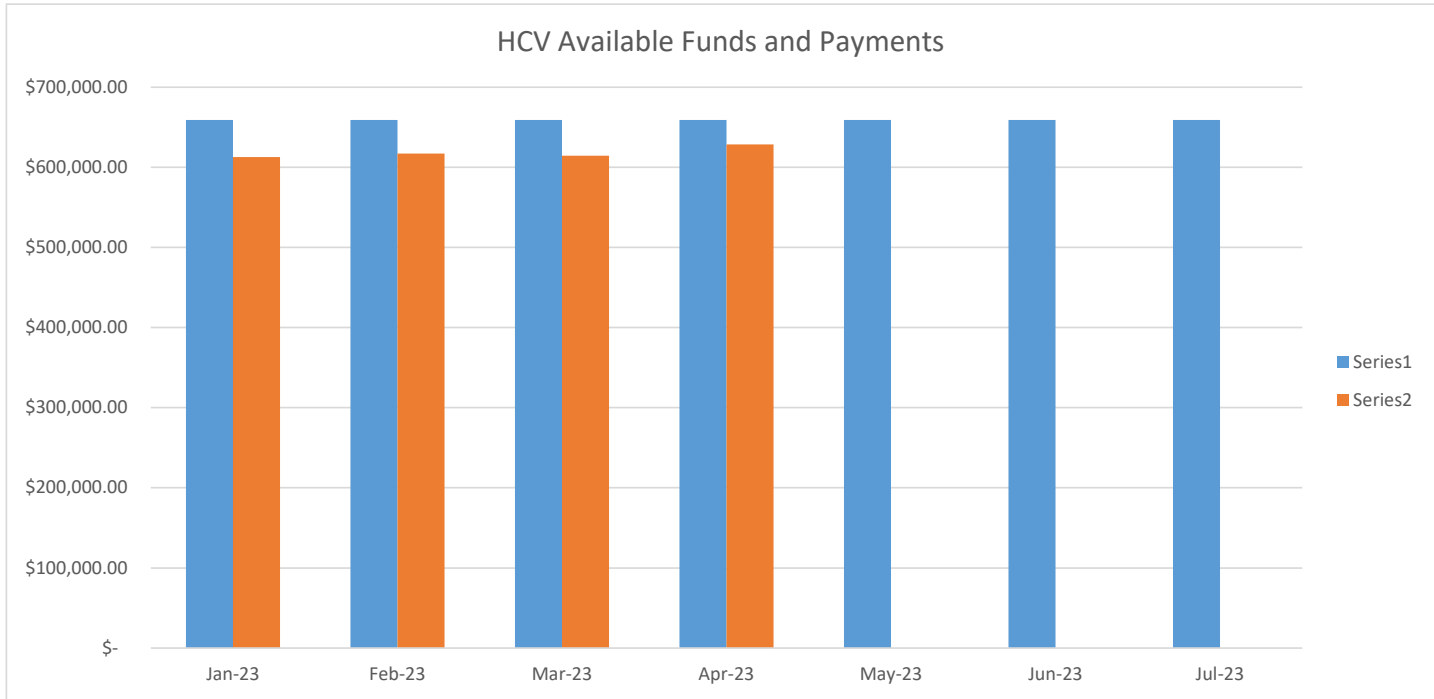
March 31, 2023

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	\$ 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	\$ 671	\$ 11,402	\$ (14,105)	17	38	(21)	3	
Nov-22	\$ 65,118	\$ 32,559	\$ 131.14	\$ 434	\$ 6,941	\$ (25,618)	16	75	(59)	2	
Dec-22	\$ 58,177	\$ 11,635	\$ 109.73	\$ 751	\$ 12,018	\$ 383	16	15	1	3	



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

March 2023





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 17, 2023

Re: Resolution 2922 Authorizing the donation of land and easements between Garth and Mary Street to the City of Columbia for land owned by Oak Towers Housing Development Group, LP for the purpose of the Sexton Road Sidewalk Improvement Project.

Executive Summary

Approval of the attached resolution would authorize the CHA CEO to execute documents necessary to donate easements to the City of Columbia for the Sexton Road Sidewalk Improvement Project.

Discussion

CHA staff was notified by mail on April 25, 2023, that the City of Columbia was requesting the donation of a construction easement and permanent street easement at 700 North Garth between Garth and Mary for the Sexton Road Sidewalk Improvement Project. CHA's component entity, Oak Towers Housing Development Group, LP owns the land at 700 N. Garth and is under full control of the CHA Board of Commissioners. Donation of the easements would assist the City of Columbia in completing a sidewalk improvement project that would have significant walkability improvements to the neighborhood and CHA residents at Oak Towers. The project will also likely benefit future residents of the Kinney Point development. Additional information and a map of the project is included with the memo packet. CHA staff recommends proceeding approval of the donation of the construction easement and permanent street easement.

Recommended Commission Action

Approve the resolution authorizing the CHA CEO to execute documents donating a construction easement and permanent street easement on land owned by Oak Towers Housing Development Group, LP at 700 North Garth.



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 17, 2023

Re: Safety Report

Executive Summary

This report provides a summary of March Safety Department reports and calls.

Discussion

Yearly Totals for CHA Safety Reports

	January	February	March	April	May	June	July	August	September	October	November	December
	2023	2023	2023	2022	2022	2022	2022	2022	2022	2022	2022	2022
Bear Creek	3	3	7	6	4	4	5	9	5	3	1	3
Bryant Walk	4	1	4	2	2	1	2	3	3	1	1	1
Downtown	4	3	5	7	4	2	6	9	13	4	4	4
Oak Towers	11	15	10	14	10	12	7	6	9	7	3	8
Patriot Place	0	1	4	0	3	2	4	5	2	3	3	0
Paquin Towers	13	15	15	14	10	10	13	15	11	14	8	12
Stuart Parker	2	1	0	1	0	1	4	7	1	4		1
misc							0		0	0		
Total	37	39	45	44	33	32	41	45	44	36	20	29

Joint Communications Log for March 2023

	January	February	March	April	May	June	July	August	September	October	November	December
	2023	2023	2023	2022	2022	2022	2022	2022	2022	2022	2022	2022
Columbia Police Response	92	94	82	98	91	85	93	94	108	90	87	92
Columbia Police Reports	6	5	13	11	10	13	16	17	11	14	12	13
Fire/Ems	91	93	106	79	90	74	92	80	77	72	60	105
Total	189	192	201	188	191	172	201	191	196	176	159	210

Safety Department New Resident Move

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

Safety Department other activities:

Worked with CPD and US Marshalls to locate suspect wanted by US Marshalls office on Bryant Walkway

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: May 17, 2023

Re: March 2023 Unaudited Financial Reports

Executive Summary

Financial Highlights for YTD March 2023

- Total YTD revenues are \$4,447,806
- Total YTD expenses are \$4,483,208
- YTD Net Gain/(Loss) for
 - HCV \$71,121 above budget.
 - Public Housing is \$55,538 above budget.
 - LIHTC is \$39,192 above budget.

Discussion

Revenues

- HCV administrative fees earned are on budget.
- HCV HAP revenue is \$193,037, (7%) under budget.
- AMP 1 revenue is \$57,776, (22%) above budget.
- LIHTC revenue is \$32,600, (3%) above budget.
- Agency Administration is \$31,680, (7%) above budget.

Expenses

- HCV operating expenses are \$2,864, (1%) over budget.
- HCV HAP expenses are \$262,692, (10%) under budget.
- AMP 1 operating expenses are \$3,418, (2%) over budget.
- LIHTC operating expenses are \$6,592, (.4%) under budget.
- Agency Administration expenses are \$23,372, (6%) above budget.

