



# Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

## Closed Meeting Notice

### CHA Board of Commissioners Meetings

Date: Wednesday, March 8, 2023

Time: 4:30 p.m.

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

**CLOSED SESSION PURSUANT TO SECTION 610.021 (3) RSMo. - Pertaining to the hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.**

I. Call to Order

II. Roll Call Vote to Go Into Closed Session Pursuant to Section 610.021 (3) RSMo. - Pertaining to the hiring, firing, disciplining, or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

III. Roll Call Vote to End Closed Session

IV. Adjournment





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## Open Meeting Notice

### CHA Board of Commissioners Meetings

**Date:** Wednesday, March 8, 2023

**Time:** 6:00 p.m.

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

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of Minutes
- V. Commissioner Comment
- VI. Public Comment (Limited to 5 minutes per speaker)

#### PUBLIC HEARINGS

#### RESOLUTIONS

#### REPORTS

- VII. CHA FY2022 Year-End Report
- VIII. FY 2022 Unaudited Financial Statements
- IX. CHA FY2023 January Financial Statement
- X. Affordable Housing Development and Compliance, Public Housing & Affordable Housing Properties, Housing Programs, Safety and Resident Services

#### PUBLIC AND COMMISSIONER COMMENT

- XI. Public Comment (Limited to 5 minutes per speaker)
- XII. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Ms. Michelle Betz, Executive Assistant at (573) 443-2556, extension 1122 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can contact Ms. Betz by email at the following address: [www.info@columbiaha.com](mailto:www.info@columbiaha.com)

**Media Contact:** Randy Cole, CEO  
Phone: (573) 443-2556

E-mail: [www.columbiaha.info@gmail.com](mailto:www.columbiaha.info@gmail.com)

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



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## HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING February 1, 2023, 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 February 1, 2023, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 5:23 p.m.

### II. Roll Call:

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

CHA Staff: Randy Cole, CEO  
Michelle Betz, Executive Assistant  
Tammy Matondo, Director of Affordable Housing and Compliance  
Dana Harris, HR Manager  
Laura Lewis, Director of Affordable Housing Operations  
Justin Anthony, Director of Resident Services  
Tawanda Edwards, Director of Housing Programs  
Jeff Forck, Director of Safety  
Debbi Simmons, Chief Financial Officer  
Linda Edwards, Accountant

### 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. Oliveri. All Commissioners voted "aye". Mr. Hutton declared the agenda adopted.

### IV. Approval of January 11, 2023, Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of January 11, 2023. Mr. Hutton noted that this was a regular meeting. A motion was made by Ms. Wenneker and second by Ms. Rahn. All Commissioners voted "aye" and Mr. Hutton declared the motion approved.

**V. Commissioner Comment: Affirming FY 2023 Calendar and Board Meeting Dates:**

Mr. Hutton reviewed the Calendar dates set for the CHA Monthly Board Meeting. Ms. Wenneker asked about setting a CHA Monthly Board Meeting in December as a just in case we need to meet, the date was set for December 6, 2023.

Ms. Oliveri shared that back in December 2022 she was asked to speak in Washington D.C. about sexual harassment in Public Housing. There were other Directors of Housing Authority there from around the country that discussed Public Housing and how to improve it and legal concerns. Ms. Oliveri said over all it was a great discussion.

Mr. Calloway thanked Ms. Oliveri for the piece of information she put in about the EHO in St. Louis.

Ms. Wenneker shared that she loved the new CHA logo and thanked Mr. Cole for doing the press releases.

**VI. Public Comment.**

There were no public comments.

**RESOLUTIONS**

**VII. Resolution 2918:** A Resolution to Approve the Submission of the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2022.

Mr. Cole reviewed the highlights from the SEMAP and that it assesses of the 14 key indicators of PHA performance.

Mr. Calloway asked if each indicator has its own score, Ms. Edwards said yes, each indicator does have a score. Ms. Edwards said out of the 14 indicators, 6 is what is determined by what CHA submits to HUD. So based on what CHA submits, HUD determines if CHA's annual report is complete and on time. Ms. Edwards said there were 5 she had to really dig deep for: HQS (Housing Quality Standards), HQS enforcement (making sure landlords are doing the inspections and not just passing the units), rent reasonable, pulling from waitlist accurately and calculating income correctly. Ms. Edwards said this is a yearly review and she pulls a certain amount from each case worker.

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

Mr. Hutton called for a motion to approve Resolution 2918 as presented. A motion was made by Ms. Wenneker. Second by Ms. Rahn. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Wenneker, Hutton, Oliveri, Calloway, Rahn

No: None

**VIII. Affordable Housing Initiative Updates.**

Mr. Cole reviewed highlights on the progress of Park Ave and Kinney Point projects. We will be meeting with the Fulson Housing Group on February 7, 2023.

Mr. Cole stated how we have started meeting weekly about CHA's relocation plan.

**IX. Affordable Housing Development and Compliance, Public Housing & Affordable Housing Properties, Safety and Resident Services.**

**Public Housing and Affordable Housing Properties:**

Mr. Cole reported that of 742 units, 24 were vacant as of December 31, 2022, with overall occupancy of 96.8%, slight decrease from 96.9% in November 2022. Mr. Cole stated that 9 households moved in, and 10 households moved out noting, 1 moved to Sec 8, 1 moved to the private sector, 3 moved to a nursing home, 2 passed away and 1 transferred to another site.

**Safety:**

Mr. Cole shared there were 29 CHA Safety Department Reports in December and 210 Joint Communication Logs for November. Safety had 4 new residents move in meetings and did several holiday activities.

**Resident Services:**

Mr. Cole reviewed highlights from the FSS Program, Healthy Home Connections Program with County funding and the Independent Living Program funded from the City.

**X. Public Comment**

There was no public comment.

**XI. Commissioner Comment**

There was no commissioner comment.

**XII. Adjournment**

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 6:48 p.m.

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Bob Hutton, Chair

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Date

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

\_\_\_\_\_  
Date

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**Certification of Public Notice**

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on January 27, 2023, I posted public notice of the February 1, 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](http://www.ColumbiaHA.com).

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

\_\_\_\_\_  
Date





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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 8, 2023

Re: FY 2022 Year End Report

## Executive Summary

This report provides an overview of CHA accomplishments from January 1, 2022, thru December 31, 2022.

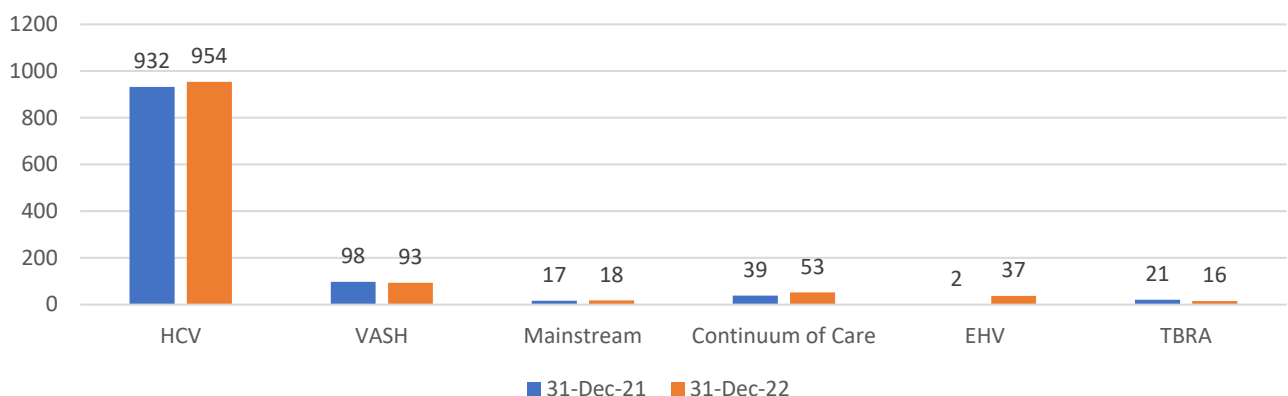
## Discussion

The Columbia Housing Authority experienced further growth and impact across its programs and operations in 2022. CHA served 2,181 households including 4,591 persons with affordable housing in FY 2022. 98 CHA households moved up and into market rate housing in FY 2022. CHA hired new staff, trained new and existing staff, increased its occupancy rates, increased its voucher programs, secured approximately \$30 million in funding commitments for preservation and expansion of CHA properties, invested in its operations, strengthened relations with strategically aligned partners, and grew its connections to CHA residents. A summary of highlights from each Department is as follows:

### Affordable Housing Programs (Voucher Programs)

- 1,355 total households served across all CHA tenant-based voucher programs.
- 3,068 total persons served across all CHA tenant-based voucher programs.
- 142 lease ups with an attrition of 118 Section 8 participants.
- 23 Net Section 8 lease ups.
- 40 additional vouchers awarded to CHA in 2022 (26 Mainstream, 14 Section 8).
- All HCV Specialists obtained HCV Specialist Training Certificate.
- 63 households moved off CHA vouchers and into market rate housing.

Vouchers Leased Dec. 31, 2021, and December 31, 2022





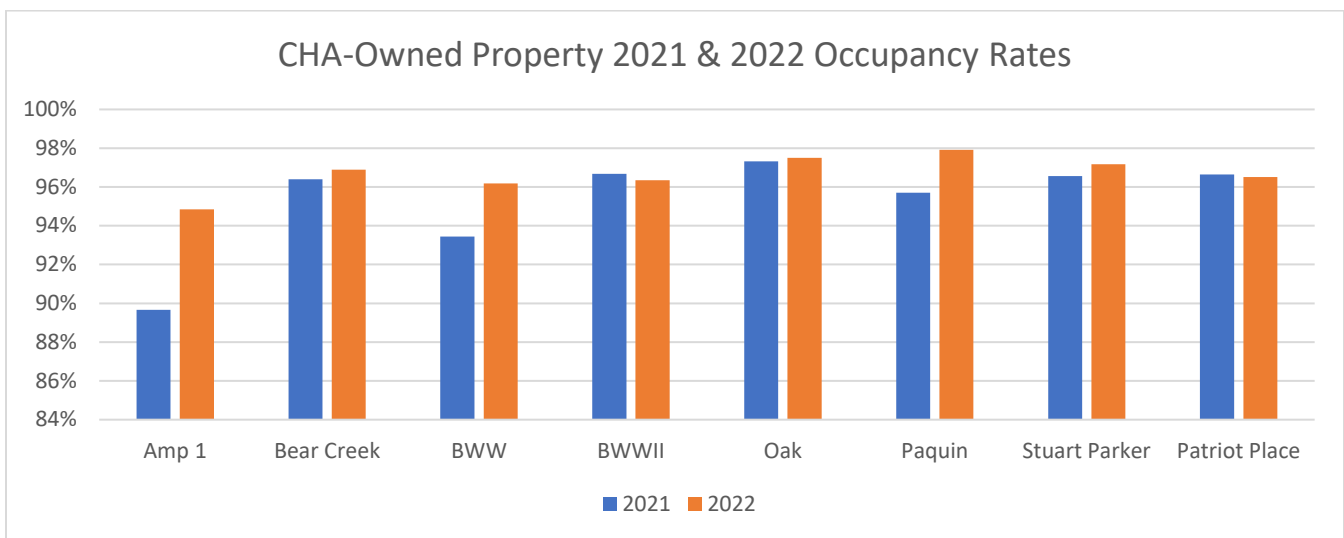
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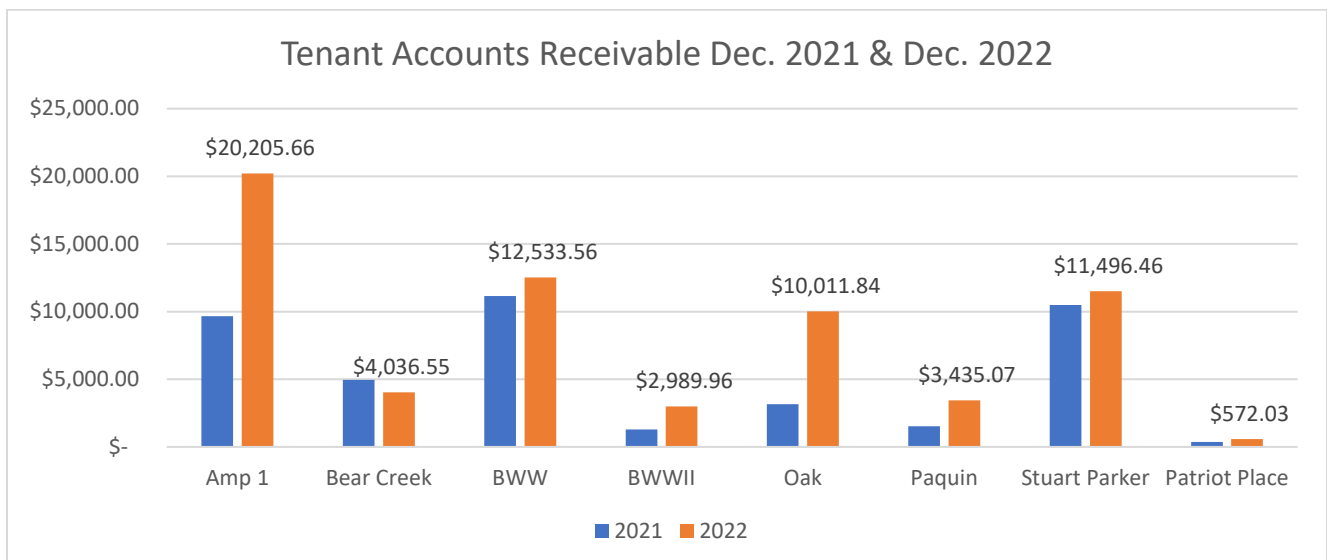
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## Affordable Housing Operations (CHA-owned Properties)

- 826 total households served across all CHA-owned properties.
- 1,523 total persons served across all CHA-owned properties.
- 35 households moved up to market rate housing.
- CHA decreased its number of units vacant over 60 days from 95 in FY 2021 to 43 in FY 2022.
- Maintenance staff completed 3,552 total work orders and 160 unit restores.
- Occupancy rates remained stable or increased across all CHA-owned properties.



CHA properties experienced an increase in tenant accounts receivable (TARS) in each of its properties from 2021 to 2022, except for Bear Creek. TARS for each of CHA’s properties is as follows:





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CHA properties and programs issued 154 terminations due to lease violations in FY 2022. CHA suspended 59 terminations as a result of tenants accepting services and/or correcting the related lease violation. A summary of terminations for FY 2022 is as follows:

Affordable Housing Terminations Report - Year End 2022									
	<i>Failure to Pay</i>	<i>Criminal</i>	<i>Unauthorized Guest</i>	<i>Other</i>	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
<b>Month of January 2023</b>									
Downtown	12	1	0	0	13	0	0	0	1
Oak Tower	10	9	1	6	26	4	8	8	13
Bear Creek	20	6	2	6	34	20	0	2	7
Patriot Place	5	1	0	1	7	3	1	0	1
Stuart Parker - Downtown	1	1	0	1	3	0	1	2	2
Stuart Parker - Paquin Tower	30	6	4	11	51	30	4	0	7
Bryant Walkway	8	3	0	0	11	1	1	0	0
Bryant Walkway II	8	1	0	0	9	1	1	0	0
<b>MONTHLY TOTAL</b>	<b>94</b>	<b>28</b>	<b>7</b>	<b>25</b>	<b>154</b>	<b>59</b>	<b>16</b>	<b>12</b>	<b>31</b>

## Resident Services

- *Moving Ahead Program (MAP)*
  - 98 unduplicated households served with a total of approximately 150 individuals.
  - Approximately 70% of youth served were in CHA-owned housing or section 8.
  - 40% increase in participation from 2021-2022.
    - Increase in Family Education and Family Development participation.
    - Increase of teens at the center driving the teen expansion.
  
- *Family Self-Sufficiency (FSS)*
  - 152 participants.
  - 48 new enrollees in 2022.
  - 13 Total graduates.
  - Average escrow per graduate of \$11,093.
  - Total escrow earned by participants of \$157,770.21.
  - Highest Escrow ever given, over \$40,000.
  - Two participants are now employed by CHA.
  - Two participants graduated with a bachelor's degree; 1 graduated with a associates degree; and 1 graduated with a nursing licensure.
  
- *Independent Living Program (ILP)*
  - 435 Total Residence served.
  - 425 Total Households.
  - Staff assisted in obtaining \$80,000.00 in rent rebates through Services for Independent Living.
  
- *Resident Opportunity Self-Sufficiency (ROSS)*
  - 59 Families served, including 279 persons.



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- Residents Service Coordinator assisted a tenant searching for a job and informed the tenant of the open position at CHA's Annie Fisher Food Pantry. The tenant applied and was also hired.
- CHA partnered with the Voluntary Action Center's Holiday Program.
  
- *Health Homes Connections (HHC)*
  - HHC served 690 Families including 880 individuals.

