



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, June 7, 2023

Time: 5:30 p.m. – Columbia Housing Authority Regular Meeting

Place: CHA Administration Building, 201 Switzler

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of May 17, 2023, Open and Closed Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

PUBLIC HEARINGS

RESOLUTIONS

REPORTS

- VI. Director Reports: Affordable Housing Development and Compliance, Affordable Housing Programs, Affordable Housing Operations, Resident Services, and Safety
- VII. April Financial Report
- VIII. Current Events

PUBLIC AND COMMISSIONER COMMENT

- IX. Public Comment (Limited to 5 minutes per speaker)
- X. Commissioner Comment
- XI. Adjournment

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

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

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



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING May 17, 2023, BOARD MEETING MINUTES

I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session on May 17, 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 5:32 p.m.

II. Roll Call:

Present: Bob Hutton, Chair Commissioner
Robin Wenneker, Vice Chair Commissioner arrived at 5:51 p.m.
Steve Calloway, Commissioner
Rigel Oliveri Commissioner
Jama Rahn, Commissioner

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

Guest: Steve Smith

III. Adoption of Agenda:

Mr. Cole stated he included the Affordable Housing Initiative reports in the packets, but it was not listed on the agenda. Mr. Cole requested the board to amend the agenda to add the AHI reports.

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

IV. Approval of April 12, 2023, Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of April 12, 2023. Mr. Hutton noted that this was a regular meeting. A motion was made by Ms. Oliveri and second by Ms. Rahn. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

V. Approval of April 12, 2023, Closed Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the closed meeting of April 12, 2023. A motion was made by Mr. Calloway and second by Ms. Oliveri. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

VI. Approval of April 17, 2023, Closed Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the closed meeting of May 17, 2023. A motion was made by Ms. Oliveri and second by Ms. Rahn. All Commissioners voted “aye” and Mr. Hutton declared the motion approved.

VII. Public Comment.

There were no public comments.

RESOLUTIONS

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

Mr. Cole reported that Resolution 2919 was a resolution approving job description and salary ranges for:

Housing Ambassador

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

Homeless Services Coordinator

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

Housing Development Coordinator

- Range E, \$37,440.00 to \$52,000.00 annually, plus excellent fringe benefits

Grant Coordinator

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

Mr. Cole presented background information on the need for each of the positions.

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

Mr. Hutton called for a motion to approve Resolution 2919 as presented. A motion was made by Ms. Oliveri. 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

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

Mr. Cole reviewed the submission of three different applications for funding.

Providence Walkway CDBG - \$450,000
Home - \$250,000
City ARPA - \$3 million, CHA made it to the second round

TBRA - \$100,000 to continue the operation of this program.

Park Ave Homeownership – Home Funds - \$150,000

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

Mr. Hutton called for a motion to approve Resolution 2920 as presented. A motion was made by Ms. Wenneker. Second by Mr. Calloway. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Wenneker, Hutton, Oliveri, Calloway, Rahn

No: None

- X. Resolution 2921:** Authorizing the Housing Authority of the City of Columbia, Missouri to submit a Rental Assistance Demonstration Program (RAD) Application for the “Providence Walkway Apartments” Project to the U.S. Department of Housing and Urban Development (HUD) and Approving the Chief Executive Officer to Certify the Agreement to Comply with all Requirements of the RAD Program as Outlined in “Notice H-2019-9 PIH 2019-23 (HA)”.

Mr. Cole reported that CHA intended to submit an application for Rental Assistance Demonstration Program (RAD) funding for its Providence Walkway Project. The resolution authorizes a submission of the application to the U.S. Department of Housing and Urban Development (HUD) and approving the Chief Executive Officer to certify the agreement to comply with all requirements of the RAD program.

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

Mr. Hutton called for a motion to approve Resolution 2921 as presented. A motion was made by Mr. Calloway. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Wenneker, Hutton, Oliveri, Calloway, Rahn

No: None

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

Mr. Cole reported that CHA was notified on April 25, 2023, that the City of Columbia was requesting the donation of a construction easement and permanent street easement at 700 North Garth between Garth and Mary for the Sexton Road Sidewalk Improvement Project.