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

Office: (573) 443-2556
TTY: (573) 875-5161
Fax Line: (573) 443-0051

MONTHLY
FINANCIAL STATEMENTS
(unaudited)

March 31, 2023

Fiscal Year End
December 2023
Month 3 of 12

as submitted by:

Mary Harvey, Director of Finance
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	\$ 832,317	\$ 886,813	\$ (54,496)	\$ 2,467,403	\$ 2,660,440	(193,037)	-7%
HUD Admin Fees Earned	97,949	99,158	(1,208)	296,005	297,473	(1,468)	0%
Total Fee Revenue	930,266	985,971	(55,704)	2,763,408	2,957,913	(194,505)	-7%
Investment Income - Unrestricted	2,249	417	1,833	6,789	1,250	5,539	443%
Fraud Recovery - HAP	172	100	72	498	300	198	0%
Fraud Recovery - Admin	172	100	72	498	300	198	0%
Other Revenue	-	-	-	-	-	-	-
Total Revenue	\$ 932,860	\$ 986,588	\$ (53,728)	\$ 2,771,192	\$ 2,959,763	\$ (188,571)	-6%
Administrative Salaries	30,228	27,863	2,365	84,652	83,589	1,063	1%
Auditing Fees	8,994	3,333	5,660	10,402	10,000	402	4%
Management Fee	19,572	20,728	(1,156)	59,304	62,183	(2,879)	-5%
Book-keeping Fee	12,233	12,955	(722)	37,065	38,865	(1,800)	-5%
Advertising and Marketing	-	42	(42)	-	125	(125)	-100%
Employee Benefit contributions - Administrative	8,069	9,320	(1,251)	23,789	27,959	(4,170)	-15%
Office Expenses	6,441	4,842	1,599	23,611	14,527	9,085	63%
Training & Travel	-	367	(367)	-	1,100	(1,100)	-100%
Other Administrative Expenses	7,585	7,336	248	22,460	22,009	451	2%
Total Operating - Administrative	93,121	86,786	6,335	261,283	260,357	926	0%
Total Tenant Services	180	-	180	515	-	515	
Total Utilities	1,250	862	388	2,993	2,585	408	16%
Bldg. Maintenance	1,059	1,367	(308)	4,742	4,102	640	16%
Insurance Premiums	752	1,182	(430)	3,962	3,547	415	12%
Other General Expenses	538	551	(13)	1,614	1,653	(39)	-2%
Total Operating Expenses	\$ 96,900	\$ 90,748	\$ 6,152	\$ 275,108	\$ 272,244	\$ 2,864	1%
Excess of Operating Revenue over Operating Expenses	\$ 835,960	\$ 895,840	\$ (59,879)	\$ 2,496,084	\$ 2,687,519	\$ (191,435)	-7%
Homeownership	3,886	4,236	(350)	11,633	12,708	(1,075)	-8%
Portable Housing Assistance Payments	17,191	9,450	7,741	52,039	28,350	23,689	84%
S8 FSS Payments	(2,623)	12,167	(14,790)	27,048	36,500	(9,452)	-26%
VASH Housing Assistance Payments	54,533	62,430	(7,897)	162,468	187,290	(24,822)	-13%
All Other Vouchers Housing Assistance Payments	723,132	807,035	(83,903)	2,170,208	2,421,104	(250,896)	-10%
Total Housing Assistance Payments	796,118	895,317	(99,199)	2,423,396	2,685,952	(262,556)	-10%
Depreciation Expense	3,402	3,402	-	8,499	8,499	-	
Total Expenses	\$ 896,419	\$ 989,467	\$ (93,048)	\$ 2,707,003	\$ 2,966,695	\$ (259,692)	-9%
Net Gain (Loss)	\$ 36,440	\$ (2,880)	\$ 39,320	\$ 64,189	\$ (6,932)	\$ 71,121	

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 36,577	\$ 26,836	\$ 9,742	\$ 106,062	\$ 80,507	\$ 25,555	32%
Vacancy Loss	(3,169)	(1,427)	(1,742)	(9,574)	(4,280)	(5,294)	124%
Net Tenant Rental Revenue	33,408	25,409	7,999	96,488	76,226	20,261	27%
Tenant Revenue - Other	501	799	(298)	774	2,398	(1,624)	-68%
Total Tenant Revenue	33,909	26,208	7,701	97,261	78,624	18,637	24%
HUD PHA Operating Grants	24,054	38,517	(14,463)	129,758	115,550	14,208	12%
Capital Fund Grants	25,527	25,527		51,054	51,054	-	
Total Grant Revenue	49,581	64,044	(14,463)	180,812	166,604	14,208	9%
Investment Income - Unrestricted	5,834	338	5,496	14,865	1,013	13,852	1368%
Fraud Recovery	-	-	-	-	-	-	0%
Other Revenue	2,711	4,338	(1,627)	11,916	13,013	(1,096)	-8%
Total Revenue	\$ 102,034	\$ 94,927	\$ 7,107	\$ 317,029	\$ 259,253	\$ 57,776	22%
Administrative Salaries	5,469	5,001	467	15,425	15,004	421	3%
Auditing Fees	425	400	25	913	1,200	(287)	-24%
Management Fee	5,428	5,524	(97)	16,379	16,573	(194)	-1%
Book-keeping Fee	840	855	(15)	2,535	2,565	(30)	-1%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	1,669	1,759	(90)	5,590	5,276	313	6%
Office Expenses	1,267	984	283	3,915	2,951	964	33%
Legal Expense	-	125	(125)	-	375	(375)	-100%
Training & Travel	-	333	(333)	-	1,000	(1,000)	-100%
Other	487	428	60	2,023	1,283	741	58%
Total Operating - Administrative	15,583	15,409	174	46,780	46,227	553	1%
Asset Management Fee	1,200	1,200	-	3,600	3,600	-	0%
Total Tenant Services	766	924	(158)	1,182	2,771	(1,590)	-57%

AMP 1 - Downtown
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	\$ 2,311	\$ 2,609	\$ (298)	\$ 6,823	\$ 7,826	\$ (1,004)	-13%
Electricity	(77)	1,310	(1,387)	3,205	3,931	(725)	-18%
Gas	1,030	752	278	3,119	2,257	862	38%
Sewer	2,335	2,581	(246)	6,875	7,744	(869)	-11%
Total Utilities	5,600	7,252	(1,652)	20,022	21,757	(1,735)	-8%
Maintenance - Labor	18,611	18,118	492	51,591	54,355	(2,764)	-5%
Maintenance - Materials & Other	1,047	5,317	(4,270)	15,149	15,952	(802)	-5%
Maintenance and Operations Contracts	2,634	8,753	(6,118)	15,753	26,258	(10,505)	-40%
Employee Benefit Contributions - Maintenance	3,491	5,774	(2,283)	12,853	17,321	(4,467)	-26%
Total Maintenance	25,783	37,962	(12,179)	95,347	113,885	(18,538)	-16%
Total Protective Services	3,997	3,163	833	9,717	9,490	227	2%
Total Insurance Premiums	601	4,662	(4,061)	15,107	13,986	1,121	8%
Other General Expenses	12,937	-	12,937	22,537	-	22,537	#DIV/0!
Payments in Lieu of Taxes	3,307	1,816	1,491	8,541	5,447	3,093	57%
Bad debt - Tenant Rents	(430)	393	(823)	(1,122)	1,180	(2,302)	-195%
Total Other General Expenses	15,814	2,209	13,605	29,955	6,627	23,328	352%
Interest on Notes Payable	263	226	37	731	679	51	8%
Total Operating Expenses	\$ 69,607	\$ 73,008	\$ (3,401)	\$ 222,441	\$ 219,024	\$ 3,418	2%
Excess of Operating Revenue over Operating Expen:	\$ 32,427	\$ 21,919	\$ 10,508	\$ 94,588	\$ 40,230	\$ 54,359	135%
Extraordinary Maintenance	-	500	(500)	-	1,500	(1,500)	-100%
Depreciation Expense	14,513	13,875	638	41,945	41,625	320	1%
Total Expenses	\$ 84,120	\$ 87,383	\$ (3,263)	\$ 264,386	\$ 262,149	\$ 2,238	1%
Net Gain (Loss)	\$ 17,914	\$ 7,544	\$ 10,370	\$ 52,643	\$ (2,895)	\$ 55,538	-1918%