### **Affordable Housing Development and Compliance**

CHA received approximately \$27 million in funding commitments from the City of Columbia, Boone County, Veterans United Foundation (VUF), and the Missouri Housing Development Commission in FY 2022 for the preservation and expansion of CHA's affordable housing portfolio. Funding Commitments are as follows:

- \$2 million: City HOME ARP for Kinney Point
- \$1.3 million: Veterans United Foundation Kinney Point
- \$3.1 million: MHDC Kinney Point Federal Equity
- \$2 million: City of Columbia ARPA for Park Avenue
- \$5 million: Boone County ARPA for Park Avenue
- \$3.4 million: MHDC State Equity for Park Avenue
- \$10.3 million: MHDC Federal Equity for Park Avenue
- \$63,500: Anonymous donor for homeownership unit
- \$20,000: City of Columbia CDBG funds for homeownership unit

Significant project milestones were completed in FY 2022 including.

- Multiple resident engagement events and surveys for the planning of Kinney Point and Park Avenue.
- Zoning approval for Kinney Point.
- HUD approval of HOME ARP for Kinney Point.
- HUD Commitment for Housing Assistance Payments (CHAP) Award for Park Avenue.
- HUD approval of vouchers for Kinney Point.
- Park Avenue tied for top scoring LIHTC application.

### **Safety Department**

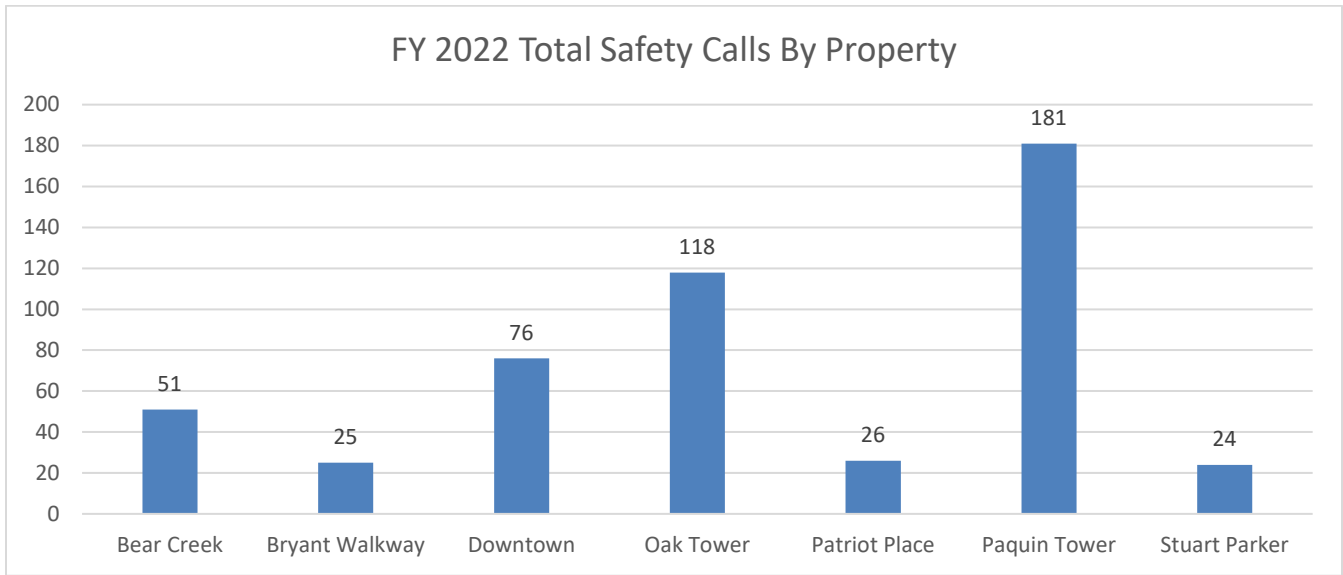
The Safety Department continued to respond to calls at each property in 2022, while also holding new resident move in meetings, and attending or hosting several resident engagement events. A summary of Safety calls in FY 2022 is as follows:



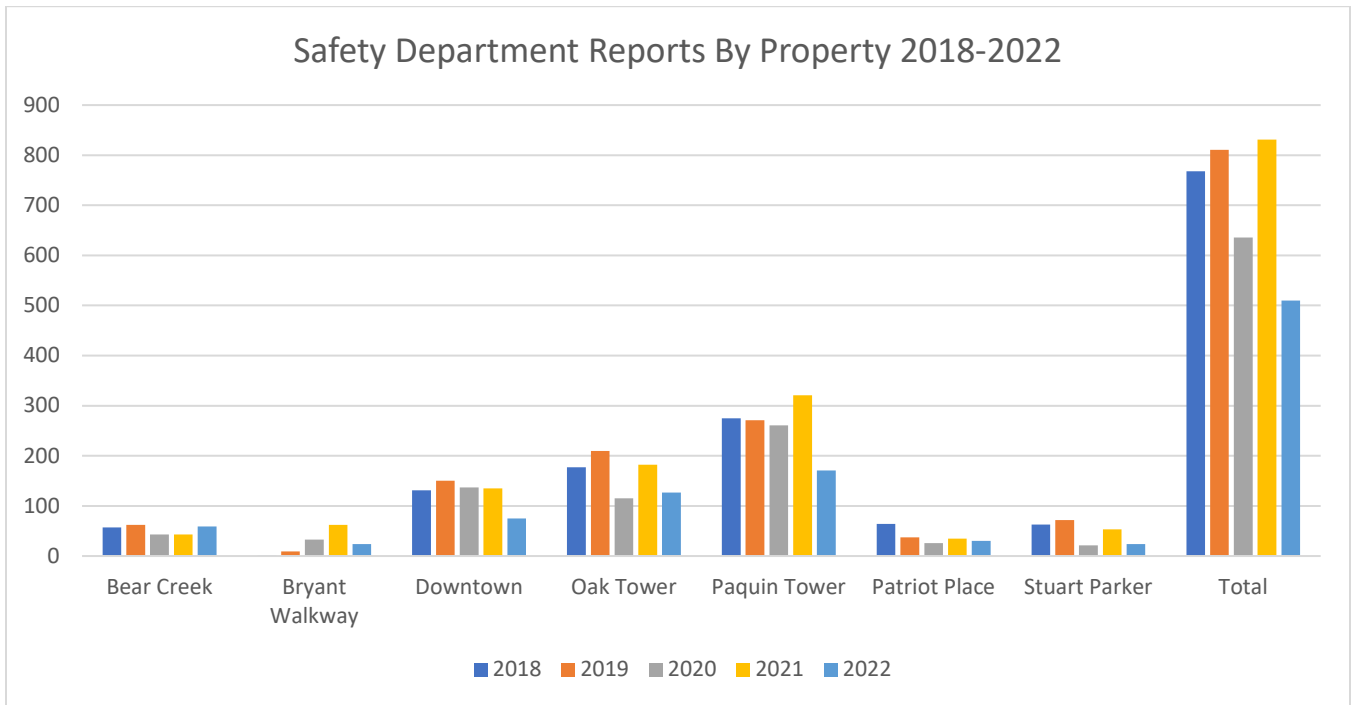
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CHA staff reviewed safety cost allocation by property based on 5-year trends for CHA safety calls per property. CHA staff will be considering adjusting safety cost allocations by property based upon data, which will include reducing safety cost allocations to Bear Creek and Bryant Walkway, while increasing costs allocated to Paquin and Oak Towers. CHA staff estimates this will eliminate accrued safety costs at Bear Creek and Bryant Walkway. Safety calls 5-year trends are as follows:





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<b>Staff Separation Data for CY 2022 w/ Comparison of Previous CY 2021</b>		
	<b>CY 2022</b>	<b>CY 2021</b>
Staff turnover rate	44.9%	63.3%
Involuntary/Voluntary	30% invol./70% vol.	35% invol./65% vol.
Average length of service (of separated staff)	2.4 years	2.1 years
Num. of separated staff w/ <1 year of service	20	26

As displayed in the table above, there was a lower staff turnover rate in 2022 compared to the year prior. Additionally, the number of staff who left within their first year of employment decreased in 2022. The rate of staff leaving voluntarily versus involuntarily increased in 2022. It is the goal of the HR department to decrease the overall turnover rate for 2023 through increasing employee job satisfaction. There are a high number of projected Moving Ahead Program (MAP) Assistants that will graduate this year and leaving MAP to find full-time employment elsewhere, which will negatively influence these numbers.

<b>CY 2022 Staff Data</b>	
Re-hires	7
New hires	23 full-time, 15 part-time (38 total)
Total Num. of employees at 2022 year end	54 full-time, 31 part-time (85 total)
Staff w/ completed performance reviews	70% (100% of non-MAP staff)

The table directly above gives further insight into CHA’s staff statistical data. By 2022-year end, 100% of non-MAP and part-time staff had annual performance reviews completed. MAP will require an alternate performance review schedule, to accommodate seasonal workers. Staff is striving to have a 100% completion rate of annual reviews, including all MAP staff by end of FY 2023.

The IT staff obtained and installed a new copy machine at Paquin Tower, implemented email encryption to provide greater level of security for information sent via email, and recently began implementing multi-factor authentication (MFA) for CHA systems/data to increase overall technological security. As of March 1, 2023, approximately 82% of assigned staff have completed 43Tc’s online Security Training. It is the goal of the IT department to have 100% completion by April 1, 2023, and new hires to complete said training within their first 60 days of employment.

The IT staff has recently implemented a few cost savings measures, including removing several unused office phone lines (providing CHA a savings of approximately \$500 annually) and have secured a service contract with Marco to take over VOIP and fax services effective in May 2023 (providing CHA a savings of approximately \$227 monthly.)

The IT department began working with Caledon to revamp and modernize CHA’s website, which is estimated to be completed and live online within the next 4-6 weeks. The IT department has assisted the Finance department with streamlining the process of uploading CHA budgets into Encompass, enabling CHA to be more consistent and less time-consuming with completing this task.



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### Suggested Commission Action

Review and consider the report.







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Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 8, 2023

Re: 2022 Unaudited Financial Reports

## Executive Summary

### Financial Highlights for YTD December 2022

- Total YTD revenues are \$17,271,543
- Total YTD expenditures are \$17,726,166

## Discussion

### Revenues

- HCV administrative fees earned are \$141,464 higher than budget.
- AMP 1 revenue is \$180,668 higher than budget.
- LIHTC revenue is \$92,288 above budget.

### Expenses

- HCV operating expenses are \$37,803 under budget.
- AMP 1 operating expenses are \$40,489 over budget.
- LIHTC operating expenses are \$32,595 under budget.

## Suggested Commission Action

Read and review this report.



Housing Authority of the City of Columbia,  
COLUMBIA, MO

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2022

	Project Total	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	84.287 Twenty-First Century Community Learning Centers	14.267 Continuum of Care Program	14.879 Mainstream Vouchers
70300 Net Tenant Rental Revenue	338,804			4,245,577					
70400 Tenant Revenue - Other	9,905			52,012					
70500 Total Tenant Revenue	348,709	-	-	4,297,589	-	-	-	-	-
70600 HUD PHA Operating Grants	513,658				115,549			379,095	143,728
70610 Capital Grants									
70710 Management Fee									
70720 Asset Management Fee									
70730 Book Keeping Fee									
70700 Total Fee Revenue									
70800 Other Government Grants		53,698	15,477	469,496			105,424		
71100 Investment Income - Unrestricted	22,804			117,682		8,216			
71200 Mortgage Interest Income						799,128			
71400 Fraud Recovery									
71500 Other Revenue	62,776			1,591,668		382,095			517
71600 Gain or Loss on Sale of Capital Assets	14,825								
72000 Investment Income - Restricted									
<b>70000 Total Revenue</b>	<b>962,772</b>	<b>53,698</b>	<b>15,477</b>	<b>6,476,435</b>	<b>115,549</b>	<b>1,189,439</b>	<b>105,424</b>	<b>379,095</b>	<b>144,245</b>
91100 Administrative Salaries	44,987	463	3,508	315,732		420,127		3,624	195
91200 Auditing Fees	4,234			81,213		4,362			
91300 Management Fee	66,342			324,577					
91310 Book-keeping Fee	10,267								
91400 Advertising and Marketing	28			893		211			
91500 Employee Benefit contributions - Administrative	12,042		268	98,500		99,084		1,004	24
91600 Office Expenses	15,928			78,568		50,176	199	3,027	417
91700 Legal Expense	70			12,761		11,245			
91800 Travel	685			7,930		5,174	94		
91900 Other	5,626	471	83	59,468		3,425	4,821	2,383	653
<b>91000 Total Operating - Administrative</b>	<b>160,209</b>	<b>934</b>	<b>3,859</b>	<b>979,642</b>	<b>-</b>	<b>593,804</b>	<b>5,114</b>	<b>10,038</b>	<b>1,289</b>

	Project Total	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	84.287 Twenty-First Century Community Learning Centers	14.267 Continuum of Care Program	14.879 Mainstream Vouchers
92000 Asset Management Fee	14,400								
92100 Tenant Services - Salaries	2,402	15,353	1,507	406,023	80,934		65,597		
92300 Employee Benefit Contributions - Tenant Services	184	1,503	777	121,242	23,863		7,107		
92400 Tenant Services - Other	5,107	35,608	9,239	145,061			26,264		
92500 Total Tenant Services	7,693	52,464	11,523	672,326	104,797	-	98,968	-	-
93100 Water	27,913			129,198		423			
93200 Electricity	13,004			292,157		2,465			
93300 Gas	12,328			45,066		1,768			
93600 Sewer	28,382			99,064		231			
93000 Total Utilities	81,627	-	-	565,485	-	4,887	-	-	-
94100 Ordinary Maintenance and Operations - Labor	171,726			324,881					
94200 Ordinary Maintenance and Operations - Materials and Other	106,545			166,005		2,844			
94300 Ordinary Maintenance and Operations Contracts	118,859			370,721		10,479			
94500 Employee Benefit Contributions - Ordinary Maintenance	53,943			113,628					
94000 Total Maintenance	451,073	-	-	975,235	-	13,323	-	-	-
95100 Protective Services - Labor	23,995			125,559					
95300 Protective Services - Other	25			131					
95500 Employee Benefit Contributions - Protective Services	6,453			33,689					
95000 Total Protective Services	30,473	-	-	159,379	-	-	-	-	-
96110 Property Insurance	43,245			227,106		351			
96120 Liability Insurance	5,591			4,364					
96130 Workmen's Compensation	5,202	300	95	24,007	1,698	8,297	1,342	69	4
96140 All Other Insurance	3,356			8,878		10,607			
96100 Total insurance Premiums	57,394	300	95	264,355	1,698	19,255	1,342	69	4
96200 Other General Expenses	37,753			36,660		75,506			
96210 Compensated Absences	30,490			114,739	9,054	19,500			
96300 Payments in Lieu of Taxes	25,718			145,251					
96400 Bad debt - Tenant Rents	11,109			27,453		5,994			
96600 Bad debt - Other									
96000 Total Other General Expenses	105,070	-	-	324,103	9,054	101,000	-	-	-

	Project Total	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	84.287 Twenty-First Century Community Learning Centers	14.267 Continuum of Care Program	14.879 Mainstream Vouchers
96710 Interest of Mortgage (or Bonds) Payable				324,277		316,533			
96720 Interest on Notes Payable (Short and Long Term)	3,597			490,066		22,710			
96730 Amortization of Bond Issue Costs				83,803					
96700 Total Interest Expense and Amortization Cost	3,597	-	-	898,146	-	339,243	-	-	-
96900 Total Operating Expenses	911,536	53,698	15,477	4,838,671	115,549	1,071,512	105,424	10,107	1,293
97000 Excess of Operating Revenue over Operating Expenses	51,236	-	-	1,637,764	-	117,927	-	368,988	142,952
97100 Extraordinary Maintenance	12,497			88,343					
97200 Casualty Losses - Non-capitalized	29,031								
97300 Housing Assistance Payments								368,988	91,459
97400 Depreciation Expense	167,074			2,022,488		32,401			
<b>90000 Total Expenses</b>	<b>1,120,138</b>	<b>53,698</b>	<b>15,477</b>	<b>6,949,502</b>	<b>115,549</b>	<b>1,103,913</b>	<b>105,424</b>	<b>379,095</b>	<b>92,752</b>
<b>10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses</b>	<b>(157,366)</b>	<b>-</b>	<b>-</b>	<b>(473,067)</b>	<b>-</b>	<b>85,526</b>	<b>-</b>	<b>-</b>	<b>51,493</b>

Housing Authority of the City of Columbia,  
COLUMBIA, MO

Entity Wide Revenue and Expense Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2022