Ms. Harvey stated we need to check with Redstone and MHDA if they have any restrictions on the control of this property.

Mr. Cole stated to amend the resolution to add the approval is contingent upon Redstone, MHDC, or any other partners we are affiliated with.

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

Mr. Hutton called for a motion to approve amended Resolution 2922 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

REPORTS

- XII.** 7 E. Sexton Facility Improvements Updates

Mr. Cole identified the preliminary facility needs and cost for CHA's building at 7 East Sexton.

Mr. Cole stated we would like to move forward with a new roof on 7 E. Sexton and to do additional research for a sound engineer to come out.

- XIII. Director Reports: Affordable Housing Development and Compliance Affordable Housing Programs, Affordable Housing Operations, Resident Services, Safety.**

Affordable Housing Development Report:

Ms. Matondo reviewed highlights for the Park Ave and Kinney Point Developments.

Ms. Matondo stated CHA did receive \$3 Million from Missouri Department of Economic Development for the additional 10 - 1-bedroom units. The PD Plan Amendment will be presented to the Planning and Zoning Commission's public hearing on June 8, 2023.

Housing Operations:

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

Resident Services:

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

Safety:

Mr. Cole shared that there were 45 CHA Safety Department Reports in March and 201 Joint Communication Logs for March. Safety had 5 new residents move in meetings. Safety worked with CPD and US Marshalls to locate suspect wanted by US Marshalls office on Bryant Walkway.

XIV. CHA FY2023 March Financial Statement

Mr. Cole reviewed highlights from the March Financial report sharing that the revenues are a little lower than expenditures and net gain of the HCV is \$17,121 above budget and Public Housing is \$55,538 above budget and LIHTC \$39,192 above budget.

XV. Public Comment

There was no public comment.

XVI. Commissioner Comment

There was no commissioner comment.

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Oliveri. Second by Ms. Rahn. Mr. Hutton called the meeting adjourned at 7:22 p.m.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

Certification of Public Notice

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on May 15, 2023, I posted public notice of the May 17, 2023, Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

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

Randy Cole, Chief Executive Officer

Date



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING May 17, 2023, CLOSED MEETING MINUTES

I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in closed session on May 17, 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 7:30 p.m.

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

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

CHA Staff: Randy Cole, CEO

Guest: Steve Smith

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

II. Roll Call:

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

Yes: Hutton, Wenneker, Oliveri, Calloway, Rahn

No: None

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

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

Yes: Hutton, Wenneker, Oliveri, Calloway, Rahn

No: None

III. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Second by Mr. Calloway. Mr. Hutton called the meeting adjourned at 9:05 p.m.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

Certification of Public Notice

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on May 15, 2023, I posted public notice of the May 17, 2023, Closed Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

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

Randy Cole, Chief Executive Officer

Date



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Department Source: Affordable Housing Development and Compliance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 7, 2023

Re: Affordable Housing Development and Compliance Report

Executive Summary

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

Discussion

Kinney Point:

During the biweekly call between CHA Development staff, Fulson Housing Group, Wallace Architects, and Crockett Engineering the planning and zoning was discussed. Crockett Engineering will present on behalf of CHA at the Planning and Zoning meeting on June 8th, July 17th, and then August 7th it will go to City Council.

Park Avenue:

This project is moving along towards its Firm Submission of July 1. Design Alliance Architects have advised a final set of plans should be available by the end of the week after a review from Green Rater and final items from civil engineering and MEP have been completed.

Providence Walkway:

Full proposal for City ARPA application is due June 9. CDBG and HOME application was presented to HCDC on May 24. HCDC will make their funding recommendations at their next scheduled meeting June, 14.

Please view updated project timelines below.

Anticipated Timeline for Kinney Point:

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

- The reason for the extension of time is due to the review process of the PD plan. According to the civil engineer, we will not have an approval of this plan until 8/7.

August - October 2023:

1. MHDC will review items submitted to receive the Firm Commitment for the deal's LIHTC Allocation



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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.