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	\$ 74,830	\$ 75,510	\$ (680)	\$ 226,210	\$ 226,530	\$ (320)	0%
Rental Subsidies	87,760	87,080	680	261,560	261,240	320	0%
Vacancy Loss	(2,546)	(3,658)	1,112	(12,469)	(10,975)	(1,494)	14%
Net Rental Revenue	160,044	158,932	1,112	475,301	476,795	(1,494)	0%
Tenant Revenue - Other	610	1,069	(458)	1,680	3,206	(1,526)	-48%
Total Tenant Revenue	160,654	160,000	654	476,981	480,001	(3,020)	-1%
Investment Income - Unrestricted	8,316	1,890	6,426	25,401	5,669	19,733	348%
Other Revenue	16,828	7,410	9,418	32,483	22,230	10,253	46%
Total Revenue	\$ 185,798	\$ 169,300	\$ 16,498	\$ 534,865	\$ 507,900	\$ 26,965	5%
Administrative Salaries	12,749	12,513	236	31,715	37,538	(5,822)	-16%
Auditing Fees	961	1,150	(189)	3,800	3,450	350	10%
Property Management Fee	9,541	10,045	(504)	30,016	30,134	(118)	0%
Asset Management Fees	1,122	353	769	3,366	1,060	2,306	218%
Advertising and Marketing	-	8	(8)	-	25	(25)	-100%
Employee Benefit contributions - Administrative	2,220	3,701	(1,481)	8,692	11,103	(2,411)	-22%
Office Expenses	1,446	2,210	(763)	5,617	6,629	(1,012)	-15%
Legal Expense	-	208	(208)	1,200	623	577	93%
Training & Travel	107	194	(87)	107	581	(474)	-82%
Other	436	696	(260)	1,521	2,088	(566)	-27%
Total Operating - Administrative	28,582	31,077	(2,495)	86,035	93,230	(7,195)	-8%
Total Tenant Services	11,213	9,648	1,565	27,593	28,943	(1,350)	-5%
Water	5,696	5,545	150	16,310	16,636	(327)	-2%
Electricity	11,314	12,863	(1,549)	33,783	38,589	(4,806)	-12%
Gas	2,675	1,503	1,173	6,285	4,508	1,777	39%
Sewer	4,143	4,110	34	11,856	12,329	(473)	-4%
Total Utilities	\$ 23,828	\$ 24,021	\$ (193)	\$ 68,233	\$ 72,062	\$ (3,829)	-5%

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	\$	14,390	\$	13,717	\$	674	\$	41,978	\$	41,150	\$	827	2%
Maintenance - Materials & Other		23,542		6,704		16,838		41,117		20,112		21,005	104%
Maintenance and Operations Contracts		7,816		9,557		(1,740)		29,264		28,670		594	2%
Employee Benefit Contributions - Maintenance		4,794		4,780		14		14,177		14,341		(164)	-1%
Total Maintenance		50,543		34,758		15,786		126,535		104,273		22,262	21%
Total Insurance Premiums		1,389		6,729		(5,340)		21,709		20,186		1,522	8%
Other General Expenses		1,692		-		1,692		2,982		-		2,982	
Taxes		4,571		4,859		(288)		13,714		14,577		(863)	-6%
Bad debt - Tenant Rents		-		800		(800)		(191)		2,400		(2,591)	-108%
Total Other General Expenses		6,264		5,659		605		16,505		16,977		(472)	-3%
Interest of Mortgage (or Bonds) Payable		16,345		20,967		(4,622)		49,034		62,900		(13,865)	-22%
Interest on Notes Payable (Seller Financing)		20,967		16,345		4,622		62,900		49,034		13,865	28%
Amortization of Loan Costs		2,274		2,274		(0)		6,822		6,823		(1)	0%
Total Interest Expense and Amortization Cost		39,585		39,586		(0)		118,756		118,757		(1)	0%
Total Operating Expenses	\$	161,405	\$	151,476	\$	9,929	\$	465,366	\$	454,428	\$	10,938	2%
Excess of Operating Revenue over Operating Expenses	\$	24,393	\$	17,824	\$	6,570	\$	69,499	\$	53,472	\$	16,028	30%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		53,960		53,610		350		161,185		160,831		354	0%
Total Expenses	\$	215,365	\$	205,086	\$	10,278	\$	626,551	\$	615,259	\$	11,291	2%
Net Gain (Loss)	\$	(29,567)	\$	(35,787)	\$	6,220	\$	(91,686)	\$	(107,360)	\$	15,674	-15%

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	\$ 19,183	\$ 17,859	\$ 1,324	\$ 55,313	\$ 53,578	\$ 1,736	3%
Rental Subsidies	28,027	30,780	(2,753)	86,317	92,340	(6,023)	-7%
Vacancy Loss	(3,126)	(1,459)	(1,667)	(9,165)	(4,378)	(4,788)	109%
Net Rental Revenue	44,084	47,180	(3,096)	132,465	141,540	(9,075)	-6%
Tenant Revenue - Other	1,182	762	421	5,707	2,285	3,422	150%
Total Tenant Revenue	45,266	47,942	(2,676)	138,172	143,825	(5,653)	-4%
Investment Income - Unrestricted	1,577	522	1,055	4,928	1,567	3,361	215%
Other Revenue	5,773	2,258	3,515	9,672	6,775	2,897	43%
Total Revenue	\$ 52,616	\$ 50,722	\$ 1,894	\$ 152,772	\$ 152,167	\$ 605	0%
Administrative Salaries	3,228	3,115	113	8,396	9,344	(948)	-10%
Auditing Fees	742	883	(142)	2,925	2,650	275	10%
Property Management Fee	2,193	2,961	(768)	7,213	8,882	(1,669)	-19%
Asset Management Fees	1,021	275	746	3,064	825	2,239	271%
Advertising and Marketing	-	4	(4)	-	13	(13)	-100%
Employee Benefit contributions - Administrative	817	935	(118)	2,335	2,804	(469)	-17%
Office Expenses	694	999	(305)	2,353	2,998	(645)	-22%
Legal Expense	-	42	(42)	-	125	(125)	-100%
Training & Travel	29	65	(36)	29	194	(165)	-85%
Other	136	204	(68)	506	611	(106)	-17%
Total Operating - Administrative	8,860	9,482	(622)	26,820	28,445	(1,625)	-6%
Total Tenant Services	2,943	3,121	(179)	5,885	9,363	(3,478)	-37%
Water	1,725	1,559	166	5,462	4,677	784	17%
Electricity	694	812	(118)	2,156	2,435	(279)	-11%
Gas	619	337	282	2,194	1,011	1,183	117%
Sewer	1,383	1,289	93	4,365	3,868	497	13%
Total Utilities	\$ 4,421	\$ 3,997	\$ 424	\$ 14,177	\$ 11,991	\$ 2,185	18%

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	\$ 3,272	\$ 3,005	\$ 267	\$ 8,975	\$ 9,016	\$ (41)	0%
Maintenance - Materials & Other	10,204	2,638	7,566	15,925	7,914	8,011	101%
Maintenance and Operations Contracts	4,032	6,361	(2,329)	16,778	19,082	(2,303)	-12%
Employee Benefit Contributions - Maintenance	1,089	1,078	10	3,134	3,235	(102)	-3%
Total Maintenance	18,597	13,082	5,515	44,811	39,246	5,565	14%
Total Insurance Premiums	1,081	5,079	(3,998)	16,481	15,237	1,244	8%
Other General Expenses	637	-	637	1,024	-	1,024	
Property Taxes	1,735	1,791	(55)	5,206	5,373	(166)	-3%
Bad debt - Tenant Rents	-	306	(306)	-	918	(918)	-100%
Total Other General Expenses	2,373	2,097	276	6,231	6,291	(60)	-1%
Interest of Mortgage (or Bonds) Payable	3,375	6,714	(3,339)	10,130	20,141	(10,011)	-50%
Interest on Notes Payable (Seller Financing)	6,714	3,487	3,227	20,141	10,460	9,680	93%
Amortization of Loan Costs	1,664	1,664	-	4,991	4,991	-	0%
Total Interest Expense and Amortization Cost	11,752	11,864	(112)	35,262	35,592	(331)	-1%
Total Operating Expenses	\$ 50,026	\$ 48,722	\$ 1,303	\$ 149,667	\$ 146,166	\$ 3,500	2%
Excess of Operating Revenue over Operating Expenses	\$ 2,591	\$ 2,000	\$ 591	\$ 3,105	\$ 6,000	\$ (2,895)	-48%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	18,775	18,774	1	56,319	56,323	(4)	0%
Total Expenses	\$ 68,801	\$ 67,496	\$ 1,304	\$ 205,986	\$ 202,489	\$ 3,496	2%
Net Gain (Loss)	\$ (16,184)	\$ (16,774)	\$ 590	\$ (53,214)	\$ (50,323)	\$ (2,891)	6%