	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.EFA FSS Escrow Forfeiture Account	9 Other Federal Program 2	93.569 Community Services Block Grant	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue									4,584,381	(2,434,025)	2,150,356
70400 Tenant Revenue - Other									61,917		61,917
70500 Total Tenant Revenue									4,646,298	(2,434,025)	2,212,273
70600 HUD PHA Operating Grants		10,951,028	65,363	132,713	6,369				12,307,503		12,307,503
70610 Capital Grants											
70710 Management Fee								306,798	306,798	(306,798)	-
70720 Asset Management Fee								14,400	14,400	(14,400)	-
70730 Book Keeping Fee								160,553	160,553	(160,553)	-
70700 Total Fee Revenue								481,751	481,751	(481,751)	-
70800 Other Government Grants	138,697					104,354	4,580		891,726		891,726
71100 Investment Income - Unrestricted		8,435						3,412	160,549		160,549
71200 Mortgage Interest Income									799,128	(799,128)	-
71400 Fraud Recovery		4,515							4,515		4,515
71500 Other Revenue		9,049						31,537	2,077,642	(397,490)	1,680,152
71600 Gain or Loss on Sale of Capital Assets									14,825		14,825
72000 Investment Income - Restricted									-		-
<b>70000 Total Revenue</b>	<b>138,697</b>	<b>10,973,027</b>	<b>65,363</b>	<b>132,713</b>	<b>6,369</b>	<b>104,354</b>	<b>4,580</b>	<b>516,700</b>	<b>21,383,937</b>	<b>(4,112,394)</b>	<b>17,271,543</b>
91100 Administrative Salaries	1,096	272,377		2,941				259,748	1,324,798		1,324,798
91200 Auditing Fees		39,731						14,261	143,801		143,801
91300 Management Fee		237,180		3,276					631,375	(564,646)	66,729
91310 Book-keeping Fee		148,238		2,048					160,553	(160,553)	-
91400 Advertising and Marketing		200						435	1,767		1,767
91500 Employee Benefit contributions - Administrative	136	93,538		373				71,874	376,843		376,843
91600 Office Expenses	507	75,107	2,627	2,068		3,070		52,495	284,189		284,189
91700 Legal Expense								14,695	38,771		38,771
91800 Travel		1,413				2,193		6,761	24,250		24,250
91900 Other	330	93,931	1,893	835	12	584		7,244	181,759		181,759
<b>91000 Total Operating - Administrative</b>	<b>2,069</b>	<b>961,715</b>	<b>4,520</b>	<b>11,541</b>	<b>12</b>	<b>5,847</b>	<b>-</b>	<b>427,513</b>	<b>3,168,106</b>	<b>(725,199)</b>	<b>2,442,907</b>

	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.EFA FSS Escrow Forfeiture Account	9 Other Federal Program 2	93.569 Community Services Block Grant	COCC	Subtotal	ELIM	Total
92000 Asset Management Fee									14,400	(14,400)	-
92100 Tenant Services - Salaries			41,611			67,652			681,079		681,079
92300 Employee Benefit Contributions - Tenant Services			12,870			7,111			174,657		174,657
92400 Tenant Services - Other		1,504		52,339		21,037	4,580		300,739		300,739
92500 Total Tenant Services	-	1,504	54,481	52,339	-	95,800	4,580	-	1,156,475	-	1,156,475
93100 Water		1,004						335	158,873		158,873
93200 Electricity		6,754						2,251	316,631		316,631
93300 Gas		2,664						888	62,714		62,714
93600 Sewer		427						142	128,246		128,246
93000 Total Utilities	-	10,849	-	-	-	-	-	3,616	666,464	-	666,464
94100 Ordinary Maintenance and Operations - Labor									496,607		496,607
94200 Ordinary Maintenance and Operations - Materials and Other		972				1,421		1,545	279,332		279,332
94300 Ordinary Maintenance and Operations Contracts		13,897						10,150	524,106	(45,354)	478,752
94500 Employee Benefit Contributions - Ordinary Maintenance									167,571		167,571
94000 Total Maintenance	-	14,869	-	-	-	1,421	-	11,695	1,467,616	(45,354)	1,422,262
95100 Protective Services - Labor									149,554		149,554
95300 Protective Services - Other									156		156
95500 Employee Benefit Contributions - Protective Services									40,142		40,142
95000 Total Protective Services	-	-	-	-	-	-	-	-	189,852	-	189,852
96110 Property Insurance		1,052						351	272,105		272,105
96120 Liability Insurance		5,260							15,215		15,215
96130 Workmen's Compensation	21	5,744	887	56		1,286		6,454	55,462		55,462
96140 All Other Insurance								267	23,108		23,108
96100 Total insurance Premiums	21	12,056	887	56	-	1,286	-	7,072	365,890	-	365,890
96200 Other General Expenses		6,321		493				503	157,236	(94,288)	62,948
96210 Compensated Absences		32,236	5,475					62,283	273,777		273,777
96300 Payments in Lieu of Taxes									170,969		170,969
96400 Bad debt - Tenant Rents									44,556		44,556
96600 Bad debt - Other		6,459							6,459		6,459
96000 Total Other General Expenses	-	45,016	5,475	493	-	-	-	62,786	652,997	(94,288)	558,709

	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.EFA FSS Escrow Forfeiture Account	9 Other Federal Program 2	93.569 Community Services Block Grant	COCC	Subtotal	ELIM	Total
96710 Interest of Mortgage (or Bonds) Payable									640,810	(640,810)	-
96720 Interest on Notes Payable (Short and Long Term)									516,373	(158,318)	358,055
96730 Amortization of Bond Issue Costs									83,803		83,803
96700 Total Interest Expense and Amortization Cost	-	-	-	-	-	-	-	-	1,240,986	(799,128)	441,858
96900 Total Operating Expenses	2,090	1,046,009	65,363	64,429	12	104,354	4,580	512,682	8,922,786	(1,678,369)	7,244,417
97000 Excess of Operating Revenue over Operating Expenses	136,607	9,927,018	-	68,284	6,357	-	-	4,018	12,461,151	(2,434,025)	10,027,126
97100 Extraordinary Maintenance									100,840		100,840
97200 Casualty Losses - Non-capitalized								1,769	30,800		30,800
97300 Housing Assistance Payments	136,607	9,753,197		190,654					10,540,905	(2,434,025)	8,106,880
97400 Depreciation Expense		20,409	257					600	2,243,229		2,243,229
<b>90000 Total Expenses</b>	<b>138,697</b>	<b>10,819,615</b>	<b>65,620</b>	<b>255,083</b>	<b>12</b>	<b>104,354</b>	<b>4,580</b>	<b>515,051</b>	<b>21,838,560</b>	<b>(4,112,394)</b>	<b>17,726,166</b>
<b>10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses</b>	<b>-</b>	<b>153,412</b>	<b>(257)</b>	<b>(122,370)</b>	<b>6,357</b>	<b>-</b>	<b>-</b>	<b>1,649</b>	<b>(454,623)</b>	<b>-</b>	<b>(454,623)</b>



Housing Authority of the City of  
COLUMBIA, MO

Entity Wide Balance Sheet Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2022

	Project Total	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	84.287 Twenty-First Century Community Learning Centers	14.267 Continuum of Care Program	14.879 Mainstream Vouchers
111 Cash - Unrestricted	236,791			6,865,968		10,064		15,131	68,358
113 Cash - Other Restricted	892,716								
114 Cash - Tenant Security Deposits	51,445								
100 Total Cash	1,180,952	-	-	6,865,968	-	10,064	-	15,131	68,358
122 Accounts Receivable - HUD Other Projects					5,554				
124 Accounts Receivable - Other Government		9,566		59,157			27,677		
125 Accounts Receivable - Miscellaneous						11,192		648	
126 Accounts Receivable - Tenants	21,319			47,013					
126.1 Allowance for Doubtful Accounts - Tenants	(11,659)			(19,244)					
126.2 Allowance for Doubtful Accounts - Other	-			-		(5,994)		-	
127 Notes, Loans, & Mortgages Receivable - Current				110,000		187,622			
128 Fraud Recovery									
128.1 Allowance for Doubtful Accounts - Fraud									
129 Accrued Interest Receivable						1,191,633			
129 Total Receivables, Net of Allowances for Doubtful Accounts	9,660	9,566	-	196,926	5,554	1,384,453	27,677	648	-
142 Prepaid Expenses and Other Assets	58,002	23		82,547	76	6,916			
144 Inter Program Due From	-			135,000		71,829			
145 Assets Held for Sale						200			
150 Total Current Assets	1,248,614	9,589	-	7,280,441	5,630	1,473,462	27,677	15,779	68,358
161 Land	507,229			3,670,054		70,000			
162 Buildings	7,317,592			61,789,614		872,657			
163 Furniture, Equipment & Machinery - Dwellings	25,520			112,687					
164 Furniture, Equipment & Machinery - Administration	474,431			988,279		67,475			
166 Accumulated Depreciation	(6,770,814)			(11,413,347)		(67,299)			
168 Infrastructure				2,264,564		56,428			
160 Total Capital Assets, Net of Accumulated Depreciation	1,553,958	-	-	57,411,851	-	999,261	-	-	-
171 Notes, Loans and Mortgages Receivable - Non-Current				300,000		30,080,048			
174 Other Assets				748,260					
180 Total Non-Current Assets	1,553,958			58,460,111		31,079,309			
290 Total Assets and Deferred Outflow of Resources	2,802,572	9,589	-	65,740,552	5,630	32,552,771	27,677	15,779	68,358

Fiscal Year End: 12/31/2022

	Project Total	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	6.2 Component Unit - Blended	14.896 PIH Family Self-Sufficiency Program	1 Business Activities	84.287 Twenty-First Century Community Learning Centers	14.267 Continuum of Care Program	14.879 Mainstream Vouchers
312 Accounts Payable <= 90 Days	29,919	1,781		192,220		4,937			
321 Accrued Wage/Payroll Taxes Payable	13,818	1,796		50,841	5,326	16,678			
322 Accrued Compensated Absences - Current Portion	4,459			38,074		12,265			
325 Accrued Interest Payable	218			1,191,633		87,870			
331 Accounts Payable - HUD PHA Programs								306	2,277
341 Tenant Security Deposits	51,445			279,116					
342 Unearned Revenue	13,375			124,385					
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	20,194			187,622					
345 Other Current Liabilities	27,473			3,533					
346 Accrued Liabilities - Other	1,675	41			228	7,903		15,426	
347 Inter Program - Due To		5,971		371,991	76	12,403	27,677	47	1
348 Loan Liability - Current						297,622			
310 Total Current Liabilities	162,576	9,589	-	2,439,415	5,630	439,678	27,677	15,779	2,278
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	56,350			30,562,614					
353 Non-current Liabilities - Other									
354 Accrued Compensated Absences - Non Current	2,973			25,383		8,177			
355 Loan Liability - Non Current						11,650,514			
350 Total Non-Current Liabilities	59,323	-	-	30,587,997	-	11,658,691	-	-	-
300 Total Liabilities	221,899	9,589	-	33,027,412	5,630	12,098,369	27,677	15,779	2,278
508.4 Net Investment in Capital Assets	1,477,414			26,661,615		999,261			
511.4 Restricted Net Position	892,716			5,250,421		60,840			
512.4 Unrestricted Net Position	210,543	-	-	801,104	-	19,394,301	-	-	66,080
513 Total Equity - Net Assets / Position	2,580,673	-	-	32,713,140	-	20,454,402	-	-	66,080
600 Total Liabilities, Deferred Inflows of Resources and Equity, Net	2,802,572	9,589	-	65,740,552	5,630	32,552,771	27,677	15,779	68,358

Housing Authority of the City of  
COLUMBIA, MO

Entity Wide Balance Sheet Summary

Submission Type: Unaudited/Single Audit

Fiscal Year End: 12/31/2022

	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.EFA FSS Escrow Forfeiture Account	9 Other Federal Program 2	93.569 Community Services Block Grant	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	7,105	345,341		95,755				18,466	7,662,979		7,662,979
113 Cash - Other Restricted		373,462			6,357				1,272,535		1,272,535
114 Cash - Tenant Security Deposits									51,445		51,445
100 Total Cash	7,105	718,803	-	95,755	6,357	-	-	18,466	8,986,959	-	8,986,959
122 Accounts Receivable - HUD Other Projects			2,098	283					7,935		7,935
124 Accounts Receivable - Other Government	8,514			718		83,077			188,709		188,709
125 Accounts Receivable - Miscellaneous	1,960	40,624		1,563					55,987		55,987
126 Accounts Receivable - Tenants									68,332		68,332
126.1 Allowance for Doubtful Accounts -Tenants									(30,903)		(30,903)
126.2 Allowance for Doubtful Accounts - Other									(5,994)		(5,994)
127 Notes, Loans, & Mortgages Receivable - Current									297,622	(297,622)	-
128 Fraud Recovery		4,688							4,688		4,688
128.1 Allowance for Doubtful Accounts - Fraud		(2,344)							(2,344)		(2,344)
129 Accrued Interest Receivable									1,191,633	(1,191,633)	-
120 Total Receivables, Net of Allowances for Doubtful Accounts	10,474	42,968	2,098	2,564	-	83,077	-	-	1,775,665	(1,489,255)	286,410
142 Prepaid Expenses and Other Assets		33,356	53			37		18,592	199,602		199,602
144 Inter Program Due From		-						551,920	758,749	(758,748)	1
145 Assets Held for Sale									200		200
150 Total Current Assets	17,579	795,127	2,151	98,319	6,357	83,114	-	588,978	11,721,175	(2,248,003)	9,473,172
161 Land								253,694	4,500,977	(2,810,788)	1,690,189
162 Buildings		354,155	7,699						70,341,717	8,569,857	78,911,574
163 Furniture, Equipment & Machinery - Dwellings									138,207		138,207
164 Furniture, Equipment & Machinery - Administration		81,847	6,218					125,147	1,743,397	375,260	2,118,657
166 Accumulated Depreciation		(55,998)	(13,917)					(119,761)	(18,441,136)	(20,042,655)	(38,483,791)
168 Infrastructure									2,320,992		2,320,992
160 Total Capital Assets, Net of Accumulated Depreciation	-	380,004	-	-	-	-	-	259,080	60,604,154	(13,908,326)	46,695,828
171 Notes, Loans and Mortgages Receivable - Non-Current									30,380,048	(30,380,048)	-
174 Other Assets									748,260		748,260
180 Total Non-Current Assets	-	380,004	-	-	-	-	-	259,080	91,732,462	(44,288,374)	47,444,088
290 Total Assets and Deferred Outflow of Resources	17,579	1,175,131	2,151	98,319	6,357	83,114	-	848,058	103,453,637	(46,536,377)	56,917,260

Fiscal Year End: 12/31/2022

	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.EHV Emergency Housing Voucher	14.EFA FSS Escrow Forfeiture Account	9 Other Federal Program 2	93.569 Community Services Block Grant	COCC	Subtotal	ELIM	Total
312 Accounts Payable <= 90 Days		16,816	67	1,013		10,609		12,613	269,975		269,975
321 Accrued Wage/Payroll Taxes Payable		14,115	1,892			4,502		13,295	122,263		122,263
322 Accrued Compensated Absences - Current Portion		6,533						20,153	81,484		81,484
325 Accrued Interest Payable									1,279,721	(1,191,633)	88,088
331 Accounts Payable - HUD PHA Programs		28,551							31,134		31,134
341 Tenant Security Deposits									330,561		330,561
342 Unearned Revenue				79,661					217,421		217,421
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue									207,816		207,816
345 Other Current Liabilities									31,006		31,006
346 Accrued Liabilities - Other	17,572	18,699	139	372		91		29,705	91,851		91,851
347 Inter Program - Due To	7	16,234	53	2,982		67,912		253,394	758,748	(758,748)	-
348 Loan Liability - Current									297,622	(297,622)	-
310 Total Current Liabilities	17,579	100,948	2,151	84,028	-	83,114	-	329,160	3,719,602	(2,248,003)	1,471,599
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue									30,618,964	(18,729,534)	11,889,430
353 Non-current Liabilities - Other		280,496							280,496		280,496
354 Accrued Compensated Absences - Non Current		4,355						13,436	54,324		54,324
355 Loan Liability - Non Current									11,650,514	(11,650,514)	-
350 Total Non-Current Liabilities	-	284,851	-	-	-	-	-	13,436	42,604,298	(30,380,048)	12,224,250
300 Total Liabilities	17,579	385,799	2,151	84,028	-	83,114	-	342,596	46,323,900	(32,628,051)	13,695,849
508.4 Net Investment in Capital Assets		380,004						259,081	29,777,375	4,821,208	34,598,583
511.4 Restricted Net Position		92,912			6,357				6,303,246		6,303,246
512.4 Unrestricted Net Position	-	316,416	-	14,291	-	-	-	246,381	21,049,116	(18,729,534)	2,319,582
513 Total Equity - Net Assets / Position	-	789,332	-	14,291	6,357	-	-	505,462	57,129,737	(13,908,326)	43,221,411
600 Total Liabilities, Deferred Inflows of Resources and Equity, Net	17,579	1,175,131	2,151	98,319	6,357	83,114	-	848,058	103,453,637	(46,536,377)	56,917,260







# 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: March 8, 2023

Re: January 2023 Unaudited Financial Reports

## Executive Summary

### Financial Highlights for YTD November 2022

- Total YTD revenues are \$1,342,584
- Total YTD expenditures are \$1,437,701
- YTD Net Gain/(Loss) for HCV is \$23,083 above budget, Public Housing is \$80,822 under budget, LIHTC is \$39,173 above budget.