October 2023 - February 2025:

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 to be paid to project.

March – June 2025:

1. Once the 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.*

Anticipated Timeline for Park Avenue:

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

- **Original Firm Submission due date is set for 7/1/23. We may need to extend 30 days depending on how quickly HUD can process the RAD financing plan as well as how long it'll take the contractor to get bids.**

August - September 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, & related documents with Tax Credit Investor will 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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October 2023 - June 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 project.

June – August 2025:

1. Once the project 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.



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Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 7, 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 April 2023.

Discussion

In April, thirteen (13) families moved in and twelve (12) families moved out or transferred units. Of the twelve (12) families that moved out or transferred units, (7) households were transfers, one (1) passed away, one (1) household moved in with family, one (1) household was terminated, one (1) tenant moved to a nursing home, and one (1) family purchased a home. Out of 622 LIHTC/PBV units there were fifteen (15) vacant as of April 30, 2023 which is an overall occupancy rate of 97.58%. Of the 15 vacant LIHTC/PBV units, three (3) were vacant over 60 days. As of 4/30/2023 Amp. 1 had eleven (11) vacant units. Six (6) requests for vouchers and twelve (12) intents to vacate were submitted by participants. Ten (10) terminations were issued for reasons other than non-payment.

Recommended Commission Action

Review and consider the monthly report.

Property Management Report for April 2023

Property	Total units	Occupancy % for April 2022	Occupancy for April 2023	YTD Occupancy as of 4/30/23	#Vacant units under 0-60 days as of 4/30/23	#vacant units over 61 days as of 4/30/23	Request voucher for	Move-ins (April)	Move-outs (April)	Unit restores (April)	Avg. cost per restore	Billed to tenant at move out	Total work orders	Total \$ Amount billed
Amp 1 - PH	120	95.83%	90.83%	97.28%	4	7	N/A	1	3	2	\$1,077.48	\$709.56	41	\$750.34
Bear Creek	76	98.68%	100.00%	94.09%	0	0	3	3	0	0	N/A	N/A	48	\$496.04
Oak Tower	147	96.59%	97.95%	98.18%	3	0	0	3	1	3	\$503.06	\$114.08	72	\$170.07
Paquin Tower	200	98.50%	97.50%	97.84%	5	0	0	5	5	4	\$952.27	\$305.12	88	\$477.18
Stuart Parker	84	97.61%	98.80%	99.14%	1	0	1	1	1	0	N/A	\$388.85	16	\$474.63
BWW	54	92.59%	94.44%	96.57%	2	1	1	0	2	1	\$0.00	\$0.00	21	\$0.00
BWW/II	36	100.00%	91.66%	93.75%	1	2	1	0	0	0	N/A	N/A	22	\$109.04
Patriot Place	25	100.00%	100.00%	96.93%	0	0	N/A	0	0	0	N/A	N/A	11	\$35.00
Property	Total units	TARS uncollected for April	delinquent 60	delinquent 61-90	delinquent 90+	# rpymnt agrmnts	rpymnt in default	# Accts. with deposit due (April)	total Security deposit due (April)	# Accts. with deposit due (March)	Total security deposit due (March)	# Non-pymnt termination issued in April	# other termination issued in April	# Intent to vacate submitted for April
Amp 1 - PH	120	\$114.94	\$2,246.65	\$2,899.26	\$4,962.37	10	4	20	\$7,154.48	21	\$7,734.87	7	2	4
Bear Creek	76	\$5,432.92	\$1,969.78	\$708.00	\$354.72	4	1	11	\$4,058.84	9	\$2,778.84	12	1	2
Oak Tower	147	\$5,267.15	\$2,307.58	\$2,249.43	\$685.23	3	0	16	\$4,947.13	15	\$4,356.64	2	2	3
Paquin Tower	200	\$1,443.06	\$341.00	\$19.85	\$1,483.94	2	0	15	\$5,868.00	18	\$6,308.00	3	1	2
Stuart Parker	84	\$4,485.30	\$2,082.43	\$360.90	\$5,434.36	4	1	4	\$969.00	6	\$1,221.49	0	0	0
BWW	54	\$2,837.59	\$2,665.00	\$1,168.00	\$1,136.14	1	0	13	\$2,985.00	13	\$2,985.00	11	0	1
BWW/II	36	\$1,047.59	\$476.00	\$466.00	\$3,221.41	0	0	2	\$550.00	2	\$550.00	1	2	0
Patriot Place	25	\$869.03	\$320.65	\$0.00	\$0.00	0	0	N/A	N/A	N/A	N/A	1	2	0