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	\$ 41,899	\$ 48,510	\$ (6,611)	\$ 131,516	\$ 145,530	\$ (14,014)	-10%
Rental Subsidies	49,122	42,511	6,611	141,547	127,533	14,014	11%
Vacancy Loss	(2,128)	(2,276)	148	(6,860)	(6,827)	(33)	0%
Net Rental Revenue	88,893	88,745	148	266,203	266,236	(33)	0%
Tenant Revenue - Other	1,116	273	843	3,180	818	2,362	289%
Total Tenant Revenue	90,009	89,018	991	269,383	267,054	2,329	1%
Investment Income - Unrestricted	2,526	659	1,867	7,890	1,976	5,913	299%
Other Revenue	2,338	1,700	637	5,728	5,101	627	12%
Total Revenue	\$ 94,873	\$ 91,377	\$ 3,496	\$ 283,001	\$ 274,132	\$ 8,869	3%
Administrative Salaries	6,999	7,520	(520)	19,165	22,559	(3,394)	-15%
Auditing Fees	1,031	1,233	(203)	4,075	3,700	375	10%
Property Management Fee	5,566	5,443	123	16,494	16,329	165	1%
Asset Management Fees	1,038	292	746	3,114	875	2,239	256%
Advertising and Marketing	-	4	(4)	-	13	(13)	-100%
Employee Benefit contributions - Administrative	1,968	2,299	(331)	4,852	6,897	(2,045)	-30%
Office Expenses	1,267	1,071	196	3,682	3,213	469	15%
Legal Expense	179	141	38	334	423	(89)	-21%
Training & Travel	56	164	(108)	56	491	(436)	-89%
Other	127	236	(109)	652	709	(57)	-8%
Total Operating - Administrative	18,232	18,403	(171)	52,424	55,209	(2,784)	-5%
Tenant Services - Salaries	4,049	3,813	236	11,484	11,440	44	0%
Employee Benefit Contributions - Tenant Services	1,186	1,176	11	3,556	3,527	28	1%
Tenant Services - Other	1,526	2,307	(781)	3,503	6,922	(3,420)	-49%
Total Tenant Services	6,762	7,297	(535)	18,542	21,890	(3,347)	-15%
Water	1,815	1,639	176	4,815	4,916	(101)	-2%
Electricity	8,532	8,848	(316)	24,251	26,543	(2,292)	-9%
Gas	929	780	150	3,030	2,339	691	30%
Sewer	1,192	1,091	101	3,093	3,272	(179)	-5%
Total Utilities	\$ 12,468	\$ 12,357	\$ 111	\$ 35,190	\$ 37,070	\$ (1,880)	-5%

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	\$ 8,982	\$ 8,207	\$ 774	\$ 25,837	\$ 24,622	\$ 1,215	5%
Maintenance - Materials & Other	3,729	2,905	824	8,324	8,716	(392)	-4%
Maintenance and Operations Contracts	3,649	8,402	(4,753)	18,447	25,206	(6,759)	-27%
Employee Benefit Contributions - Maintenance	2,426	2,660	(234)	7,124	7,979	(854)	-11%
Total Maintenance	18,785	22,174	(3,389)	59,732	66,523	(6,791)	-10%
Property Insurance	(593)	3,092	(3,685)	7,056	9,277	(2,221)	-24%
Workmen's Compensation	296	391	(95)	981	1,172	(191)	-16%
All Other Insurance	135	75	61	619	224	395	177%
Total Insurance Premiums	(162)	3,558	(3,720)	8,656	10,673	(2,017)	-19%
Other General Expenses	7,194	-	7,194	7,564	-	7,564	
Taxes	2,286	2,430	(144)	6,857	7,289	(431)	-6%
Bad debt - Tenant Rents	(218)	303	(521)	(218)	908	(1,126)	-124%
Total Other General Expenses	9,261	2,732	6,529	14,203	8,197	6,007	73%
Interest of Mortgage (or Bonds) Payable	5,528	9,215	(3,687)	16,584	27,646	(11,062)	-40%
Interest on Notes Payable (Seller Financing)	9,215	5,701	3,515	27,646	17,102	10,544	62%
Amortization of Loan Costs	1,568	1,568	-	4,704	4,704	-	0%
Total Interest Expense and Amortization Cost	16,312	16,484	(172)	48,933	49,451	(518)	
Total Operating Expenses	\$ 81,657	\$ 83,004	\$ (1,347)	\$ 237,680	\$ 249,011	\$ (11,331)	-5%
Excess of Operating Revenue over Operating Expenses	\$ 13,216	\$ 8,374	\$ 4,843	\$ 45,321	\$ 25,121	\$ 20,200	80%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	33,434	40,528	(7,094)	100,301	121,584	(21,283)	-18%
Total Expenses	\$ 115,091	\$ 123,532	\$ (8,441)	\$ 337,981	\$ 370,595	\$ (32,614)	-9%
Net Gain (Loss)	\$ (20,217)	\$ (32,154)	\$ 11,937	\$ (54,980)	\$ (96,463)	\$ 41,483	-43%

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	\$ 8,009	\$ 8,321	\$ (312)	\$ 24,196	\$ 24,962	\$ (766)	-3%
Rental Subsidies	8,566	8,750	(184)	25,529	26,250	(721)	-3%
Vacancy Loss	(72)	(335)	263	(1,504)	(1,006)	(498)	50%
Net Rental Revenue	16,503	16,735	(232)	48,221	50,206	(1,986)	-4%
Tenant Revenue - Other	15	125	(110)	15	375	(360)	-96%
Total Tenant Revenue	16,518	16,860	(342)	48,236	50,581	(2,346)	-5%
Investment Income - Unrestricted	521	147	373	1,655	442	1,213	274%
Other Revenue	256	200	56	472	600	(128)	-21%
Total Revenue	\$ 17,295	\$ 17,208	\$ 87	\$ 50,363	\$ 51,624	\$ (1,261)	-2%
Administrative Salaries	1,017	972	45	2,644	2,915	(271)	-9%
Auditing Fees	597	708	(111)	2,350	2,125	225	11%
Property Management Fee	839	838	1	2,435	2,513	(78)	-3%
Asset Management Fees	504	265	239	2,306	795	1,511	190%
Employee Benefit contributions - Administrative	256	292	(36)	732	875	(143)	-16%
Office Expenses	369	349	20	1,091	1,048	44	4%
Legal Expense	-	17	(17)	-	50	(50)	-100%
Training & Travel	11	20	(9)	11	61	(50)	-82%
Other	73	65	8	211	194	17	9%
Total Operating - Administrative	3,665	3,529	136	11,781	10,588	1,193	11%
Water	247	194	53	677	583	94	16%
Electricity	870	1,026	(156)	2,512	3,078	(565)	-18%
Gas	820	452	368	2,828	1,355	1,473	109%
Sewer	172	149	23	471	448	23	5%
Total Utilities	\$ 2,110	\$ 1,821	\$ 288	\$ 6,489	\$ 5,464	\$ 1,025	19%

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	\$ 1,089	\$ 1,002	\$ 87	\$ 2,986	\$ 3,005	\$ (19)	-1%
Maintenance - Materials & Other	386	510	(125)	4,142	1,531	2,611	170%
Maintenance and Operations Contracts	531	1,762	(1,231)	5,904	5,286	618	12%
Employee Benefit Contributions - Maintenance	366	360	6	1,047	1,079	(32)	-3%
Total Maintenance	2,372	3,634	(1,262)	14,079	10,901	3,178	29%
Total Protective Services	1,894	1,018	876	2,981	3,055	(73)	-2%
Total Insurance Premiums	31	1,067	(1,035)	3,004	3,200	(195)	-6%
Other General Expenses	1,032	-	1,032	1,263	-	1,263	
Taxes	580	616	(36)	1,740	1,849	(109)	-6%
Bad debt - Tenant Rents	-	157	(157)	-	472	(472)	-100%
Total Other General Expenses	1,612	774	839	3,003	2,321	682	29%
Interest of Mortgage (or Bonds) Payable	700	-	700	2,102	-	2,102	#DIV/0!
Amortization of Loan Costs	681	681	(0)	2,042	2,042	(0)	0%
Total Interest Expense and Amortization Cost	1,380	1,381	(0)	4,144	4,142	3	0%
Total Operating Expenses	\$ 13,064	\$ 13,244	\$ (180)	\$ 45,482	\$ 39,732	\$ 5,750	14%
Excess of Operating Revenue over Operating Expenses	\$ 4,230	\$ 3,964	\$ 266	\$ 4,881	\$ 11,892	\$ (7,011)	-59%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	10,277	10,277	0	30,831	30,831	0	0%
Total Expenses	\$ 23,341	\$ 23,521	\$ (180)	\$ 76,313	\$ 70,563	\$ 5,750	8%
Net Gain (Loss)	\$ (6,047)	\$ (6,313)	\$ 266	\$ (25,950)	\$ (18,940)	\$ (7,011)	37%