## Discussion

### Revenues

- HCV administrative fees earned are \$144,941 or 1% above budget. HUD increased the pro-ration rate from 84% to 88% in April. 2022 pro-ration was budgeted at 80%.
- AMP 1 revenue is \$72,748 under budget. Operating Subsidies were not available to draw from HUD until February.
- LIHTC revenue is \$16,564 above budget.

### Expenses

- HCV operating expenses are \$496 over budget.
- AMP 1 operating expenses are \$8,733 over budget.
- LIHTC operating expenses are \$19,594 under budget.

## Suggested Commission Action

Read and review this report.







## Housing Authority of the City of Columbia, Missouri

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201 Switzler Street, Columbia MO 65203

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

# MONTHLY FINANCIAL STATEMENTS

*(unaudited)*

## January 31, 2023

Fiscal Year End

January 2023

Month 1 of 12

as submitted by:

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

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

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Tenant Rental Revenue	\$ 34,689	\$ 168,369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,636	\$ 1,230	\$ -	\$ -	\$ -	\$ -	206,924	\$ -	206,924
Rental Subsidies		199,054	-	-	-	-	-	-	-	-	-	-	-	-	-	199,054	(199,054)	-
Vacancy Loss	(4,373)	(10,738)	-	-	-	-	-	-	-	-	-	-	-	-	-	(15,111)		(15,111)
Net Rental Revenue	30,316	356,685	-	-	-	-	-	-	-	2,636	1,230	-	-	-	-	390,867	(199,054)	191,813
Tenant Revenue - Other	(14)	6,131	-	-	-	-	-	-	-	-	-	-	-	-	-	6,117		6,117
<b>Total Tenant Revenue</b>	<b>30,302</b>	<b>362,816</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,636</b>	<b>1,230</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>396,984</b>	<b>(199,054)</b>	<b>197,930</b>
HUD PHA Operating Grants	-	-	817,543	-	2,385	28,357	31,415	-	14,189	-	-	-	-	-	-	893,889	-	893,889
HUD Voucher Admin Fees	-	-	99,174	-	-	-	-	-	-	-	-	-	-	-	-	99,174	-	99,174
Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,336	25,336	(25,336)	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,200	1,200	(1,200)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,260	13,260	(13,260)	-
<b>Total Fee Revenue</b>	<b>-</b>	<b>-</b>	<b>916,717</b>	<b>-</b>	<b>2,385</b>	<b>28,357</b>	<b>31,415</b>	<b>-</b>	<b>14,189</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>39,796</b>	<b>1,032,859</b>	<b>(39,796)</b>	<b>993,063</b>
Other Government Grants	-	-	-	-	-	-	-	-	-	74,405	-	-	-	-	-	74,405	-	74,405
Interest Income	4,353	13,414	2,338	-	-	-	-	-	-	59	6,676	-	2,045	322	351	29,559	-	29,559
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	66,165	-	66,165	(66,165)	-
Fraud Recovery	-	-	256	-	-	-	-	-	-	-	-	-	-	-	-	256	-	256
Other Revenue	2,213	18,534	-	-	-	-	-	-	-	3,914	50,000	-	-	31,376	-	106,036	(60,839)	45,197
Gain/Loss on Sale of Capital Assets	2,175	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,175	-	2,175
<b>Total Revenue</b>	<b>\$ 39,043</b>	<b>\$ 394,765</b>	<b>\$ 919,311</b>	<b>\$ -</b>	<b>\$ 2,385</b>	<b>\$ 28,357</b>	<b>\$ 31,415</b>	<b>\$ -</b>	<b>\$ 14,189</b>	<b>\$ 81,014</b>	<b>\$ 57,906</b>	<b>\$ -</b>	<b>\$ 2,045</b>	<b>\$ 97,862</b>	<b>\$ 40,147</b>	<b>\$ 1,708,438</b>	<b>\$ (365,854)</b>	<b>\$ 1,342,584</b>
Administrative Salaries	7,502	23,766	28,561	-	269	260	1,189	263	-	2,182	-	-	4,707	33,115	28,369	130,184	-	130,184
Auditing Fees	488	6,442	1,409	-	-	-	-	-	-	(411)	19	-	-	(200)	9,634	17,380	-	17,380
Management Fee	5,476	21,411	19,860	-	-	-	-	-	-	125	118	-	-	-	-	46,991	(46,991)	-
LIHTC Asset Mgmt	848	5,665	12,413	-	-	-	-	-	-	-	-	-	-	-	-	18,925	(13,260)	5,665
Advertising and Marketing	-	-	-	-	-	-	-	-	-	49	-	-	-	-	36	86	-	86

**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
Employee	2,690	7,329	8,140	-	33	28	187	28	-	128	-	-	1,322	6,442	6,887	33,212	-	33,212
Office Expenses	1,400	6,470	7,914	-	2	62	238	16	128	1,492	-	-	1,206	7,144	2,945	29,017	-	29,017
Legal Expense	-	20	-	-	-	-	-	-	-	-	-	-	-	-	-	20	-	20
Training & Travel	-	-	-	-	-	-	-	-	-	298	-	-	-	323	164	785	-	785
Other	846	1,067	9,116	-	41	106	353	159	33	741	12	298	17	1,291	2,532	16,614	-	16,614
<b>Total Operating - Admin.</b>	<b>19,249</b>	<b>72,169</b>	<b>87,413</b>	<b>-</b>	<b>345</b>	<b>456</b>	<b>1,967</b>	<b>467</b>	<b>162</b>	<b>4,603</b>	<b>149</b>	<b>298</b>	<b>7,252</b>	<b>48,116</b>	<b>50,567</b>	<b>293,212</b>	<b>(60,251)</b>	<b>232,962</b>
<b>Asset Management Fee</b>	<b>1,200</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,200</b>	<b>(1,200)</b>	<b>-</b>
Tenant Services -																		
Salaries	189	8,605	-	-	-	-	-	-	12,942	38,348	-	-	-	-	-	60,083	-	60,083
Employee	14	2,533	-	-	-	-	-	-	3,750	6,423	-	-	-	-	-	12,721	-	12,721
Tenant Services -	-	5,519	180	600	-	650	-	-	-	15,449	-	-	-	-	-	22,399	-	22,399
<b>Total Tenant Services</b>	<b>203</b>	<b>16,658</b>	<b>180</b>	<b>600</b>	<b>-</b>	<b>650</b>	<b>-</b>	<b>-</b>	<b>16,692</b>	<b>60,220</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>95,203</b>	<b>-</b>	<b>95,203</b>
Water	2,335	10,576	72	-	-	-	-	-	-	-	-	-	-	55	24	13,062	-	13,062
Electricity	1,750	22,609	536	-	-	-	-	-	-	-	-	-	-	257	179	25,330	-	25,330
Gas	-	4,712	-	-	-	-	-	-	-	-	-	-	-	-	-	4,712	-	4,712
Sewer	2,312	8,014	46	-	-	-	-	-	-	-	-	-	-	47	15	10,434	-	10,434
<b>Total Utilities</b>	<b>6,397</b>	<b>45,911</b>	<b>654</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>359</b>	<b>218</b>	<b>53,539</b>	<b>-</b>	<b>53,539</b>
Maintenance -																		
Labor	18,980	30,442	-	-	-	-	-	-	-	-	-	-	-	-	-	49,422	-	49,422
Maintenance -																		
Materials	6,482	17,317	-	-	-	-	-	-	-	20	-	54	-	89	471	24,433	-	24,433
Maintenance -																		
Contracts	6,144	20,197	1,385	-	-	-	-	-	-	-	-	-	-	-	-	27,725	(6,977)	20,749
Employee Benefits - Maint.	5,037	9,851	-	-	-	-	-	-	-	-	-	-	-	-	-	14,888	-	14,888
<b>Total Maintenance</b>	<b>36,643</b>	<b>77,807</b>	<b>1,385</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20</b>	<b>-</b>	<b>54</b>	<b>-</b>	<b>89</b>	<b>471</b>	<b>116,469</b>	<b>(6,977)</b>	<b>109,492</b>
Protective Services - Labor	2,383	447	-	-	-	-	-	-	-	-	-	12,062	-	-	-	14,892	-	14,892
Protective Services - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee	591	118	-	-	-	-	-	-	-	-	-	2,972	-	-	-	3,681	-	3,681
<b>Total Protective Services</b>	<b>2,974</b>	<b>565</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,034</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>18,573</b>	<b>-</b>	<b>18,573</b>
Property Insurance Liability	3,648	18,576	-	-	-	-	-	-	-	151	17	-	-	29	29	22,451	-	22,451
Insurance	466	-	526	-	-	-	-	-	-	408	7	-	-	-	-	1,407	-	1,407

**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
Workmen's Compensation	552	1,202	549	-	4	4	18	4	246	770	-	229	89	629	540	4,837	-	4,837
All Other Insurance	291	370	-	-	-	-	-	-	-	272	-	72	22	(240)	22	809	-	809
<b>Total Insurance Premiums</b>	<b>4,957</b>	<b>20,148</b>	<b>1,075</b>	<b>-</b>	<b>4</b>	<b>4</b>	<b>18</b>	<b>4</b>	<b>246</b>	<b>1,601</b>	<b>24</b>	<b>301</b>	<b>112</b>	<b>418</b>	<b>592</b>	<b>29,504</b>	<b>-</b>	<b>29,504</b>
Other General Expenses	6,500	969	538	-	-	93	-	-	-	-	-	-	-	12,986	-	21,086	(32,208)	(11,122)
Compensated Absences	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payments in Lieu of Taxes	-	11,745	-	-	-	-	-	-	-	-	-	-	-	-	-	11,745	-	11,745
Bad debt - Tenant Rents	(30)	(50)	-	-	-	-	-	-	-	-	-	-	-	-	-	(80)	-	(80)
<b>Total Other Expenses</b>	<b>6,470</b>	<b>12,664</b>	<b>538</b>	<b>-</b>	<b>-</b>	<b>93</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,986</b>	<b>-</b>	<b>32,751</b>	<b>(32,208)</b>	<b>543</b>
Interest of Mortgage Payable	-	26,594	-	-	-	-	-	-	-	-	-	101	-	25,955	-	52,650	-	52,650
Interest on Notes Payable	-	40,839	-	-	-	-	-	-	-	-	-	-	-	1,886	-	42,725	-	42,725
Amortization of Loan Costs	-	6,984	-	-	-	-	-	-	-	-	-	-	-	-	-	6,984	-	6,984
<b>Total</b>	<b>-</b>	<b>74,416</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>101</b>	<b>-</b>	<b>27,841</b>	<b>-</b>	<b>102,358</b>	<b>(66,165)</b>	<b>36,194</b>
<b>Total Operating Expenses</b>	<b>\$ 78,093</b>	<b>\$ 320,340</b>	<b>\$ 91,244</b>	<b>\$ 600</b>	<b>\$ 349</b>	<b>\$ 1,203</b>	<b>\$ 1,985</b>	<b>\$ 471</b>	<b>\$ 17,099</b>	<b>\$ 66,445</b>	<b>\$ 173</b>	<b>\$ 15,789</b>	<b>\$ 7,364</b>	<b>\$ 89,808</b>	<b>\$ 51,847</b>	<b>\$ 742,809</b>	<b>\$ (166,800)</b>	<b>\$ 576,009</b>
<b>Excess of Operating</b>	<b>\$ (39,050)</b>	<b>\$ 74,425</b>	<b>\$ 828,067</b>	<b>\$ (600)</b>	<b>\$ 2,036</b>	<b>\$ 27,154</b>	<b>\$ 29,430</b>	<b>\$ (471)</b>	<b>\$ (2,910)</b>	<b>\$ 14,569</b>	<b>\$ 57,733</b>	<b>\$ (15,789)</b>	<b>\$ (5,318)</b>	<b>\$ 8,054</b>	<b>\$ (11,701)</b>	<b>\$ 965,629</b>	<b>\$ (199,054)</b>	<b>\$ 766,575</b>
Extraordinary Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Casualty Losses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	802,763	-	10,164	24,936	29,430	11,814	-	-	-	-	-	-	-	879,107	(199,054)	680,053
Depreciation Expense	13,716	152,710	1,698	-	-	-	-	-	-	1,517	276	-	-	2,080	97	172,094	-	172,094
<b>Total Expenses</b>	<b>\$ 91,809</b>	<b>\$ 482,595</b>	<b>\$ 895,705</b>	<b>\$ 600</b>	<b>\$ 10,513</b>	<b>\$ 26,139</b>	<b>\$ 31,415</b>	<b>\$ 12,285</b>	<b>\$ 17,099</b>	<b>\$ 67,962</b>	<b>\$ 449</b>	<b>\$ 15,789</b>	<b>\$ 7,364</b>	<b>\$ 91,888</b>	<b>\$ 51,944</b>	<b>\$ 1,803,555</b>	<b>\$ (365,854)</b>	<b>\$ 1,437,701</b>
<b>Net Gain (Loss)</b>	<b>\$ (52,766)</b>	<b>\$ (87,830)</b>	<b>\$ 23,606</b>	<b>\$ (600)</b>	<b>\$ (8,128)</b>	<b>\$ 2,218</b>	<b>\$ -</b>	<b>\$ (12,285)</b>	<b>\$ (2,910)</b>	<b>\$ 13,052</b>	<b>\$ 57,457</b>	<b>\$ (15,789)</b>	<b>\$ (5,318)</b>	<b>\$ 5,974</b>	<b>\$ (11,798)</b>	<b>\$ (95,117)</b>	<b>\$ -</b>	<b>\$ (95,117)</b>

**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	\$ 817,543	\$ 886,813	\$ (69,270)	\$ 817,543	\$ 886,813	(69,270)	-8%
HUD Admin Fees Earned	99,174	99,158	16	99,174	99,158	16	0%
<b>Total Fee Revenue</b>	<b>916,717</b>	<b>985,971</b>	<b>(69,254)</b>	<b>916,717</b>	<b>985,971</b>	<b>(69,254)</b>	<b>-7%</b>
Investment Income - Unrestricted	2,338	417	1,921	2,338	417	1,921	461%
Fraud Recovery - HAP	128	100	28	128	100	28	0%
Fraud Recovery - Admin	128	100	28	128	100	28	0%
71500 Other Revenue	-	-	-	-	-	-	
FSS Forfeitures	-	-	-	-	-	-	#DIV/0!
<b>Total Revenue</b>	<b>\$ 919,311</b>	<b>\$ 986,588</b>	<b>\$ (67,277)</b>	<b>\$ 919,311</b>	<b>\$ 986,588</b>	<b>\$ (67,277)</b>	<b>-7%</b>
Administrative Salaries	28,561	27,863	698	28,561	27,863	698	3%
Auditing Fees	1,409	3,333	(1,925)	1,409	3,333	(1,925)	-58%
Management Fee	19,860	20,728	(868)	19,860	20,728	(868)	-4%
Book-keeping Fee	12,413	12,955	(542)	12,413	12,955	(542)	-4%
Advertising and Marketing	-	42	(42)	-	42	(42)	-100%
Employee Benefit contributions - Administrative	8,140	9,320	(1,180)	8,140	9,320	(1,180)	-13%
Office Expenses	7,914	4,842	3,072	7,914	4,842	3,072	63%
Training & Travel	-	367	(367)	-	367	(367)	-100%
Other Administrative Expenses	9,116	7,336	1,780	9,116	7,336	1,780	24%
<b>Total Operating - Administrative</b>	<b>87,413</b>	<b>86,786</b>	<b>627</b>	<b>87,413</b>	<b>86,786</b>	<b>627</b>	<b>1%</b>
Total Tenant Services	180	-	180	180	-	180	
Total Utilities	654	862	(208)	654	862	(208)	-24%
Bldg. Maintenance	1,385	1,367	17	1,385	1,367	17	1%
Insurance Premiums	1,075	1,182	(108)	1,075	1,182	(108)	-9%
Other General Expenses	538	551	(13)	538	551	(13)	-2%
<b>Total Operating Expenses</b>	<b>\$ 91,244</b>	<b>\$ 90,748</b>	<b>\$ 496</b>	<b>\$ 91,244</b>	<b>\$ 90,748</b>	<b>\$ 496</b>	<b>1%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 828,067</b>	<b>\$ 895,840</b>	<b>\$ (67,773)</b>	<b>\$ 828,067</b>	<b>\$ 895,840</b>	<b>\$ (67,773)</b>	<b>-8%</b>
Homeownership	3,861	4,236	(375)	3,861	4,236	(375)	-9%
Portable Housing Assistance Payments	17,418	9,450	7,968	17,418	9,450	7,968	84%
S8 FSS Payments	10,967	12,167	(1,200)	10,967	12,167	(1,200)	-10%
VASH Housing Assistance Payments	52,957	62,430	(9,473)	52,957	62,430	(9,473)	-15%
All Other Vouchers Housing Assistance Payments	717,559	807,035	(89,475)	717,559	807,035	(89,475)	-11%
<b>Total Housing Assistance Payments</b>	<b>802,763</b>	<b>895,317</b>	<b>(92,554)</b>	<b>802,763</b>	<b>895,317</b>	<b>(92,554)</b>	<b>-10%</b>
Depreciation Expense	1,698	-	1,698	1,698	-	1,698	
<b>Total Expenses</b>	<b>\$ 895,705</b>	<b>\$ 986,065</b>	<b>\$ (90,360)</b>	<b>\$ 895,705</b>	<b>\$ 986,065</b>	<b>\$ (90,360)</b>	<b>-9%</b>
<b>Net Gain (Loss)</b>	<b>\$ 23,606</b>	<b>\$ 522</b>	<b>\$ 23,083</b>	<b>\$ 23,606</b>	<b>\$ 522</b>	<b>\$ 23,083</b>	