Affordable Housing Terminations Report - FY2023									
	Failure to Pay	Criminal	Unauthorized Guest	Other	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
Month of January 2023									
Downtown - AMP 1	4	0	0	1	5	4	0	0	1
Oak Tower	0	0	0	3	0	3	0	0	0
Bear Creek	2	0	0	0	0	2	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	1	1	1	0	0	0
Stuart Parker - Paquin Tower	8	0	1	0	9	8	0	0	1
Bryant Walkway	0	0	0	2	0	1	0	0	1
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	14	0	0	7	15	19	0	0	3
Month of February 2023									
Downtown - AMP 1	4	0	0	0	4	4	0	0	0
Oak Tower	3	1	1	2	0	2	0	0	0
Bear Creek	0	1	0	0	0	0	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	3	0	0	1	0	4	0	0	0
Bryant Walkway	2	0	0	0	0	2	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	12	2	0	3	4	12	0	0	0
Month of March 2023									
Downtown - AMP 1	5	0	0	2	7	7	0	0	0
Oak Tower	0	0	0	1	0	1	0	0	0
Bear Creek	8	0	0	0	8	8	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	1	0	0	0	1	0	1	0	0
Stuart Parker - Paquin Tower	4	0	0	0	4	4	0	0	0
Bryant Walkway	0	0	0	1	1	1	0	0	0
Bryant Walkway II	0	1	0	0	1	1	0	0	0
MONTHLY TOTAL	18	1	0	4	22	22	1	0	0
Month of April 2023									
Downtown - AMP 1	8	1	0	1	10	8	1	0	1
Oak Tower	2	1	0	1	4	3	0	0	1
Bear Creek	12	0	0	1	13	12	0	0	1
Patriot Place	0	1	0	0	1	0	0	0	1
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	3	1	0	0	4	3	0	0	1
Bryant Walkway	10	0	0	0	10	9	0	0	1
Bryant Walkway II	2	0	0	2	4	3	0	0	1
MONTHLY TOTAL	37	4	0	5	46	38	1	0	7



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Department Source: HCV Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 7, 2023

Re: Housing Choice Vouchers & Special Programs

Executive Summary

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

Discussion

Housing Choice Voucher (HCV) Program

This memo provides a report of the Housing Choice Voucher (HCV) and Special Program activities. The attached HCV Program Report is contingent on the number of vouchers leased, which is the primary measurement of this program's success. The Housing Programs Department continues to have a need for increasing lease ups; however, staff continue to make progress. CHA currently has 1,087 applicants seeking program subsidy. CHA added 20 new lease ups for the month. There were 7 attritions for a gain of 13 new participants for the month of April. As of April 30, 2023, CHA had 114 voucher holders searching for homes. Available affordable rental units remain the most significant barrier.

On March 16, 2023, CHA received formal approval from HUD to increase the payment standards to 120% of the Fair Market rents. HCV staff worked diligently to ensure all current participants' reexaminations were corrected to reflect the 120% payment standard. The goal is to take the financial burden from families that may be renting a unit outside of the current payment standard and increase the HAP portion CHA pays monthly. HCV HAP expenditures will rise as staff continues to apply the new payment standards to each household's account at recertification.

HCV EOP Reasons:

Zero HAP Due to Increased Income (6 Months) – 2

Took self-off program -

Termination/Non-Compliance – 2

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 April 30, 2023, there are 117 households receiving VASH program assistance - 92 HCV + 25 PBV (Patriot Place). CHA currently has 17 HCV VASH new voucher holders searching for homes and 5 referrals on hand pending briefing and voucher issuance.