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	\$ 14,841	\$ 10,656	\$ 4,186	\$ 42,784	\$ 31,967	\$ 10,817	34%
Rental Subsidies	16,200	20,520	(4,320)	50,339	61,560	(11,221)	-18%
Vacancy Loss	(2,150)	(933)	(1,218)	(4,728)	(2,798)	(1,930)	69%
Net Rental Revenue	28,891	30,243	(1,352)	88,395	90,729	(2,334)	-3%
Tenant Revenue - Other	236	167	69	236	500	(264)	-53%
Total Tenant Revenue	29,127	30,410	(1,283)	88,631	91,229	(2,598)	-3%
Investment Income - Unrestricted	553	221	331	1,371	664	708	107%
Other Revenue	152	114	38	166	341	(175)	-51%
Total Revenue	\$ 29,831	\$ 30,745	\$ (913)	\$ 90,168	\$ 92,234	\$ (2,065)	-2%
Administrative Salaries	4,021	3,121	900	11,197	9,364	1,833	20%
Auditing Fees	1,031	1,233	(203)	4,075	3,700	375	10%
Property Management Fee	1,748	1,826	(78)	5,319	5,479	(160)	-3%
Asset Management Fees	725	-	725	2,174	-	2,174	#DIV/0!
Advertising and Marketing	-	4	(4)	-	13	(13)	-100%
Employee Benefit contributions - Administrative	964	992	(28)	2,830	2,975	(145)	-5%
Office Expenses	408	352	55	1,367	1,057	311	29%
Legal Expense	-	25	(25)	-	75	(75)	-100%
Training & Travel	26	50	(25)	26	150	(125)	-83%
Other	184	119	64	430	358	72	20%
Total Operating - Administrative	9,105	7,723	1,382	27,417	23,170	4,247	18%
Total Tenant Services	1,986	2,250	(264)	4,018	6,751	(2,733)	-40%
Water	2,405	879	1,526	4,306	2,638	1,669	63%
Electricity	732	383	350	1,077	1,148	(71)	-6%
Gas	859	151	708	949	453	495	109%
Sewer	2,013	860	1,153	3,809	2,581	1,229	48%
Total Utilities	\$ 6,009	\$ 2,273	\$ 3,736	\$ 10,141	\$ 6,819	\$ 3,322	49%

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	\$ 3,035	\$ 2,852	\$ 183	\$ 8,467	\$ 8,555	\$ (88)	-1%
Maintenance - Materials & Other	4,333	972	3,361	5,861	2,917	2,944	101%
Maintenance and Operations Contracts	1,578	2,520	(942)	4,712	7,559	(2,848)	-38%
Employee Benefit Contributions - Maintenance	1,048	1,057	(8)	3,023	3,170	(147)	-5%
Total Maintenance	9,994	7,400	2,594	22,063	22,201	(139)	-1%
Total Insurance Premiums	186	3,157	(2,971)	9,248	9,472	(224)	-2%
Other General Expenses	6	-	6	23	-	23	
Property Taxes	1,526	1,574	(49)	4,577	4,723	(146)	-3%
Bad debt - Tenant Rents	-	130	(130)	-	391	(391)	-100%
Total Other General Expenses	1,532	1,705	(173)	4,599	5,114	(515)	-10%
Interest of Mortgage (or Bonds) Payable	632	1,268	(636)	1,903	3,804	(1,901)	-50%
Interest on Notes Payable	1,268	647	621	3,804	1,940	1,864	
Amortization of Loan Costs	526	526	0	1,579	1,579	0	0%
Total Interest Expense and Amortization Cost	2,426	2,441	(15)	7,286	7,323	(37)	-1%
Total Operating Expenses	\$ 31,239	\$ 26,950	\$ 4,289	\$ 84,771	\$ 80,850	\$ 3,922	5%
Excess of Operating Revenue over Operating Expenses	\$ (1,408)	\$ 3,795	\$ (5,203)	\$ 5,397	\$ 11,384	\$ (5,987)	-53%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	24,641	24,812	(171)	73,924	74,436	(512)	-1%
Total Expenses	\$ 55,881	\$ 51,762	\$ 4,119	\$ 158,695	\$ 155,286	\$ 3,410	2%
Net Gain (Loss)	\$ (26,050)	\$ (21,017)	\$ (5,032)	\$ (68,527)	\$ (63,052)	\$ (5,475)	9%

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	\$ 9,064	\$ 5,929	\$ 3,135	\$ 26,018	\$ 17,786	\$ 8,232	46%
Rental Subsidies	9,922	13,140	(3,218)	30,940	39,420	(8,480)	-22%
Vacancy Loss	(1,277)	(571)	(706)	(1,974)	(1,712)	(263)	15%
Net Rental Revenue	17,709	18,498	(789)	54,984	55,495	(511)	-1%
Tenant Revenue - Other	30	167	(137)	30	500	(470)	
Total Tenant Revenue	17,739	18,665	(926)	55,014	55,995	(981)	-2%
Investment Income - Unrestricted	408	142	266	1,020	427	593	139%
Other Revenue	-	42	(42)	-	125	(125)	-100%
Total Revenue	\$ 18,147	\$ 18,849	\$ (702)	\$ 56,033	\$ 56,547	\$ (513)	-1%
Administrative Salaries	1,820	2,071	(251)	5,028	6,214	(1,186)	-19%
Auditing Fees	1,031	1,233	(203)	4,075	3,700	375	0%
Property Management Fee	1,064	1,119	(55)	3,301	3,358	(57)	-2%
Asset Management Fees	725	-	725	2,174	-	2,174	#DIV/0!
Advertising and Marketing	-	4	(4)	-	13	(13)	-100%
Employee Benefit contributions - Administrative	444	658	(214)	1,293	1,973	(679)	-34%
Office Expenses	181	171	10	642	512	130	25%
Legal Expense	-	13	(13)	-	38	(38)	-100%
Training & Travel	7	33	(26)	7	100	(93)	-93%
Other	49	89	(40)	165	268	(103)	-38%
Total Operating - Administrative	5,320	5,392	(71)	16,685	16,175	510	3%
Total Tenant Services	1,196	1,370	(173)	2,422	4,109	(1,687)	-41%
Water	1,593	572	1,021	3,395	1,715	1,680	98%
Electricity	435	177	259	505	530	(25)	-5%
Gas	510	96	415	510	287	224	78%
Sewer	1,367	631	736	2,557	1,893	664	35%
Total Utilities	\$ 3,905	\$ 1,475	\$ 2,430	\$ 6,967	\$ 4,424	\$ 2,544	57%