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 34,689	\$ 26,836	\$ 7,853	\$ 34,689	\$ 26,836	\$ 7,853	29%
Vacancy Loss	(4,373)	(1,427)	(2,946)	(4,373)	(1,427)	(2,946)	206%
Net Tenant Rental Revenue	30,316	25,409	4,907	30,316	25,409	4,907	19%
Tenant Revenue - Other	(14)	799	(813)	(14)	799	(813)	-102%
<b>Total Tenant Revenue</b>	<b>30,302</b>	<b>26,208</b>	<b>4,094</b>	<b>30,302</b>	<b>26,208</b>	<b>4,094</b>	<b>16%</b>
HUD PHA Operating Grants	-	38,517	(38,517)	-	38,517	(38,517)	-100%
Capital Fund Grants	-	28,363	(28,363)	-	28,363	(28,363)	
<b>Total Grant Revenue</b>	<b>-</b>	<b>80,908</b>	<b>(80,908)</b>	<b>-</b>	<b>80,908</b>	<b>(80,908)</b>	<b>-100%</b>
Investment Income - Unrestricted	4,353	338	4,016	4,353	338	4,016	1190%
Fraud Recovery	-	-	-	-	-	-	0%
Other Revenue	2,213	4,338	(2,125)	2,213	4,338	(2,125)	-49%
<b>Total Revenue</b>	<b>\$ 39,043</b>	<b>\$ 111,791</b>	<b>\$ (72,748)</b>	<b>\$ 39,043</b>	<b>\$ 111,791</b>	<b>\$ (72,748)</b>	<b>-65%</b>
Administrative Salaries	7,502	5,001	2,501	7,502	5,001	2,501	50%
Auditing Fees	488	400	88	488	400	88	22%
Management Fee	5,476	5,524	(48)	5,476	5,524	(48)	-1%
Book-keeping Fee	848	855	(8)	848	855	(8)	-1%
Advertising and Marketing	-	-	-	-	-	-	
Employee Benefit contributions - Administrative	2,690	1,759	931	2,690	1,759	931	53%
Office Expenses	1,400	984	416	1,400	984	416	42%
Legal Expense	-	125	(125)	-	125	(125)	-100%
Training & Travel	-	333	(333)	-	333	(333)	-100%
Other	846	428	419	846	428	419	98%
<b>Total Operating - Administrative</b>	<b>19,249</b>	<b>15,409</b>	<b>3,840</b>	<b>19,249</b>	<b>15,409</b>	<b>3,840</b>	<b>25%</b>
Asset Management Fee	1,200	1,200	-	1,200	1,200	-	0%
<b>Total Tenant Services</b>	<b>203</b>	<b>924</b>	<b>(721)</b>	<b>203</b>	<b>924</b>	<b>(721)</b>	<b>-78%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	\$ 2,335	\$ 2,609	\$ (274)	\$ 2,335	\$ 2,609	\$ (274)	-10%
Electricity	1,750	1,310	439	1,750	1,310	439	34%
Gas	-	752	(752)	-	752	(752)	-100%
Sewer	2,312	2,581	(269)	2,312	2,581	(269)	-10%
<b>Total Utilities</b>	<b>6,397</b>	<b>7,252</b>	<b>(855)</b>	<b>6,397</b>	<b>7,252</b>	<b>(855)</b>	<b>-12%</b>
Maintenance - Labor	18,980	18,118	862	18,980	18,118	862	5%
Maintenance - Materials & Other	6,482	5,317	1,165	6,482	5,317	1,165	22%
Maintenance and Operations Contracts	6,144	8,268	(2,124)	6,144	8,268	(2,124)	-26%
Employee Benefit Contributions - Maintenance	5,037	5,774	(737)	5,037	5,774	(737)	-13%
<b>Total Maintenance</b>	<b>36,643</b>	<b>37,477</b>	<b>(834)</b>	<b>36,643</b>	<b>37,477</b>	<b>(834)</b>	<b>-2%</b>
<b>Total Protective Services</b>	<b>2,974</b>	<b>-</b>	<b>2,974</b>	<b>2,974</b>	<b>-</b>	<b>2,974</b>	<b>#DIV/0!</b>
<b>Total Insurance Premiums</b>	<b>4,957</b>	<b>4,662</b>	<b>295</b>	<b>4,957</b>	<b>4,662</b>	<b>295</b>	<b>6%</b>
Other General Expenses	6,500	-	6,500	6,500	-	6,500	#DIV/0!
Payments in Lieu of Taxes	-	1,816	(1,816)	-	1,816	(1,816)	-100%
Bad debt - Tenant Rents	(30)	393	(423)	(30)	393	(423)	-108%
<b>Total Other General Expenses</b>	<b>6,470</b>	<b>2,209</b>	<b>4,261</b>	<b>6,470</b>	<b>2,209</b>	<b>4,261</b>	<b>193%</b>
Interest on Notes Payable	-	226	(226)	-	226	(226)	-100%
<b>Total Operating Expenses</b>	<b>\$ 78,093</b>	<b>\$ 69,360</b>	<b>\$ 8,733</b>	<b>\$ 78,093</b>	<b>\$ 69,360</b>	<b>\$ 8,733</b>	<b>13%</b>
<b>Excess of Operating Revenue over Operating Expen:</b>	<b>\$ (39,050)</b>	<b>\$ 42,431</b>	<b>\$ (81,481)</b>	<b>\$ (39,050)</b>	<b>\$ 42,431</b>	<b>\$ (81,481)</b>	<b>-192%</b>
Extraordinary Maintenance	-	500	(500)	-	500	(500)	-100%
Depreciation Expense	13,716	13,875	(159)	13,716	13,875	(159)	-1%
<b>Total Expenses</b>	<b>\$ 91,809</b>	<b>\$ 83,735</b>	<b>\$ 8,074</b>	<b>\$ 91,809</b>	<b>\$ 83,735</b>	<b>\$ 8,074</b>	<b>10%</b>
<b>Net Gain (Loss)</b>	<b>\$ (52,766)</b>	<b>\$ 28,056</b>	<b>\$ (80,822)</b>	<b>\$ (52,766)</b>	<b>\$ 28,056</b>	<b>\$ (80,822)</b>	<b>-288%</b>



**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	\$ 76,030	\$ 75,510	\$ 520	\$ 76,030	\$ 75,510	\$ 520	1%
Rental Subsidies	86,560	87,080	(520)	86,560	87,080	(520)	-1%
Vacancy Loss	(4,713)	(3,658)	(1,054)	(4,713)	(3,658)	(1,054)	29%
Net Rental Revenue	157,877	158,932	(1,054)	157,877	158,932	(1,054)	-1%
Tenant Revenue - Other	390	1,069	(679)	390	1,069	(679)	-64%
<b>Total Tenant Revenue</b>	<b>158,267</b>	<b>160,000</b>	<b>(1,733)</b>	<b>158,267</b>	<b>160,000</b>	<b>(1,733)</b>	<b>-1%</b>
Investment Income - Unrestricted	7,596	1,890	5,706	7,596	1,890	5,706	302%
Other Revenue	12,847	7,410	5,437	12,847	7,410	5,437	73%
<b>Total Revenue</b>	<b>\$ 178,710</b>	<b>\$ 169,300</b>	<b>\$ 9,410</b>	<b>\$ 178,710</b>	<b>\$ 169,300</b>	<b>\$ 9,410</b>	<b>6%</b>
Administrative Salaries	8,981	12,513	(3,532)	8,981	12,513	(3,532)	-28%
Auditing Fees	1,150	1,150	-	1,150	1,150	-	0%
Property Management Fee	9,671	10,045	(374)	9,671	10,045	(374)	-4%
Asset Management Fees	1,122	353	769	1,122	353	769	218%
Advertising and Marketing	-	8	(8)	-	8	(8)	-100%
Employee Benefit contributions - Administrative	3,458	3,701	(243)	3,458	3,701	(243)	-7%
Office Expenses	2,632	2,210	423	2,632	2,210	423	19%
Legal Expense	-	208	(208)	-	208	(208)	-100%
Training & Travel	-	194	(194)	-	194	(194)	-100%
Other	414	696	(282)	414	696	(282)	-41%
<b>Total Operating - Administrative</b>	<b>27,428</b>	<b>31,077</b>	<b>(3,648)</b>	<b>27,428</b>	<b>31,077</b>	<b>(3,648)</b>	<b>-12%</b>
<b>Total Tenant Services</b>	<b>7,594</b>	<b>9,648</b>	<b>(2,054)</b>	<b>7,594</b>	<b>9,648</b>	<b>(2,054)</b>	<b>-21%</b>
Water	5,485	5,545	(61)	5,485	5,545	(61)	-1%
Electricity	12,395	12,863	(468)	12,395	12,863	(468)	-4%
Gas	1,633	1,503	130	1,633	1,503	130	9%
Sewer	3,985	4,110	(125)	3,985	4,110	(125)	-3%
<b>Total Utilities</b>	<b>\$ 23,498</b>	<b>\$ 24,021</b>	<b>\$ (523)</b>	<b>\$ 23,498</b>	<b>\$ 24,021</b>	<b>\$ (523)</b>	<b>-2%</b>

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	14,300	\$	13,717	\$	584	\$	14,300	\$	13,717	\$	584	4%
Maintenance - Materials & Other		7,899		6,704		1,195		7,899		6,704		1,195	18%
Maintenance and Operations Contracts		6,690		9,557		(2,867)		6,690		9,557		(2,867)	-30%
Employee Benefit Contributions - Maintenance		4,760		4,780		(21)		4,760		4,780		(21)	0%
<b>Total Maintenance</b>		<b>33,649</b>		<b>34,758</b>		<b>(1,109)</b>		<b>33,649</b>		<b>34,758</b>		<b>(1,109)</b>	-3%
<b>Total Insurance Premiums</b>		<b>6,348</b>		<b>6,729</b>		<b>(380)</b>		<b>6,348</b>		<b>6,729</b>		<b>(380)</b>	-6%
Other General Expenses		519		-		519		519		-		519	
Taxes		4,571		4,859		(288)		4,571		4,859		(288)	-6%
Bad debt - Tenant Rents		(50)		800		(850)		(50)		800		(850)	-106%
<b>Total Other General Expenses</b>		<b>5,040</b>		<b>5,659</b>		<b>(619)</b>		<b>5,040</b>		<b>5,659</b>		<b>(619)</b>	-11%
Interest of Mortgage (or Bonds) Payable		16,345		20,967		(4,622)		16,345		20,967		(4,622)	-22%
Interest on Notes Payable (Seller Financing)		20,967		16,345		4,622		20,967		16,345		4,622	28%
Amortization of Loan Costs		2,274		2,274		(0)		2,274		2,274		(0)	0%
<b>Total Interest Expense and Amortization Cost</b>		<b>39,585</b>		<b>39,586</b>		<b>(0)</b>		<b>39,585</b>		<b>39,586</b>		<b>(0)</b>	0%
<b>Total Operating Expenses</b>	\$	<b>143,143</b>	\$	<b>151,476</b>	\$	<b>(8,333)</b>	\$	<b>143,143</b>	\$	<b>151,476</b>	\$	<b>(8,333)</b>	-6%
<b>Excess of Operating Revenue over Operating Expenses</b>	\$	<b>35,567</b>	\$	<b>17,824</b>	\$	<b>17,743</b>	\$	<b>35,567</b>	\$	<b>17,824</b>	\$	<b>17,743</b>	100%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		53,615		53,610		5		53,615		53,610		5	0%
<b>Total Expenses</b>	\$	<b>196,758</b>	\$	<b>205,086</b>	\$	<b>(8,329)</b>	\$	<b>196,758</b>	\$	<b>205,086</b>	\$	<b>(8,329)</b>	-4%
<b>Net Gain (Loss)</b>	\$	<b>(18,048)</b>	\$	<b>(35,787)</b>	\$	<b>17,738</b>	\$	<b>(18,048)</b>	\$	<b>(35,787)</b>	\$	<b>17,738</b>	-50%

**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	\$ 17,525	\$ 17,859	\$ (334)	\$ 17,525	\$ 17,859	\$ (334)	-2%
Rental Subsidies	29,685	30,780	(1,095)	29,685	30,780	(1,095)	-4%
Vacancy Loss	(2,584)	(1,459)	(1,125)	(2,584)	(1,459)	(1,125)	77%
Net Rental Revenue	<b>44,626</b>	<b>47,180</b>	<b>(2,554)</b>	<b>44,626</b>	<b>47,180</b>	<b>(2,554)</b>	<b>-5%</b>
Tenant Revenue - Other	4,525	762	3,763	4,525	762	3,763	494%
<b>Total Tenant Revenue</b>	<b>49,151</b>	<b>47,942</b>	<b>1,209</b>	<b>49,151</b>	<b>47,942</b>	<b>1,209</b>	<b>3%</b>
Investment Income - Unrestricted	1,754	522	1,232	1,754	522	1,232	236%
Other Revenue	3,899	2,258	1,641	3,899	2,258	1,641	73%
<b>Total Revenue</b>	<b>\$ 54,804</b>	<b>\$ 50,722</b>	<b>\$ 4,082</b>	<b>\$ 54,804</b>	<b>\$ 50,722</b>	<b>\$ 4,082</b>	<b>8%</b>
Administrative Salaries	2,576	3,115	(539)	2,576	3,115	(539)	-17%
Auditing Fees	883	883	0	883	883	0	0%
Property Management Fee	2,473	2,961	(488)	2,473	2,961	(488)	-16%
Asset Management Fees	1,021	275	746	1,021	275	746	271%
Advertising and Marketing	-	4	(4)	-	4	(4)	-100%
Employee Benefit contributions - Administrative	751	935	(184)	751	935	(184)	-20%
Office Expenses	1,257	999	258	1,257	999	258	26%
Legal Expense	-	42	(42)	-	42	(42)	-100%
Training & Travel	-	65	(65)	-	65	(65)	-100%
Other	243	204	40	243	204	40	19%
<b>Total Operating - Administrative</b>	<b>9,205</b>	<b>9,482</b>	<b>(276)</b>	<b>9,205</b>	<b>9,482</b>	<b>(276)</b>	<b>-3%</b>
<b>Total Tenant Services</b>	<b>1,471</b>	<b>3,121</b>	<b>(1,650)</b>	<b>1,471</b>	<b>3,121</b>	<b>(1,650)</b>	<b>-53%</b>
Water	1,884	1,559	324	1,884	1,559	324	21%
Electricity	779	812	(33)	779	812	(33)	-4%
Gas	842	337	505	842	337	505	150%
Sewer	1,503	1,289	213	1,503	1,289	213	17%
<b>Total Utilities</b>	<b>\$ 5,007</b>	<b>\$ 3,997</b>	<b>\$ 1,010</b>	<b>\$ 5,007</b>	<b>\$ 3,997</b>	<b>\$ 1,010</b>	<b>25%</b>

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

	Current Month		Budget		Variance		Year to Date		Budget		Variance		Percent of Variance
Maintenance - Labor	\$	2,969	\$	3,005	\$	(36)	\$	2,969	\$	3,005	\$	(36)	-1%
Maintenance - Materials & Other		2,432		2,638		(206)		2,432		2,638		(206)	-8%
Maintenance and Operations Contracts		3,906		6,361		(2,455)		3,906		6,361		(2,455)	-39%
Employee Benefit Contributions - Maintenance		1,038		1,078		(41)		1,038		1,078		(41)	-4%
<b>Total Maintenance</b>		<b>10,344</b>		<b>13,082</b>		<b>(2,738)</b>		<b>10,344</b>		<b>13,082</b>		<b>(2,738)</b>	-21%
<b>Total Insurance Premiums</b>		<b>4,515</b>		<b>5,079</b>		<b>(564)</b>		<b>4,515</b>		<b>5,079</b>		<b>(564)</b>	-11%
Other General Expenses		129		-		129		129		-		129	
Property Taxes		1,735		1,791		(55)		1,735		1,791		(55)	-3%
Bad debt - Tenant Rents		-		306		(306)		-		306		(306)	-100%
<b>Total Other General Expenses</b>		<b>1,865</b>		<b>2,097</b>		<b>(232)</b>		<b>1,865</b>		<b>2,097</b>		<b>(232)</b>	-11%
Interest of Mortgage (or Bonds) Payable		3,380		6,714		(3,333)		3,380		6,714		(3,333)	-50%
Interest on Notes Payable (Seller Financing)		6,714		3,487		3,227		6,714		3,487		3,227	93%
Amortization of Loan Costs		1,664		1,664		-		1,664		1,664		-	0%
<b>Total Interest Expense and Amortization Cost</b>		<b>11,758</b>		<b>11,864</b>		<b>(107)</b>		<b>11,758</b>		<b>11,864</b>		<b>(107)</b>	-1%
<b>Total Operating Expenses</b>	\$	<b>44,165</b>	\$	<b>48,722</b>	\$	<b>(4,557)</b>	\$	<b>44,165</b>	\$	<b>48,722</b>	\$	<b>(4,557)</b>	-9%
<b>Excess of Operating Revenue over Operating Expenses</b>	\$	<b>10,639</b>	\$	<b>2,000</b>	\$	<b>8,639</b>	\$	<b>10,639</b>	\$	<b>2,000</b>	\$	<b>8,639</b>	432%
Extraordinary Maintenance		-		-		-		-		-		-	
Depreciation Expense		18,769		18,774		(5)		18,769		18,774		(5)	0%
<b>Total Expenses</b>	\$	<b>62,934</b>	\$	<b>67,496</b>	\$	<b>(4,563)</b>	\$	<b>62,934</b>	\$	<b>67,496</b>	\$	<b>(4,563)</b>	-7%
<b>Net Gain (Loss)</b>	\$	<b>(8,130)</b>	\$	<b>(16,774)</b>	\$	<b>8,644</b>	\$	<b>(8,130)</b>	\$	<b>(16,774)</b>	\$	<b>8,644</b>	-52%