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	\$ 1,017	\$ 951	\$ 66	\$ 2,850	\$ 2,852	\$ (2)	0%
Maintenance - Materials & Other	1,341	400	941	1,627	1,199	427	36%
Maintenance and Operations Contracts	873	1,671	(799)	5,171	5,014	157	3%
Employee Benefit Contributions - Maintenance	359	352	7	1,052	1,057	(5)	-1%
Total Maintenance	3,590	3,374	216	10,699	10,122	577	6%
Total Insurance Premiums	106	1,845	(1,739)	5,861	5,534	327	6%
Other General Expenses	-	-	-	128	-	128	
Property Taxes	1,047	1,080	(33)	3,141	3,241	(100)	-3%
Bad debt - Tenant Rents	-	75	(75)	-	224	(224)	-100%
Total Other General Expenses	1,047	1,155	(108)	3,269	3,465	(196)	-6%
Interest on Notes Payable	2,676	-	2,676	8,027	-	8,027	#DIV/0!
Amortization of Loan Costs	271	271	0	812	812	0	0%
Total Interest Expense and Amortization Cost	2,946	2,946	0	8,839	8,839	0	
Total Operating Expenses	\$ 18,111	\$ 17,556	\$ 555	\$ 54,743	\$ 52,668	\$ 2,075	4%
Excess of Operating Revenue over Operating Expenses	\$ 36	\$ 1,293	\$ (1,256)	\$ 1,290	\$ 3,878	\$ (2,588)	-67%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	11,974	11,974	0	35,921	35,921	0	
Total Expenses	\$ 30,085	\$ 29,530	\$ 555	\$ 90,664	\$ 88,589	\$ 2,075	2%
Net Gain (Loss)	\$ (11,937)	\$ (10,681)	\$ (1,256)	\$ (34,631)	\$ (32,043)	\$ (2,588)	8%

Columbia Housing Authority
Administration Revenue and Expense Summary

	Total Adminstration	Year to Date Budget	Budget Variance	
Management Fee	\$ 110,967	\$ 88,346	\$ 22,622	26%
Asset Management Fee	3,600	3,600	-	0%
Book Keeping Fee	40,380	42,780	(2,400)	-6%
Fee Revenue	154,947	134,726	\$ 20,222	15%
Interest Income	4,957	4,750	207	4%
Investment Income	202,339	185,673	16,667	9%
Other Revenue	97,163	102,578	(5,415)	-5%
Total Revenue	\$ 459,407	\$ 427,727	\$ 31,680	7%
Administrative Salaries	200,852	207,134	(6,282)	-3%
Auditing Fees	2,750	2,250	500	22%
Advertising and Marketing	36	206	(170)	-82%
Employee Benefits - Admin.	46,350	56,885	(10,535)	-19%
Office Expenses	31,874	24,204	7,671	32%
Legal Expense	-	125	(125)	-100%
Training & Travel	1,747	1,500	247	16%
Other	8,228	4,807	3,420	71%
Total Operating - Administration	291,838	297,112	(5,273)	-2%
Water	238	205	33	16%
Electricity	1,304	1,377	(74)	-5%
Gas	1,480	400	1,080	270%
Sewer	187	86	101	118%
Total Utilities	3,208	2,069	1,140	55%
Total Maintenance	7,524	3,323	4,201	126%
Total Insurance Premiums	9,142	8,806	337	4%
Total Other Expenses	39,177	19,454	19,723	101%
Interest of Bonds Payable	77,850	75,000	2,850	4%
Interest on Notes Payable	5,644	5,250	394	
96730 Amortization of Loan Costs	-	-	-	#DIV/0!
Total Interest/Amortization	83,495	80,250	3,245	4%
Total Operating Expenses	\$ 434,384	\$ 411,012	\$ 23,372	6%
Excess of Operating Revenue over Operating Expenses	\$ 25,023	\$ 16,714	\$ 8,308	50%
Depreciation Expense	9,406	6,812	2,595	38%
Total Expenses	\$ 443,790	\$ 417,824	\$ 25,966	6%
Net Gain (Loss)	\$ 15,616	\$ 9,903	\$ 5,713	58%

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	CHAUS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	\$ 106,062	\$ 506,039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,908	\$ 3,200	\$ -	\$ -	\$ -	\$ -	\$ 623,209	\$ -	\$ 623,209
Rental Subsidies	-	596,230	-	-	-	-	-	-	-	-	-	-	-	-	-	596,230	(596,230)	-
Vacancy Loss	(9,574)	(36,701)	-	-	-	-	-	-	-	-	-	-	-	-	-	(46,276)	-	(46,276)
Net Rental Revenue	96,488	1,065,568	-	-	-	-	-	-	-	7,908	3,200	-	-	-	-	1,173,163	(596,230)	576,934
Tenant Revenue - Other	774	10,848	-	-	-	-	-	-	-	-	-	-	-	-	-	11,622	-	11,622
Total Tenant Revenue	97,261	1,076,416	-	-	-	-	-	-	-	7,908	3,200	-	-	-	-	1,184,785	(596,230)	588,555
HUD PHA Operating Grants	129,758	-	2,467,403	61	28,907	95,815	98,855	-	49,183	-	-	-	-	-	-	2,869,982	-	2,869,982
HUD Voucher Admin Fees	-	-	296,005	-	-	-	-	-	-	-	-	-	-	-	-	296,005	-	296,005
Management Fee Asset	-	-	-	-	-	-	-	-	-	-	-	-	-	-	110,967	110,967	(110,967)	-
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,600	3,600	(3,600)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40,380	40,380	(40,380)	-
Total Fee Revenue	129,758	-	2,763,408	61	28,907	95,815	98,855	-	49,183	-	-	-	-	-	154,947	3,320,934	(154,947)	3,165,986
Other Government Grants	-	-	-	-	-	-	34,584	-	-	211,634	-	-	-	-	-	246,218	-	246,218
Interest Income	14,865	42,265	6,789	-	-	-	-	-	-	256	19,631	-	5,848	1,131	1,826	92,612	-	92,612
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	198,466	-	-	198,466	(198,466)	-
Fraud Recovery	-	-	995	-	-	-	-	-	-	-	-	-	-	-	-	995	-	995
Other Revenue	11,916	48,521	-	-	14,162	-	-	-	-	16,027	50,000	154,221	-	97,163	-	392,010	(50,746)	341,264
Gain/Loss on Sale of Capital Assets	12,175	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,175	-	12,175
Total Revenue	\$ 265,975	\$ 1,167,202	\$ 2,771,192	\$ 61	\$ 43,069	\$ 95,815	\$ 98,855	\$ 34,584	\$ 49,183	\$ 235,825	\$ 72,831	\$ 154,221	\$ 5,848	\$ 296,759	\$ 156,774	\$ 5,448,195	\$ (1,000,389)	\$ 4,447,806
Administrative Salaries	15,425	78,145	84,652	-	931	994	3,482	594	-	12,585	-	-	19,794	90,790	90,268	397,661	-	397,661
Auditing Fees	913	21,300	10,402	-	-	-	-	-	-	838	1,410	-	-	1,128	1,623	37,613	-	37,613
Management Fee LIHTC Asset	16,379	64,777	59,304	-	-	1,248	-	-	-	375	237	-	-	-	-	142,321	(142,321)	-
Mgmt	2,535	16,199	37,065	-	-	780	-	-	-	-	-	-	-	-	-	56,579	(40,380)	16,199