**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	\$ 45,463	\$ 48,510	\$ (3,047)	\$ 45,463	\$ 48,510	\$ (3,047)	-6%
Rental Subsidies	45,558	42,511	3,047	45,558	42,511	3,047	7%
Vacancy Loss	(2,464)	(2,276)	(188)	(2,464)	(2,276)	(188)	8%
Net Rental Revenue	<b>88,557</b>	<b>88,745</b>	<b>(188)</b>	<b>88,557</b>	<b>88,745</b>	<b>(188)</b>	<b>0%</b>
Tenant Revenue - Other	1,217	273	944	1,217	273	944	346%
<b>Total Tenant Revenue</b>	<b>89,774</b>	<b>89,018</b>	<b>756</b>	<b>89,774</b>	<b>89,018</b>	<b>756</b>	<b>1%</b>
Investment Income - Unrestricted	2,773	659	2,114	2,773	659	2,114	321%
Other Revenue	1,572	1,700	(128)	1,572	1,700	(128)	-8%
<b>Total Revenue</b>	<b>\$ 94,119</b>	<b>\$ 91,377</b>	<b>\$ 2,742</b>	<b>\$ 94,119</b>	<b>\$ 91,377</b>	<b>\$ 2,742</b>	<b>3%</b>
Administrative Salaries	6,322	7,520	(1,197)	6,322	7,520	(1,197)	-16%
Auditing Fees	1,233	1,233	0	1,233	1,233	0	0%
Property Management Fee	5,481	5,443	38	5,481	5,443	38	1%
Asset Management Fees	1,038	292	746	1,038	292	746	256%
Advertising and Marketing	-	4	(4)	-	4	(4)	-100%
Employee Benefit contributions - Administrative	1,536	2,299	(763)	1,536	2,299	(763)	-33%
Office Expenses	1,425	1,071	354	1,425	1,071	354	33%
Legal Expense	20	141	(121)	20	141	(121)	-86%
Training & Travel	-	164	(164)	-	164	(164)	-100%
Other	124	236	(112)	124	236	(112)	-47%
<b>Total Operating - Administrative</b>	<b>17,180</b>	<b>18,403</b>	<b>(1,223)</b>	<b>17,180</b>	<b>18,403</b>	<b>(1,223)</b>	<b>-7%</b>
Tenant Services - Salaries	3,906	3,813	93	3,906	3,813	93	2%
Employee Benefit Contributions - Tenant Services	1,262	1,176	86	1,262	1,176	86	7%
Tenant Services - Other	800	2,307	(1,508)	800	2,307	(1,508)	-65%
<b>Total Tenant Services</b>	<b>5,968</b>	<b>7,297</b>	<b>(1,329)</b>	<b>5,968</b>	<b>7,297</b>	<b>(1,329)</b>	<b>-18%</b>
Water	1,532	1,639	(107)	1,532	1,639	(107)	-7%
Electricity	8,370	8,848	(478)	8,370	8,848	(478)	-5%
Gas	1,118	780	338	1,118	780	338	43%
Sewer	975	1,091	(116)	975	1,091	(116)	-11%
<b>Total Utilities</b>	<b>\$ 11,994</b>	<b>\$ 12,357</b>	<b>\$ (362)</b>	<b>\$ 11,994</b>	<b>\$ 12,357</b>	<b>\$ (362)</b>	<b>-3%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 8,428	\$ 8,207	\$ 221	\$ 8,428	\$ 8,207	\$ 221	3%
Maintenance - Materials & Other	2,673	2,905	(232)	2,673	2,905	(232)	-8%
Maintenance and Operations Contracts	5,702	8,402	(2,700)	5,702	8,402	(2,700)	-32%
Employee Benefit Contributions - Maintenance	2,360	2,660	(300)	2,360	2,660	(300)	-11%
<b>Total Maintenance</b>	<b>19,163</b>	<b>22,174</b>	<b>(3,012)</b>	<b>19,163</b>	<b>22,174</b>	<b>(3,012)</b>	<b>-14%</b>
Property Insurance	2,945	3,092	(147)	2,945	3,092	(147)	-5%
Workmen's Compensation	354	391	(36)	354	391	(36)	-9%
All Other Insurance	71	75	(4)	71	75	(4)	-5%
<b>Total Insurance Premiums</b>	<b>3,370</b>	<b>3,558</b>	<b>(187)</b>	<b>3,370</b>	<b>3,558</b>	<b>(187)</b>	<b>-5%</b>
Other General Expenses	152	-	152	152	-	152	
Taxes	2,286	2,430	(144)	2,286	2,430	(144)	-6%
Bad debt - Tenant Rents	-	303	(303)	-	303	(303)	-100%
<b>Total Other General Expenses</b>	<b>2,437</b>	<b>2,732</b>	<b>(295)</b>	<b>2,437</b>	<b>2,732</b>	<b>(295)</b>	<b>-11%</b>
Interest of Mortgage (or Bonds) Payable	5,527	9,215	(3,688)	5,527	9,215	(3,688)	-40%
Interest on Notes Payable (Seller Financing)	9,215	5,701	3,515	9,215	5,701	3,515	62%
Amortization of Loan Costs	1,568	1,568	-	1,568	1,568	-	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>16,310</b>	<b>16,484</b>	<b>(173)</b>	<b>16,310</b>	<b>16,484</b>	<b>(173)</b>	
<b>Total Operating Expenses</b>	<b>\$ 76,423</b>	<b>\$ 83,004</b>	<b>\$ (6,581)</b>	<b>\$ 76,423</b>	<b>\$ 83,004</b>	<b>\$ (6,581)</b>	<b>-8%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 17,696</b>	<b>\$ 8,374</b>	<b>\$ 9,323</b>	<b>\$ 17,696</b>	<b>\$ 8,374</b>	<b>\$ 9,323</b>	<b>111%</b>
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	33,434	40,528	(7,094)	33,434	40,528	(7,094)	-18%
<b>Total Expenses</b>	<b>\$ 109,857</b>	<b>\$ 123,532</b>	<b>\$ (13,675)</b>	<b>\$ 109,857</b>	<b>\$ 123,532</b>	<b>\$ (13,675)</b>	<b>-11%</b>
<b>Net Gain (Loss)</b>	<b>\$ (15,738)</b>	<b>\$ (32,154)</b>	<b>\$ 16,417</b>	<b>\$ (15,738)</b>	<b>\$ (32,154)</b>	<b>\$ 16,417</b>	<b>-51%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 7,739	\$ 8,321	\$ (581)	\$ 7,739	\$ 8,321	\$ (581)	-7%
Rental Subsidies	8,836	8,750	86	8,836	8,750	86	1%
Vacancy Loss	(389)	(335)	(54)	(389)	(335)	(54)	16%
Net Rental Revenue	<b>16,186</b>	<b>16,735</b>	<b>(550)</b>	<b>16,186</b>	<b>16,735</b>	<b>(550)</b>	<b>-3%</b>
Tenant Revenue - Other	-	125	(125)	-	125	(125)	-100%
<b>Total Tenant Revenue</b>	<b>16,186</b>	<b>16,860</b>	<b>(675)</b>	<b>16,186</b>	<b>16,860</b>	<b>(675)</b>	<b>-4%</b>
Investment Income - Unrestricted	591	147	443	591	147	443	301%
Other Revenue	216	200	16	216	200	16	8%
<b>Total Revenue</b>	<b>\$ 16,992</b>	<b>\$ 17,208</b>	<b>\$ (216)</b>	<b>\$ 16,992</b>	<b>\$ 17,208</b>	<b>\$ (216)</b>	<b>-1%</b>
Administrative Salaries	804	972	(167)	804	972	(167)	-17%
Auditing Fees	708	708	0	708	708	0	0%
Property Management Fee	820	838	(18)	820	838	(18)	-2%
Asset Management Fees	1,034	265	769	1,034	265	769	290%
Employee Benefit contributions - Administrative	235	292	(57)	235	292	(57)	-20%
Office Expenses	356	349	6	356	349	6	2%
Legal Expense	-	17	(17)	-	17	(17)	-100%
Training & Travel	-	20	(20)	-	20	(20)	-100%
Other	42	65	(23)	42	65	(23)	-36%
<b>Total Operating - Administrative</b>	<b>3,999</b>	<b>3,529</b>	<b>469</b>	<b>3,999</b>	<b>3,529</b>	<b>469</b>	<b>13%</b>
Water	215	194	21	215	194	21	11%
Electricity	865	1,026	(160)	865	1,026	(160)	-16%
Gas	1,120	452	668	1,120	452	668	148%
Sewer	149	149	0	149	149	0	0%
<b>Total Utilities</b>	<b>\$ 2,350</b>	<b>\$ 1,821</b>	<b>\$ 528</b>	<b>\$ 2,350</b>	<b>\$ 1,821</b>	<b>\$ 528</b>	<b>29%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 988	\$ 1,002	\$ (14)	\$ 988	\$ 1,002	\$ (14)	-1%
Maintenance - Materials & Other	3,344	510	2,833	3,344	510	2,833	555%
Maintenance and Operations Contracts	1,526	1,762	(236)	1,526	1,762	(236)	-13%
Employee Benefit Contributions - Maintenance	345	360	(14)	345	360	(14)	-4%
<b>Total Maintenance</b>	<b>6,203</b>	<b>3,634</b>	<b>2,569</b>	<b>6,203</b>	<b>3,634</b>	<b>2,569</b>	<b>71%</b>
<b>Total Protective Services</b>	<b>565</b>	<b>-</b>	<b>565</b>	<b>565</b>	<b>-</b>	<b>565</b>	<b>#DIV/0!</b>
<b>Total Insurance Premiums</b>	<b>1,011</b>	<b>1,067</b>	<b>(56)</b>	<b>1,011</b>	<b>1,067</b>	<b>(56)</b>	<b>-5%</b>
Other General Expenses	170	-	170	170	-	170	
Taxes	580	616	(36)	580	616	(36)	-6%
Bad debt - Tenant Rents	-	157	(157)	-	157	(157)	-100%
<b>Total Other General Expenses</b>	<b>750</b>	<b>774</b>	<b>(24)</b>	<b>750</b>	<b>774</b>	<b>(24)</b>	<b>-3%</b>
Interest of Mortgage (or Bonds) Payable	703	-	703	703	-	703	#DIV/0!
Amortization of Loan Costs	681	681	(0)	681	681	(0)	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>1,383</b>	<b>1,381</b>	<b>3</b>	<b>1,383</b>	<b>1,381</b>	<b>3</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$ 16,260</b>	<b>\$ 12,226</b>	<b>\$ 4,034</b>	<b>\$ 16,260</b>	<b>\$ 12,226</b>	<b>\$ 4,034</b>	<b>33%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 732</b>	<b>\$ 4,982</b>	<b>\$ (4,250)</b>	<b>\$ 732</b>	<b>\$ 4,982</b>	<b>\$ (4,250)</b>	<b>-85%</b>
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	10,277	10,277	0	10,277	10,277	0	0%
<b>Total Expenses</b>	<b>\$ 36,082</b>	<b>\$ 27,798</b>	<b>\$ 8,285</b>	<b>\$ 36,082</b>	<b>\$ 27,798</b>	<b>\$ 8,285</b>	<b>30%</b>
<b>Net Gain (Loss)</b>	<b>\$ (19,090)</b>	<b>\$ (10,590)</b>	<b>\$ (8,500)</b>	<b>\$ (19,090)</b>	<b>\$ (10,590)</b>	<b>\$ (8,500)</b>	<b>80%</b>



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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 13,556	\$ 10,656	\$ 2,900	\$ 13,556	\$ 10,656	\$ 2,900	27%
Rental Subsidies	17,485	20,520	(3,035)	17,485	20,520	(3,035)	-15%
Vacancy Loss	(804)	(933)	129	(804)	(933)	129	-14%
Net Rental Revenue	<b>30,237</b>	<b>30,243</b>	<b>(6)</b>	<b>30,237</b>	<b>30,243</b>	<b>(6)</b>	<b>0%</b>
Tenant Revenue - Other	-	167	(167)	-	167	(167)	-100%
<b>Total Tenant Revenue</b>	<b>30,237</b>	<b>30,410</b>	<b>(173)</b>	<b>30,237</b>	<b>30,410</b>	<b>(173)</b>	<b>-1%</b>
Investment Income - Unrestricted	406	221	185	406	221	185	84%
Other Revenue	-	114	(114)	-	114	(114)	-100%
<b>Total Revenue</b>	<b>\$ 30,643</b>	<b>\$ 30,745</b>	<b>\$ (101)</b>	<b>\$ 30,643</b>	<b>\$ 30,745</b>	<b>\$ (101)</b>	<b>0%</b>
Administrative Salaries	3,545	3,121	423	3,545	3,121	423	14%
Auditing Fees	1,233	1,233	0	1,233	1,233	0	0%
Property Management Fee	1,814	1,826	(12)	1,814	1,826	(12)	-1%
Asset Management Fees	725	-	725	725	-	725	#DIV/0!
Advertising and Marketing	-	4	(4)	-	4	(4)	-100%
Employee Benefit contributions - Administrative	931	992	(60)	931	992	(60)	-6%
Office Expenses	485	352	133	485	352	133	38%
Legal Expense	-	25	(25)	-	25	(25)	-100%
Training & Travel	-	50	(50)	-	50	(50)	-100%
Other	168	119	48	168	119	48	40%
<b>Total Operating - Administrative</b>	<b>8,901</b>	<b>7,723</b>	<b>1,178</b>	<b>8,901</b>	<b>7,723</b>	<b>1,178</b>	<b>15%</b>
<b>Total Tenant Services</b>	<b>1,014</b>	<b>2,250</b>	<b>(1,237)</b>	<b>1,014</b>	<b>2,250</b>	<b>(1,237)</b>	<b>-55%</b>
Water	985	879	106	985	879	106	12%
Electricity	178	383	(205)	178	383	(205)	-54%
Gas	-	151	(151)	-	151	(151)	-100%
Sewer	925	860	65	925	860	65	8%
<b>Total Utilities</b>	<b>\$ 2,088</b>	<b>\$ 2,273</b>	<b>\$ (185)</b>	<b>\$ 2,088</b>	<b>\$ 2,273</b>	<b>\$ (185)</b>	<b>-8%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 2,807	\$ 2,852	\$ (45)	\$ 2,807	\$ 2,852	\$ (45)	-2%
Maintenance - Materials & Other	940	972	(33)	940	972	(33)	-3%
Maintenance and Operations Contracts	1,559	2,520	(960)	1,559	2,520	(960)	-38%
Employee Benefit Contributions - Maintenance	998	1,057	(59)	998	1,057	(59)	-6%
<b>Total Maintenance</b>	<b>6,304</b>	<b>7,400</b>	<b>(1,097)</b>	<b>6,304</b>	<b>7,400</b>	<b>(1,097)</b>	<b>-15%</b>
<b>Total Insurance Premiums</b>	<b>3,011</b>	<b>3,157</b>	<b>(146)</b>	<b>3,011</b>	<b>3,157</b>	<b>(146)</b>	<b>-5%</b>
Other General Expenses	-	-	-	-	-	-	-
Property Taxes	1,526	1,574	(49)	1,526	1,574	(49)	-3%
Bad debt - Tenant Rents	-	130	(130)	-	130	(130)	-100%
<b>Total Other General Expenses</b>	<b>1,526</b>	<b>1,705</b>	<b>(179)</b>	<b>1,526</b>	<b>1,705</b>	<b>(179)</b>	<b>-11%</b>
Interest of Mortgage (or Bonds) Payable	639	1,268	(629)	639	1,268	(629)	-50%
Interest on Notes Payable	1,268	647	621	1,268	647	621	
Amortization of Loan Costs	526	526	0	526	526	0	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>2,433</b>	<b>2,441</b>	<b>(8)</b>	<b>2,433</b>	<b>2,441</b>	<b>(8)</b>	<b>0%</b>
<b>Total Operating Expenses</b>	<b>\$ 25,276</b>	<b>\$ 26,950</b>	<b>\$ (1,674)</b>	<b>\$ 25,276</b>	<b>\$ 26,950</b>	<b>\$ (1,674)</b>	<b>-6%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 5,367</b>	<b>\$ 3,795</b>	<b>\$ 1,573</b>	<b>\$ 5,367</b>	<b>\$ 3,795</b>	<b>\$ 1,573</b>	<b>41%</b>
Extraordinary Maintenance	-	-	-	-	-	-	-
Depreciation Expense	24,641	24,812	(171)	24,641	24,812	(171)	-1%
<b>Total Expenses</b>	<b>\$ 49,918</b>	<b>\$ 51,762</b>	<b>\$ (1,844)</b>	<b>\$ 49,918</b>	<b>\$ 51,762</b>	<b>\$ (1,844)</b>	<b>-4%</b>
<b>Net Gain (Loss)</b>	<b>\$ (19,274)</b>	<b>\$ (21,017)</b>	<b>\$ 1,743</b>	<b>\$ (19,274)</b>	<b>\$ (21,017)</b>	<b>\$ 1,743</b>	<b>-8%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 8,056	\$ 5,929	\$ 2,127	\$ 8,056	\$ 5,929	\$ 2,127	36%
Rental Subsidies	10,930	13,140	(2,210)	10,930	13,140	(2,210)	-17%
Vacancy Loss	216	(571)	786	216	(571)	786	-138%
Net Rental Revenue	<b>19,202</b>	<b>18,498</b>	<b>704</b>	<b>19,202</b>	<b>18,498</b>	<b>704</b>	<b>4%</b>
Tenant Revenue - Other	-	167	(167)	-	167	(167)	
<b>Total Tenant Revenue</b>	<b>19,202</b>	<b>18,665</b>	<b>537</b>	<b>19,202</b>	<b>18,665</b>	<b>537</b>	<b>3%</b>
Investment Income - Unrestricted	295	142	152	295	142	152	107%
Other Revenue	-	42	(42)	-	42	(42)	-100%
<b>Total Revenue</b>	<b>\$ 19,496</b>	<b>\$ 18,849</b>	<b>\$ 648</b>	<b>\$ 19,496</b>	<b>\$ 18,849</b>	<b>\$ 648</b>	<b>3%</b>
Administrative Salaries	1,538	2,071	(534)	1,538	2,071	(534)	-26%
Auditing Fees	1,233	1,233	0	1,233	1,233	0	0%
Property Management Fee	1,152	1,119	33	1,152	1,119	33	3%
Asset Management Fees	725	-	725	725	-	725	#DIV/0!
Advertising and Marketing	-	4	(4)	-	4	(4)	-100%
Employee Benefit contributions - Administrative	417	658	(240)	417	658	(240)	-37%
Office Expenses	315	171	144	315	171	144	84%
Legal Expense	-	13	(13)	-	13	(13)	-100%
Training & Travel	-	33	(33)	-	33	(33)	-100%
Other	76	89	(13)	76	89	(13)	-15%
<b>Total Operating - Administrative</b>	<b>5,456</b>	<b>5,392</b>	<b>64</b>	<b>5,456</b>	<b>5,392</b>	<b>64</b>	<b>1%</b>
<b>Total Tenant Services</b>	<b>611</b>	<b>1,370</b>	<b>(758)</b>	<b>611</b>	<b>1,370</b>	<b>(758)</b>	<b>-55%</b>
Water	476	572	(96)	476	572	(96)	-17%
Electricity	23	177	(154)	23	177	(154)	-87%
Gas	-	96	(96)	-	96	(96)	-100%
Sewer	476	631	(155)	476	631	(155)	-25%
<b>Total Utilities</b>	<b>\$ 975</b>	<b>\$ 1,475</b>	<b>\$ (500)</b>	<b>\$ 975</b>	<b>\$ 1,475</b>	<b>\$ (500)</b>	<b>-34%</b>

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 950	\$ 951	\$ (1)	\$ 950	\$ 951	\$ (1)	0%
Maintenance - Materials & Other	30	400	(369)	30	400	(369)	-92%
Maintenance and Operations Contracts	813	1,671	(858)	813	1,671	(858)	-51%
Employee Benefit Contributions - Maintenance	351	352	(1)	351	352	(1)	0%
<b>Total Maintenance</b>	<b>2,145</b>	<b>3,374</b>	<b>(1,229)</b>	<b>2,145</b>	<b>3,374</b>	<b>(1,229)</b>	<b>-36%</b>
<b>Total Insurance Premiums</b>	<b>1,893</b>	<b>1,845</b>	<b>48</b>	<b>1,893</b>	<b>1,845</b>	<b>48</b>	<b>3%</b>
Other General Expenses	-	-	-	-	-	-	-
Property Taxes	1,047	1,080	(33)	1,047	1,080	(33)	-3%
Bad debt - Tenant Rents	-	75	(75)	-	75	(75)	-100%
<b>Total Other General Expenses</b>	<b>1,047</b>	<b>1,155</b>	<b>(108)</b>	<b>1,047</b>	<b>1,155</b>	<b>(108)</b>	<b>-9%</b>
Interest on Notes Payable	2,676	-	2,676	2,676	-	2,676	#DIV/0!
Amortization of Loan Costs	271	271	0	271	271	0	0%
<b>Total Interest Expense and Amortization Cost</b>	<b>2,946</b>	<b>2,946</b>	<b>0</b>	<b>2,946</b>	<b>2,946</b>	<b>0</b>	
<b>Total Operating Expenses</b>	<b>\$ 15,073</b>	<b>\$ 17,556</b>	<b>\$ (2,484)</b>	<b>\$ 15,073</b>	<b>\$ 17,556</b>	<b>\$ (2,484)</b>	<b>-14%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ 4,424</b>	<b>\$ 1,293</b>	<b>\$ 3,131</b>	<b>\$ 4,424</b>	<b>\$ 1,293</b>	<b>\$ 3,131</b>	<b>242%</b>
Extraordinary Maintenance	-	-	-	-	-	-	-
Depreciation Expense	11,974	11,974	0	11,974	11,974	0	
<b>Total Expenses</b>	<b>\$ 27,046</b>	<b>\$ 29,530</b>	<b>\$ (2,483)</b>	<b>\$ 27,046</b>	<b>\$ 29,530</b>	<b>\$ (2,483)</b>	<b>-8%</b>
<b>Net Gain (Loss)</b>	<b>\$ (7,550)</b>	<b>\$ (10,681)</b>	<b>\$ 3,131</b>	<b>\$ (7,550)</b>	<b>\$ (10,681)</b>	<b>\$ 3,131</b>	<b>-29%</b>

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

	Total Adminstration	Year to Date Budget	Budget Variance	
Management Fee	\$ 25,336	\$ 29,449	\$ (4,113)	-14%
Asset Management Fee	1,200	1,200	-	0%
Book Keeping Fee	13,260	14,260	(1,000)	-7%
<b>Fee Revenue</b>	<b>39,796</b>	<b>44,909</b>	<b>\$ (5,113)</b>	<b>-11%</b>
Interest Income	1,427	1,583	(157)	-10%
Investment Income	67,456	61,891	5,565	9%
Other Revenue	31,376	34,193	(2,817)	-8%
<b>Total Revenue</b>	<b>\$ 140,054</b>	<b>\$ 142,576</b>	<b>\$ (2,522)</b>	<b>-2%</b>
Administrative Salaries	66,191	69,045	(2,854)	-4%
Auditing Fees	750	750	-	0%
Advertising and Marketing	36	69	(32)	-47%
Employee Benefits - Admin.	14,651	18,962	(4,311)	-23%
Office Expenses	11,295	8,068	3,227	40%
Legal Expense	-	42	(42)	-100%
Training & Travel	487	500	(13)	-3%
Other	3,840	1,602	2,238	140%
<b>Total Operating - Administration</b>	<b>97,250</b>	<b>99,037</b>	<b>(1,787)</b>	<b>-2%</b>
Water	79	68	10	15%
Electricity	436	459	(23)	-5%
Gas	-	133	(133)	-100%
Sewer	62	29	33	116%
<b>Total Utilities</b>	<b>577</b>	<b>690</b>	<b>(113)</b>	<b>-16%</b>
<b>Total Maintenance</b>	<b>1,430</b>	<b>1,108</b>	<b>322</b>	<b>29%</b>
<b>Total Insurance Premiums</b>	<b>1,122</b>	<b>2,935</b>	<b>(1,813)</b>	<b>-62%</b>
<b>Total Other Expenses</b>	<b>12,986</b>	<b>6,485</b>	<b>6,501</b>	<b>100%</b>
Interest of Bonds Payable	25,955	25,000	955	4%
Interest on Notes Payable	1,886	1,750	136	
<b>Total Interest/Amortization</b>	<b>27,841</b>	<b>26,750</b>	<b>1,091</b>	<b>4%</b>
<b>Total Operating Expenses</b>	<b>\$ 141,205</b>	<b>\$ 137,004</b>	<b>\$ 4,201</b>	<b>3%</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>\$ (1,151)</b>	<b>\$ 5,571</b>	<b>\$ (6,723)</b>	<b>-121%</b>
Extraordinary Maintenance	-	-	-	
Casualty Losses Non-capitalized	-	-	-	
Depreciation Expense	2,177	2,271	(93)	-4%
97500 Fraud Losses	-	-	-	
Capital Outlays	-	-	-	
<b>Total Expenses</b>	<b>\$ 143,382</b>	<b>\$ 139,275</b>	<b>\$ 4,108</b>	<b>3%</b>
<b>Net Gain (Loss)</b>	<b>\$ (3,328)</b>	<b>\$ 3,301</b>	<b>\$ (6,629)</b>	<b>-201%</b>





# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 8, 2023

Re: January 2023 CHALIS Unaudited Financial Report

## Executive Summary

### **January 2023 Revenue and Expense Summary for all CHA Low-Income Services Programs**

Attached are the unaudited January 2023 results for the CHALIS programs. The highlights and descriptions are presented below.

## Discussion

The results for each program are presented in a manner to show the variance between the amount billed to the funders and the amount spent. Normally, accounting principles state that revenues are to be recognized when they are earned (or expended) not when billed.

- The Moving Ahead Program is funded by the following grants and donations: City MAP grant, United Way-Independent Living grant, County MAP (Trauma Informed) grant, Child and Adult Care Food Program (CACFP) grant, Summer Food Service Program (SFSP) grant, 21<sup>st</sup> Century ESSER III grant, CPS ESSER III grant, Veterans United MAP donation, and various miscellaneous local MAP donations.
- The Healthy Home Connections (HHC) program is funded by a grant through the County.
- The Independent Living program is covered by a City grant.
- McBaine Townhomes are owned by CHALIS. The rent and other tenant revenues as well as the related expenditures for these properties flow through the CHALIS financials.
- All other CHALIS revenue and expenditures are presented in the General column.
- For the month of January 2023, the Moving Ahead Program overall reflected a net income of \$20,214 including all funding programs described above.
- The Healthy Homes Connections program showed a net loss of \$7,023.
- The Independent Living Program activity resulted in a net loss of \$1,838.
- We are in the process of reviewing each of these programs to find ways to more closely match income billed compared to expenditures incurred.



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## Suggested Commission Action

Read and review this report.



CHA Low-Income Services, Inc. (CHALIS)  
 Unaudited Income Statement  
 January 31, 2023

Program Revenue and Expense Summary	Total Programs	Eliminations	GENERAL	City MAP	Veterans United MAP	United Way - Ind. Living	MAP	County MAP	HHC County Grant	City Independent Living	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	84.425U 21st CCLC ESSER	84.425U CPS ESSER	McBaine Townhomes
Net Tenant Rental Revenue	2,636	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	2,636
Tenant Revenue - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Tenant Revenue</b>	<b>2,636</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>2,636</b>
Other Government Grants	75,189	-	-	11,921	-	-	-	23,299	3,637	-	7,635	-	20,156	8,541	-
Investment Income - Unrestricted	59	-	59	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	3,914	-	4,414	-	-	-	(500)	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>81,798</b>	-	<b>4,473</b>	<b>11,921</b>	-	-	<b>(500)</b>	<b>23,299</b>	<b>3,637</b>	-	<b>7,635</b>	-	<b>20,156</b>	<b>8,541</b>	<b>2,636</b>
Administrative Salaries	2,182	-	2,182	-	-	-	-	-	-	-	-	-	-	-	-
Auditing Fees	(411)	-	(411)	-	-	-	-	-	-	-	-	-	-	-	-
<b>Management Fee</b>	<b>125</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>125</b>
Advertising and Marketing	49	-	-	-	-	-	49	-	-	-	-	-	-	-	-
Office Expenses	1,492	-	732	30	-	-	-	156	301	56	33	-	174	10	-
Travel	298	-	-	-	-	-	59	-	-	-	-	-	238	-	-
Other	741	-	73	57	-	-	210	12	31	1	132	-	113	111	-
<b>Total Operating - Administrative</b>	<b>4,603</b>	-	<b>2,704</b>	<b>87</b>	-	-	<b>318</b>	<b>168</b>	<b>331</b>	<b>58</b>	<b>165</b>	-	<b>526</b>	<b>121</b>	<b>125</b>
Tenant Services - Salaries	38,348	-	-	5,114	-	-	-	4,253	7,244	1,278	2,727	-	10,049	7,683	-
Employee Benefit Contributions - Tenant Serv	6,423	-	(613)	454	-	-	-	1,094	2,793	478	432	-	1,199	588	-
Tenant Services - Other	15,449	-	-	2,241	-	-	129	471	154	-	4,260	-	8,195	-	-
<b>Total Tenant Services</b>	<b>60,220</b>	-	<b>(613)</b>	<b>7,808</b>	-	-	<b>129</b>	<b>5,818</b>	<b>10,190</b>	<b>1,756</b>	<b>7,418</b>	-	<b>19,442</b>	<b>8,271</b>	-
<b>Total Utilities</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Maintenance</b>	<b>535</b>	-	<b>535</b>	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	151	-	-	-	-	-	-	-	-	-	-	-	-	-	151
Liability Insurance	408	-	390	-	-	-	-	-	-	-	-	-	-	-	18
Workmen's Compensation	770	-	41	97	-	-	-	81	138	24	52	-	188	149	-
All Other Insurance	272	-	272	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Insurance Premiums</b>	<b>1,601</b>	-	<b>704</b>	<b>97</b>	-	-	-	<b>81</b>	<b>138</b>	<b>24</b>	<b>52</b>	-	<b>188</b>	<b>149</b>	<b>169</b>
Payments in Lieu of Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other General Expenses</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operating Expenses</b>	<b>66,960</b>	-	<b>3,331</b>	<b>7,992</b>	-	-	<b>447</b>	<b>6,067</b>	<b>10,659</b>	<b>1,838</b>	<b>7,635</b>	-	<b>20,156</b>	<b>8,541</b>	<b>294</b>
<b>Excess of Operating Revenue over Operating Expenses</b>	<b>14,838</b>	-	<b>1,142</b>	<b>3,929</b>	-	-	<b>(947)</b>	<b>17,232</b>	<b>(7,023)</b>	<b>(1,838)</b>	-	-	-	-	<b>2,342</b>

CHA Low-Income Services, Inc. (CHALIS)  
 Unaudited Income Statement  
 January 31, 2023

Program Revenue and Expense Summary		Eliminations	GENERAL	City MAP	Veterans United MAP	United Way - Ind. Living	MAP	County MAP	HHC County Grant	City Independent Living	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	84.425U 21st CCLC ESSER	84.425U CPS ESSER	McBaine Townhomes
Total Programs															
Extraordinary Maintenance	-														
Casualty Losses - Non-capitalized	-														
Housing Assistance Payments	-														
HAP Portability-In	-														
Depreciation Expense	1,517														1,517
<b>Excess (Deficiency) of Total Revenue Over (Under) Tot:</b>	<b>13,321</b>		<b>1,142</b>	<b>3,929</b>	-	-	<b>(947)</b>	<b>17,232</b>	<b>(7,023)</b>	<b>(1,838)</b>	-	-	-	-	<b>825</b>



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Affordable Housing Development and Compliance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 8, 2023

Re: Affordable Housing Development Report

## Executive Summary

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

## Discussion

CHA staff held its first resident engagement meeting for Providence Walkway and Trinity residents on March 3, 2022. This first meeting informed residents of the intent to renovate these 50 units and asked for resident input on what they would like to have included in the overall design and amenities of the property. The event was well attended with 15 residents in attendance. The residents were very engaged and asked several questions and offered input for CHA consideration. CHA staff also provided surveys for residents to complete and will have a summary of input received at the April board meeting. CHA staff will also provide resident input to the architect for initial plans. Once initial plans are completed, a second meeting will be scheduled to show the residents the new plan and receive feedback on the designs. These meetings are required to be completed before applying for a CHAP from HUD. Having a CHAP in place prior to future funding rounds through MHDC as well as the city and county 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 capacity of staff. CHA has identified additional staff needs as it moves toward project implementation within the Development, Maintenance, LIHTC and Operations. Current timelines for projects are as follows:

### **Estimated Timeline for Kinney Point:**

January – April 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.