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
Advertising and Marketing	-	-	-	-	-	-	-	-	-	477	-	-	-	-	36	514	-	514
Employee	5,590	20,734	23,789	-	247	121	580	80	-	2,059	-	-	5,114	21,130	20,107	99,550	-	99,550
Office Expenses	3,915	14,752	23,611	-	7	164	368	39	352	4,186	1	-	393	14,131	17,350	79,269	-	79,269
Legal Expense	-	1,534	-	-	-	-	-	-	-	-	1,675	-	-	-	-	3,209	-	3,209
Training & Travel	-	235	-	-	-	-	-	-	225	1,678	-	-	-	953	794	3,885	-	3,885
Other	2,023	3,485	22,460	48	143	178	685	272	122	4,316	1,710	439	129	2,542	5,551	44,102	-	44,102
Total Operating -																		
Admin.	46,780	221,162	261,283	48	1,328	3,484	5,115	985	699	26,515	5,032	439	25,431	130,674	135,728	864,702	(182,701)	682,002
Asset Management																		
Fee	3,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,600	(3,600)	-
Salaries	681	25,628	-	-	-	-	-	-	37,039	122,945	-	-	-	-	-	186,293	-	186,293
Employee Benefit	52	7,368	-	-	-	-	-	-	10,813	18,925	-	-	-	-	-	37,158	-	37,158
Tenant Services -	448	25,464	515	900	-	2,459	-	-	-	41,189	-	-	-	-	-	70,974	-	70,974
Total Tenant Services	1,182	58,459	515	900	-	2,459	-	-	47,852	183,058	-	-	-	-	-	294,425	-	294,425
Water	6,823	34,966	218	-	-	-	-	-	-	-	27	-	-	165	73	42,271	-	42,271
Electricity	3,205	64,284	1,613	-	-	-	-	-	-	-	95	-	-	766	538	70,501	-	70,501
Gas	3,119	15,796	1,022	-	-	-	-	-	-	-	-	-	-	1,139	341	21,416	-	21,416
Sewer	6,875	26,152	140	-	-	-	-	-	-	-	35	-	-	140	47	33,389	-	33,389
Total Utilities	20,022	141,197	2,993	-	-	-	-	-	-	-	157	-	-	2,210	998	167,577	-	167,577
Maintenance - Labor	51,591	91,093	-	-	-	-	-	-	-	-	-	-	-	-	-	142,684	-	142,684
Maintenance - Materials	15,149	76,994	-	-	-	-	-	-	-	964	723	262	-	626	668	95,387	-	95,387
Maintenance - Contracts	15,753	80,275	4,742	-	-	-	-	-	-	13,175	1,698	-	-	4,219	2,011	121,874	(6,977)	114,898
Employee Benefits - Maint.	12,853	29,557	-	-	-	-	-	-	-	-	-	-	-	-	-	42,411	-	42,411
Total Maintenance	95,347	277,919	4,742	-	-	-	-	-	-	14,139	2,422	262	-	4,845	2,679	402,356	(6,977)	395,380
Protective Services - Labor	7,791	2,391	-	-	-	-	-	-	-	-	-	34,087	-	-	-	44,268	-	44,268
Employee Benefit	1,926	591	-	-	-	-	-	-	-	-	-	8,426	-	-	-	10,942	-	10,942
Total Protective Services	9,717	2,981	-	-	-	-	-	-	-	-	-	42,512	-	-	-	55,211	-	55,211
Property Insurance	11,231	59,917	997	-	-	-	-	-	-	549	194	-	-	795	332	74,014	-	74,014

**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	CHAUS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total	
Liability																			
Insurance	1,595	-	1,477	-	-	-	-	-	-	1,214	24	-	-	4,219	-	8,529	-	8,529	
Workmen's Compensation	1,300	3,415	1,488	-	14	15	52	9	648	2,360	-	626	361	1,536	1,599	13,423	-	13,423	
All Other	981	1,627	-	-	-	-	-	-	-	936	-	241	75	150	75	4,084	-	4,084	
Total Insurance	15,107	64,959	3,962	-	14	15	52	9	648	5,059	218	867	436	6,700	2,006	100,052	-	100,052	
Other General																			
Expenses	22,537	12,985	1,614	-	-	279	-	-	-	-	-	430	6,713	19,478	-	64,036	(12,416)	51,620	
Payments in Lieu of Taxes	8,541	35,236	-	-	-	-	-	-	-	790	320	-	-	-	-	44,886	-	44,886	
Bad debt - Tenant Rents	(1,122)	(410)	-	-	-	-	-	-	-	-	-	-	-	-	-	(1,532)	-	(1,532)	
Total Other	29,955	47,811	1,614	-	-	279	-	-	-	790	320	430	6,713	19,478	-	107,391	(12,416)	94,975	
Interest of Mortgage Payable	-	79,753	-	-	-	-	-	-	-	-	-	305	-	77,850	-	157,908	-	157,908	
Interest on Notes Payable	731	122,517	-	-	-	-	-	-	-	-	-	-	-	5,644	-	128,891	-	128,891	
Amortization of Loan Costs	-	20,951	-	-	-	-	-	-	-	-	-	-	-	-	-	20,951	-	20,951	
Total	731	223,220	-	-	-	-	-	-	-	-	-	305	-	83,495	-	307,750	(198,466)	109,285	
Total Operating Expenses	\$ 222,441	\$ 1,037,709	\$ 275,108	\$ 948	\$ 1,342	\$ 6,238	\$ 5,167	\$ 994	\$ 49,198	\$ 229,561	\$ 8,149	\$ 44,816	\$ 32,580	\$ 247,402	\$ 141,411	\$ 2,303,064	\$ (404,159)	\$ 1,898,905	
Excess of Operating	\$ 43,534	\$ 129,493	\$ 2,496,084	\$ (887)	\$ 41,727	\$ 89,577	\$ 93,687	\$ 33,590	\$ (15)	\$ 6,265	\$ 64,683	\$ 109,405	\$ (26,732)	\$ 49,357	\$ 15,363	\$ 3,145,130	\$ (596,230)	\$ 2,548,901	
Housing Assistance																			
Payments	-	-	2,423,396	-	32,464	73,916	93,270	33,590	-	-	-	-	-	-	-	2,656,636	(596,230)	2,060,406	
Depreciation																			
Expense	41,945	458,481	8,499	-	-	-	-	-	-	4,720	844	-	-	9,109	297	523,896	-	523,896	
Total Expenses	\$ 264,386	\$ 1,496,190	\$ 2,707,003	\$ 948	\$ 33,806	\$ 80,154	\$ 98,438	\$ 34,584	\$ 49,198	\$ 234,281	\$ 8,993	\$ 44,816	\$ 32,580	\$ 256,511	\$ 141,708	\$ 5,483,597	\$ (1,000,389)	\$ 4,483,208	
Net Gain (Loss)	\$ 1,589	\$ (328,988)	\$ 64,189	\$ (887)	\$ 9,263	\$ 15,661	\$ 417	\$ -	\$ (15)	\$ 1,545	\$ 63,839	\$ 109,405	\$ (26,732)	\$ 40,248	\$ 15,066	\$ (35,402)	\$ -	\$ (35,402)	



By [Marina Diaz](#)

April 17, 2023 10:26 PM

Columbia City Council approves affordable housing renovation plan

COLUMBIA, Mo. (KMIZ)

The Columbia City Council on Monday unanimously passed the Columbia Housing Authorities' \$2 million renovation plan for the Downtown Public Housing Units on Park Avenue.

The funding will come from the American Rescue Plan Act, with additional funding coming from the County and the Low Income Housing Tax Credit, according to Columbia's Housing Authorities CEO Randy Cole.

The proposal will see the existing housing on Park Avenue demolished and replaced with newly renovated units.

Park Avenue was built in 1964 and currently has 70 units suffering from various issues, including collapsing sewer lines, foundation problems and electrical issues.

The current plan will see all 70 units demolished and replaced with the addition of nine extra units.

The new design includes:

- 22 one-bedroom units
- 36 two-bedroom units
- 15 three-bedroom units
- 4 four-bedroom units
-

Cole said the CHA already has a waitlist of over 1,200 households, which he says is close to 3,500 people in need of assistance in the community.

"This is going to make a big difference," Cole said. "This project is going to add some units. And then we have the additional project called the [Kinney Point Project](#) that's going to add additional units as well."

In total, the two projects would add 43 new units and will be the largest expansion since 1973, according to Cole. "This is a really good moment for our community," said Cole.

Cole said they already have a plan in place for existing residents, as they hope to begin work on the project within the next year.

"We've already been rolling out a lot of communications to our residents," Cole said. "We'll be moving people within our portfolio. HUD (United States Department of Housing and Urban Development) has also approved us moving forward with the project a couple of months ago, which allows us to not refill certain units as people move out."

The money will be provided in the form of a forgivable loan that will ensure the housing remains affordable for a 20-year period.

"I'm really excited and grateful for the project," Cole said. "We're here because a lot of people in our community, including our city council our County Commission, other nonprofits, the Chamber, and just the outpouring of support from all walks of life in our community."



Coverage You Can
Count On

Columbia City Council approves multi-million dollar plan to replace downtown public housing

- [Andreas Busse, KOMU 8 Digital Reporter](#)
- Apr 17, 2023 Updated Apr 18, 2023

COLUMBIA - The Columbia City Council voted unanimously Monday to approve an American Rescue Plan Act (ARPA) funding agreement to replace public housing on Park Avenue. This was the first meeting for newly-elected members Nick Knoth and Donald Waterman.

The Columbia Housing Authority (CHA) noted the updates were overdue given numerous structural problems with the property. The \$20 million proposed project plans to replace the 70 current affordable housing properties with 79 newly constructed units.

The plan includes the construction of 22 one-bedroom units, 36 two-bedroom units, 15 three-bedroom units and four, four-bedroom units.

The city council approved the allocation of \$2 million to support the project. CHA CEO Randy Cole told the council the new housing would also receive \$5 million from Boone County's COVID relief funding, as well as \$13 million from the state level in the form of tax breaks.

Cole clarified that current Park Avenue residents will have first priority for the housing and that it will remain affordable for the 20 years required by law.

"Each of their current residents will have the right to move back and we'll pay for all that so it's guaranteed that they come back per federal law," Cole said. "And because we want to do that."

In the meantime, Cole says the housing authority will move current residents to other vacant CHA units.

"We are doing the project one block at a time on a rolling basis," Cole said. "Each block consists of 20 to 25 units. It's a logistical challenge but we've done it successfully on 597 previously rehabbed units."

He also called the project the largest expansion of the CHA housing portfolio since 1973. Cole added that community involvement in the development of the project plan was a high priority for CHA through numerous community events such as public forums and barbecue events.

"This was all an effort to do everything possible to engage our residents to get them out to look at the plans, to hear their input and hear their voices so we can reflect their voices in our plans."

During the public hearing for the project, a handful of residents voiced concerns about the high cost and necessity for the project. Others noted their desire for the city to work with local small and medium-sized contractors to build the new housing in order to support the local economy.

"We need to keep local dollars local," one commenter said. "If we want to build our community, if we want to get in those higher wage jobs, we need to be hiring local people."

Columbia City Council set to approve \$2 million for Park Avenue public housing project

by Mark Slavit

Mon, April 17th 2023, 4:05 PM CDT





COLUMBIA — Columbia city leaders were ready Monday to approve \$2 million in COVID relief funding to help replace 70 old public housing units on Park Avenue. Columbia city leaders said the Park Avenue units built in 1964 had sinking foundations, electricity problems, collapsing sewer lines and poor wheelchair accessibility. They wanted to replace the old units with modern, energy-efficient ones.

People living in Columbia's Park Avenue public housing units said the replacement of the buildings was overdue. Columbia Housing Authority administrators said \$2 million in support from the city plus another \$5 million from Boone County's COVID relief funding allowed them to get another \$13 million from the state level. The \$20 million proposal called for the demolition of 70 old properties on Park Avenue and the construction of 79 new units. People living in the old units were first in line for moving into the new ones and would use temporary housing during construction.

CHA Executive Director Randy Cole said, "We have a few vacancies down there. We'll move the people living in those units to other housing within our portfolio. We pay for all the moving costs. We for the packing. We pay for the utility hook ups. We have to get those residents back to the units they want to be in within a year. We're committed to doing that because it's the right thing to do."

The 79 new units included 22 one-bedroom units, 36 two-bedroom units, 15 three-bedroom units and four four-bedroom units. The project also included a new community and resource center.

Cole said, "It will have space that residents can use for programming and activities. Our food pantry will be located there. Right now, our food

pantry operates out of one of the housing units. It's open every Wednesday. We have about 300 households that access it every month.”

Cole said Columbia's 79 new public housing units on Park Avenue should be ready for low-income families and individuals within the next 18 months.

City Council allocates ARPA, HOME funds at Monday's meetings

BY EMMA FLANNERY AND LILLIAN METZMEIER Apr 17, 2023

The Columbia City Council voted to approve allocations of HOME and American Rescue Plan Act (ARPA) funding for affordable housing Monday night.

The meeting was Nick Knoth's first as the First Ward Councilperson. Don Waterman, who was also recently sworn in as the new Fifth Ward Councilperson, was not present.

CDBG and HOME funding

The council unanimously approved the city's annual plan to allocate \$1.6 million in Community Development Block Grant (CDBG) and HOME funding from the U.S. Department of Housing and Urban Development. The action plan is required for the federal funding.

According to the plan, the city used public feedback to identify multiple areas in which it was "under-performing." This includes comprehensive homelessness services and a variety of home rehabilitation programs. The council awarded most of the money to groups providing these services.

The plan focuses on four major areas: affordable housing, economic and workforce development, neighborhood revitalization and stabilization and community facilities.

The city will receive \$182,039 in CDBG funds and \$133,186 in HOME funds, the largest pool of funds allocated from both grants.

A variety of local organizations will also receive money, including the Voluntary Action Center, which will put the money toward the development of the Opportunity Campus.

Park Avenue apartments

The council also voted to award \$2 million of ARPA money to the [Columbia Housing Authority](#) with the Park Avenue Housing Development Group, LP to rehabilitate affordable apartments on Park Avenue.

This project will replace downtown public housing that has “exceeded their life expectancy,” according to a [memo](#) from city staff. The Housing Authority plans to demolish all 70 existing apartments and create 79 new units of affordable, energy-efficient housing.

The council supported this plan in September 2022 , committing a portion of the city’s \$25 million in ARPA money to the project. The ARPA funding will come in the form a 0% interest loan that would be forgiven in 20 years.

The Housing Authority also submitted an application to the Missouri Housing Development Commission for low-income housing tax credits, a resource used to create affordable housing. Housing Authority CEO Randy Cole thanked the council for their support of this project.

“You can rest assured that the project will remain affordable in perpetuity,” Cole said.

Anthony Stanton, president of the Columbia Community Land Trust, stressed the importance of the housing remaining affordable and the significance of the Park Avenue neighborhood to Black history.

“As long as that is the case and that the historic neighborhood is important to African Americans, important to the nation, stays permanently affordable and is not going to fall in the hands of the private sector, I am in full support of the renovation and renewal,” Stanton said.

Cole also responded to public concerns about the potential displacement of residents living in these apartments after construction is completed.

“Each of the current residents will have the first right to go back and it’s guaranteed, per federal law,” Cole said.

The ordinance passed after a unanimous vote.

COLUMBIA DAILY TRIBUNE

Columbia City Council finalizes \$2 million ARPA allocation to Columbia Housing Authority



Charles Dunlap
Columbia Daily Tribune



Columbia Housing Authority is moving forward with its plan to rebuild Park Avenue Housing.

The Columbia City Council in September made a \$2 million commitment in American Rescue Plan Act funds to the housing authority. That commitment

was finalized at Monday's council meeting with the no-interest loan, which due to the terms has an option for being forgivable after 20 years.

The \$2 million allocation is part of the greater \$20 million project to rebuild 70 housing units and adding nine more. Other funding sources are a similar ARPA allocation from Boone County of \$5 million and low-income housing tax credits from the state making up the remainder.

By increasing the available housing on Park Avenue by nine units and the 34-unit Kinney Point construction soon to break ground, this will mark the greatest increase in housing stock from CHA since 1973, said CEO Randy Cole.

Increasing housing stock "is very timely and it will make a big impact on those households" on CHA's waiting list, he said. There are roughly 1,200 individuals and families on the waitlist.

CHA's tax-credit application tied as the highest scored due to the city and county funding commitments and the various supportive services CHA has for its clients, Cole added.

CHA has received direct community feedback via public meetings, community barbecues and staff going door-to-door for the last two years to explain the project and to receive input. CHA will have a renewable, 25-year Section 8 contract as a financing mechanism for clients and residents to keep the housing affordable, Cole said.



There is a plan to temporarily move Park Avenue residents to Kinney Point once the Park Avenue construction gets started sometime next year. Public concerns voiced Monday included asking if current Park Avenue residents would have guaranteed housing and an ability to return to their homes along Park Avenue. Cole addressed this.

"Each of the current residents will have first rights to move back and we pay for all that. It's guaranteed they come back per the federal law and because we want to do that," he said.

Other public comments voiced a hope that construction will use local, union and minority- and/or women-owned contractors and not those from larger communities, such as Kansas City.

"It was on day 2 that I started at CHA that I made a very intentional decision to reevaluate our developer-consultant relationship, and who that entity was. We also had a community process that involved a CHA resident, community members and a couple board members on deciding who that next developer-consultant would be," Cole said.

CHA ultimately went with Fulson Housing Group out of Lee's Summit, which is minority-owned and whose President Matt Fulson grew up in Section 8 housing, Cole said.

"Being a company with that background, those values, they are fully committed to incorporating minority-owned businesses throughout the contracting process," he said, adding this already has happened with environmental review studies and that plan remains in place as the Park Avenue project goes out for bids. "I really am advocating and telling our developer-consultant that we really want to bid locally and get as much local work as possible."