April - June 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.



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## July - December 2024:

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.*

## Estimated 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.



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## 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.
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.*

### Suggested Commission Action

Review and consider the 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: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 8, 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 January 2023.

## Discussion

In January, five (5) families moved in and four (4) families moved out. Of the four (4) families that moved out, one (1) household transferred within the same property, two (2) households were terminated and one (1) family moved to the private sector. Out of 742 units, there were twenty-three (23) vacant as of January 31, 2023, which is an overall occupancy rate of 96.9%. This is a slight increase from Decembers occupancy rate of 96.8%. Seven of the vacant units are loctated in Amp. 1 and we are no longer filling vacancies so we may utilitilize the vacant units for relocation of Park Avenue tenants once we close on Park Avenue. Fourteen (14) units were vacant over 60 days, seven of these are Amp. 1 units. Five (5) requests for vouchers and six (6) intents to vacate were submitted by participants. Eight (8) terminations were issued for reasons other than non-payment. The SAFHR rental assistance program has run out of money and will no longer take applications for assistance. Management is working with all tenants with past due balances to enter into repayment agreements.

## Suggested Commission Action

Review and consider the monthly report.





## Property Management Report for January 2023

Property	Total units	Occupancy % for Jan.	Occupancy (as of 1/31/23)	YTD Occupancy as of 2/28/23	#Vacant units under 0-60 days	#Vacant units over 61 days	Request for voucher	Move-ins (Jan)	Move-outs (Jan)	Unit restores (Jan)	Avg. cost per restore	Billed to tenant at move out	Total work orders	Total \$ Amount billed
Amp 1 - PH	120	93.30%	94.20%	93.20%	0	7	N/A	0	0	2	\$1,458.68	\$0.00	55	\$55.00
Bear Creek	76	92.23%	92.10%	92.17%	2	4	1	0	2	0	N/A	\$4,305.66	38	\$4,664.42
Oak Tower	147	99.34%	100.00%	99.14%	0	0	0	2	0	1	\$883.00	\$0.00	51	\$123.96
Paquin Tower	200	98.35%	98.50%	98.26%	3	0	0	3	2	4	\$969.98	\$198.06	76	\$325.89
Stuart Parker	84	98.81%	98.80%	99.11%	0	1	2	0	0	0	N/A	N/A	8	\$37.89
BWW	54	96.29%	96.30%	96.29%	2	0	1	0	0	0	N/A	N/A	15	\$0.00
BWWII	36	94.40%	94.40%	94.40%	1	1	1	0	0	1	\$194.60	\$0.00	14	\$0.00
Patriot Place	25	92.00%	92.00%	93.76%	1	1	0	0	0	1	\$1,664.00	\$0.00	8	\$0.00

Property	Total units	TARS uncollected for Jan	delinquent 60	delinquent 61-90	delinquent 90+	# rpymnt agrmnts	rpymnt in default	# Accts. with deposit due (Dec)	total Security deposit due (Dec)	# Accts. with deposit due (Jan)	Total security deposit due (Jan)	# Non-pymnt termination issued in January	# other termination issued in January	# Intent to vacate submitted for Jan
Amp 1 - PH	120	\$4,795.16	\$3,322.32	\$2,869.00	\$4,516.19	4	0	27	\$11,210.75	26	\$10,140.09	3	1	1
Bear Creek	76	\$3,762.18	\$1,286.75	\$83.00	\$239.66	0	0	8	\$2,506.90	8	\$2,470.90	2	1	2
Oak Tower	147	\$9,131.64	\$2,748.48	\$1,021.30	\$785.16	8	1	19	\$5,194.72	18	\$4,467.27	0	3	0
Paquin Tower	200	\$3,012.73	\$146.50	\$26.25	\$1,764.83	2	0	14	\$3,696.00	17	\$4,787.00	8	1	2
Stuart Parker	84	\$4,973.89	\$1,284.35	\$242.00	\$5,280.96	2	1	7	\$1,541.49	7	\$1,383.49	0	0	1
BWW	54	\$3,164.50	\$2,448.00	\$385.00	\$491.14	1	0	12	\$2,688.00	12	\$2,688.00	0	2	0
BWWII	36	\$562.70	\$1,945.41	\$466.00	\$676.00	1	0	2	\$580.00	3	\$902.00	0	0	0
Patriot Place	25	\$601.03	\$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
<b>Month of</b>									
Downtown	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
<b>MONTHLY TOTAL</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>15</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>3</b>



# Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 8, 2023

Re: Housing Choice Vouchers & Special Programs

## Executive Summary

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

## Discussion

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

This memo provides a report of the Housing Choice Voucher (HCV) and Special Program activities. The attached HCV Program Report is contingent on the number of vouchers leased, which is the primary measurement of this program's success. The Housing Programs Department continues to have a need of increasing lease ups; however, staff continues to make progress. CHA currently has 1,030 applicants seeking program subsidy. CHA added 8 new lease ups for the month. There were 10 attritions for a gain of 0 new participants. As of January 31, 2022, CHA had 122 voucher holders searching for homes. Available affordable rental units remain our 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. If approved, HCV staff will implement the change immediately. 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 Move Out Reasons:**

Took self-off Program/ Moved into Paquin– 1

Zero HAP Due to Increased Income (6 Months) – 3

### **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 January 31, 2023, there are 119 households receiving VASH program assistance - 96 HCV + 23 PBV (Patriot Place). CHA currently has 12 HCV VASH new voucher holders searching for homes.

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

Took Self off Program - 1

Nursing Facility – 1

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



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Took Self off Program - 1  
Nursing Facility – 1

## **Mainstream Vouchers**

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA has been awarded 45 Mainstream Vouchers. As of January 31, 2023, CHA has 22 vouchers leased with 13 voucher holders searching for a home. CHA was awarded an additional 26 vouchers effective November 1, 2022. Intake Coordinator has worked diligently to identify eligible families to receive a Mainstream voucher.

## **Mainstream Move Out Reasons:**

N/A

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

CHA continues to provide Continuum of Care Program vouchers to the most vulnerable chronically homeless individuals within our community. Each year CHA experiences an increase in homeless individuals and families needing safe, decent, and sanitary housing. As of January 31, 2023, CHA had 52 households receiving COC program assistance. As with all our voucher programs, lack of affordable housing remains our 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 9 voucher holders searching for homes. Special Programs Specialist has requested an additional 10 referrals from the coordinated entry team.

## **Continuum of Care (CoC) Move Out Reasons:**

None

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

CHA currently has 51 Emergency Housing Vouchers with 35 leased and 6 others with vouchers and looking for housing. Special Programs Specialist has requested an additional 10 referrals from our coordinated entry team. Just as required with the CoC program, the applicants must be added to the waitlist through the Boone County Coalition to End Homelessness (BCCEH) via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. The BCCEH has made great strides to connect these vouchers with families that better meet the criteria for the EHV voucher program.

## **Emergency Housing Vouchers (EHV) Program Move Out Reasons:**

Took Self Off Program - 1

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

CHA currently has 16 participants on this program and the target to utilize remaining funding is 16. The “Target Number of Vouchers” can be a little deceiving due to the factors in the “target” calculation: (1) remaining funding available (2) remaining number of months, and (5) the current month’s HAP payment.



# Housing Authority of the City of Columbia, Missouri

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In December 2022, CHA received an extension for our current TBRA funding through June 2023 from the City of Columbia. We are 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

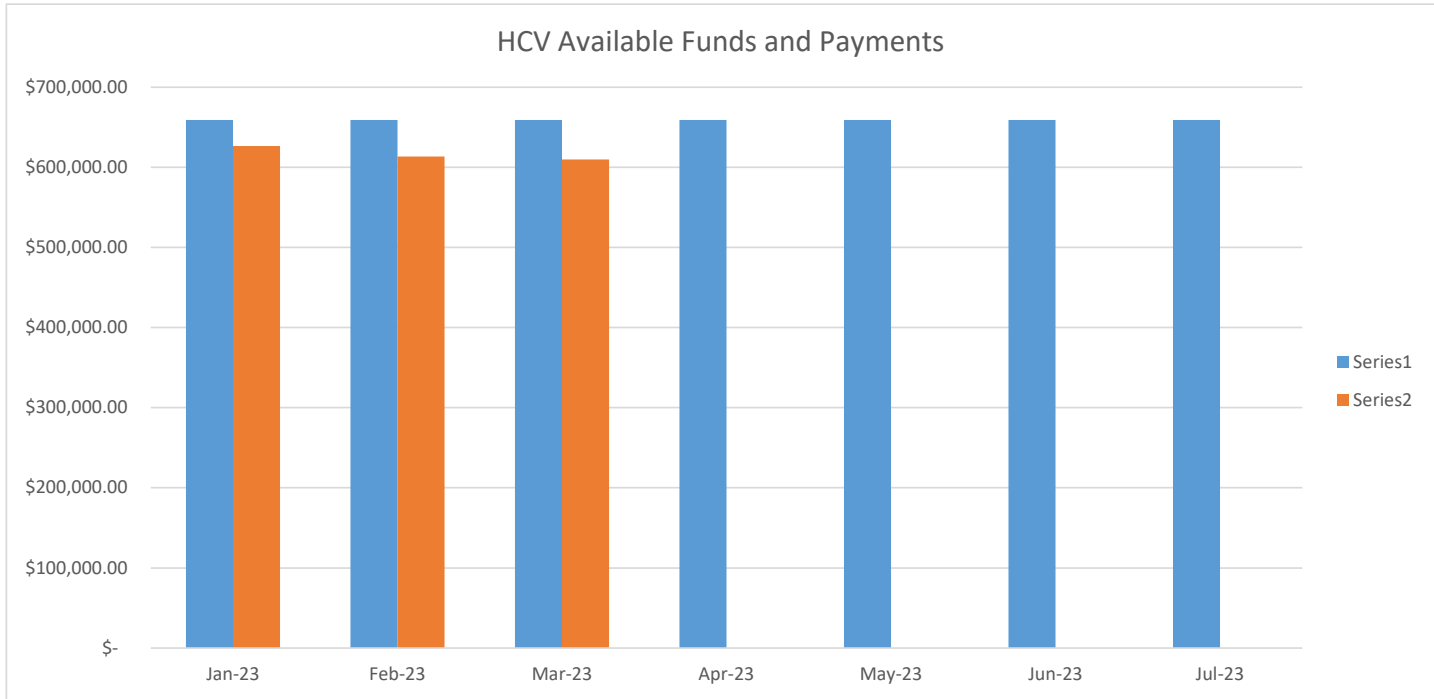
**January 31, 2023**

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	\$ 652	\$ 11,090	\$ (14,417)	17	39	(22)	3	
Nov-22	\$ 65,430	\$ 32,715	\$ 131.14	\$ 642	\$ 10,266	\$ (22,449)	16	51	(35)	2	
Dec-22	\$ 55,164	\$ 11,033	\$ 109.73	\$ 730	\$ 11,685	\$ 652	16	15	1	3	



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

**January 2023**







# 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

Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 8, 2023

Re: Safety Report

## Executive Summary

This report provides a brief overview of Safety Department for January 2023.

## Discussion

### Yearly Totals for CHA Safety Reports

	January 2023	February 2022	March 2022	April 2022	May 2022	June 2022	July 2022	August 2022	September 2022	October 2022	November 2022	December 2022
Bear Creek	3	1	5	6	4	4	5	9	5	3	1	3
Bryant Walk	4	3	2	2	2	1	2	3	3	1	1	1
Downtown	4	5	6	7	4	2	6	9	13	4	4	4
Oak Towers	11	16	13	14	10	12	7	6	9	7	3	8
Patriot Place	0	1	3	0	3	2	4	5	2	3	3	0
Paquin Towers	13	24	26	14	10	10	13	15	11	14	8	12
Stuart Parker	2	0	3	1	0	1	4	7	1	4		1
misc							0		0	0		
<b>Total</b>	<b>37</b>	<b>50</b>	<b>58</b>	<b>44</b>	<b>33</b>	<b>32</b>	<b>41</b>	<b>45</b>	<b>44</b>	<b>36</b>	<b>20</b>	<b>29</b>

### Joint Communications Log for January 2023

	January 2023	February 2022	March 2022	April 2022	May 2022	June 2022	July 2022	August 2022	September 2022	October 2022	November 2022	December 2022
Columbia Police Response	92	86	91	98	91	85	93	94	108	90	87	92
Columbia Police Reports	6	11	14	11	10	13	16	17	11	14	12	13
Fire/Ems	91	61	93	79	90	74	92	80	77	72	60	105
<b>Total</b>	<b>189</b>	<b>158</b>	<b>198</b>	<b>188</b>	<b>191</b>	<b>172</b>	<b>201</b>	<b>191</b>	<b>196</b>	<b>176</b>	<b>159</b>	<b>210</b>

### Safety Department New Resident Move in meetings

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

### Safety Department other activities:

Completed Trespass list review. Original list was approximately 900, current list is 230 who are on the trespassed list.

## 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: Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: March 8, 2023

Re: Monthly Resident Services Report

## Executive Summary

This report summarizes the Resident Services Department's activities for January 2023.

## Discussion

The CHA Resident Services Department continued to supply supportive services in each of the separate programs corresponding properties or populations served. Updated data on services supplied and populations served are provided in the tables below:

### **ROSS Service Coordinator Program (ROSS) – Serving Active ROSS Participants in Public Housing**

The ROSS Service Coordinator organized a credit counseling class with Prosper U, a division of Central Bank of Boone County. The ROSS Service Coordinator also completed the prior year's reports.

Total Households that Qualify for ROSS	115
Total ROSS Participants	62
New as of Last Report	3

### **Family Self Sufficiency Program (FSS) – Serving Active FSS Participants from all CHA Housing Programs**

FSS had two program graduates. One participant received \$8,294.00, the other received \$4,230.49. In January FSS workers attended the Columbia Values Diversity event. FSS workers conducted annual client meetings, continued to switch participants to new contracts reflecting the new HUD guidelines. FSS workers also attended training webinars from HUD about regulation changes.

Current Participants (1/31/23)	129
New Enrolls (January)	4
Exits (January)	1
Graduates (January)	2
Employed (1/31/23)	73
With Escrow (1/31/23)	48
Graduated (year to date)	2



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## **Healthy Home Connections Program (HHC) - Serving Families with Children 19 and Under, PBV & HCV**

HHC staff added one Family Support Specialist. HHC worked hard on completing the year end reports and working toward gaining processes to get the program moving in the right direction for 2023. HHC has partnered for one budgeting event for clients.

Total PBV Residents (thru January 31st)	84
Total HCV Participants (thru January 31st)	27
Total Qualified Families (thru January 31st)	631
Units of Service provided (thru January 31st)	263

## **Independent Living Program (ILP) – Serving 55 & Over and Persons with Disabilities, PBV & HCV – Excluding Paquin Tower & Oak Tower**

HHC staff continue to serve the majority of ILP qualified individuals through the Annie Fisher food pantry.

<b>ILP Participants (HCV &amp; PBV)</b>	
Total PBV Residents (thru January 31st)	75
Total HCV Participants (thru January 31st)	16
Total Qualified Families (thru January 31st)	631
Units of Service provided (January)	167

## **Independent Living Program (ILP) + Serving 55 & Over and Persons with Disabilities Paquin Tower & Oak Towers only + all other Residents at the Towers**

CHA staff continued to supply supportive services to Oak and Paquin residents in. CHA staff in both Towers have continued to aid participants in filing for rent rebates with SIL. CHA staff at both towers continue to have activities including Craft time, bingo, coffee and donuts and pancake breakfast.

<b>ILP Participants (Towers)</b>	
Total Qualified Individuals (thru January)	410
Units of Service provided (thru January)	1,094
Unduplicated Services (thru January)	345





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## **Food Distribution**

CHA staff continued to supply a significant level of services as it relates to food through the Annie Fisher Food Pantry & Bear Creek Share Shelf.

<b>Location (December)</b>	<b>People / Household Served</b>	<b>Pounds of Food</b>
Annie Fisher Food Pantry & Bear Creek	556/234	7,391
Oak Towers	81/80	3,859
Paquin Towers	77/70	3,087

## **Moving Ahead Program (MAP) Afterschool and Summer Program for Students and their Parents**

The Moving Ahead Program continued to supply an increased level of service for afterschool programming needs of CHA Participant children and other qualified children. MAP staff regularly conducts family development events and classes for MAP families. MAP staff helped compile and complete the 2022 Year End reports for four funding sources. Map hosted finance classes and parenting classes in January.

<b>Participants – Out of School</b>	<b>(Boone County, City of Columbia, United Way)</b>
Total Unduplicated Students (as of January)	148
Active Students (in January)	106
Units of Service Provided (in January)	11,004

<b>Development Programs</b>	<b>(Boone County)</b>
Units of Services Provided, Family Education	14
Units of Services Provided, Family Develop	30

Recommended Commission Action

Read and review Monthly Report.