HUD VASH EOP Reasons:



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

Ineligible/Legal Status – 1
Termination/Damages -1

Mainstream Vouchers

Mainstream Vouchers are reserved for non-elderly disabled individuals. CHA has been awarded 49 Mainstream Vouchers. As of April 30, 2023, CHA has 26 vouchers leased with 14 voucher holders searching for a home. CHA was awarded an additional 26 vouchers effective November 1, 2022. The Intake Coordinator is working to identify eligible families to receive a Mainstream voucher.

Mainstream EOP 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 April 30, 2023, CHA had 47 households receiving COC program assistance. As with all CHA voucher programs, a lack of affordable housing remains the most significant barrier.

The applicants must be added to the waitlist through the BCCEH via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. As the applicants are homeless, there are often additional barriers such as locating individuals for processing. There are currently 13 voucher holders searching for homes. Special Programs Specialist has requested an additional 10 referrals from the coordinated entry team. 5 of the 10 referrals responded and accepted. Voucher issuance pending completed referral information from coordinated Entry team.

Continuum of Care (CoC) EOP Reasons:

Failure to engage in supportive services – 3
Termination/Non-Compliance – 1

Emergency Housing Vouchers (EHV) Program

CHA currently has 51 Emergency Housing Vouchers with 36 leased and 19 others with vouchers and looking for housing. Just as required with the CoC program, the applicants must be added to the waitlist through the Boone County Coalition to End Homelessness (BCCEH) via a “coordinated entry” system as prescribed by the MO Balance of State, Continuum of Care. The BCCEH has made great strides to connect these vouchers with families that better meet the criteria for the EHV voucher program.

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

Emergency Housing Vouchers (EHV) Program EOP Reasons:



Housing Authority of the City of Columbia, Missouri

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N/A

Tenant-Based Rental Assistance (TBRA) Program

CHA currently has 14 participants leased on this program and the target to utilize remaining funding is 15. The “Target Number of Vouchers” can be misleading due to the factors in the “target” calculation: (1) remaining funding available (2) remaining number of months, and (3) the current month’s HAP payment.

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

Move Out Reasons:

Termination/Eviction - 1

Recommended Commission Action

Review and consider Report

Section 8 - Continuum of Care Program - Monthly Management Report

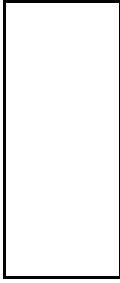
April 30, 2023

CONTINUUM OF CARE											
Month	Funds Available Through April 30, 2022	Projected Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment	HAP s Over/(Under) Authorized	Current Vouchers in Lease	Target Number of Vouchers	Number of Vouchers Over/(Under) Authorized	Vouchers Issued	
May-22	\$ 441,912	\$ 36,826	\$ 118.30	\$ 518	\$ 29,019	\$ (7,807)	56	71	(15)	25	
Jun-22	\$ 412,893	\$ 37,536	\$ 128.42	\$ 577	\$ 31,727	\$ (5,809)	55	65	(10)	24	
Jul-22	\$ 381,166	\$ 38,117	\$ 115.76	\$ 575	\$ 31,617	\$ (6,500)	55	66	(11)	17	
Aug-22	\$ 349,549	\$ 38,839	\$ 83.18	\$ 630	\$ 40,290	\$ 1,451	64	62	2	14	
Sep-22	\$ 309,259	\$ 38,657	\$ 81.34	\$ 581	\$ 37,168	\$ (1,489)	64	67	(3)	15	
Oct-22	\$ 272,091	\$ 38,870	\$ 87.98	\$ 542	\$ 32,518	\$ (6,352)	60	72	(12)	8	
Nov-22	\$ 239,573	\$ 39,929	\$ 88.09	\$ 577	\$ 31,725	\$ (8,204)	55	69	(14)	9	
Dec-22	\$ 207,848	\$ 41,570	\$ 81.98	\$ 505	\$ 27,750	\$ (13,820)	55	82	(27)	5	
Jan-23	\$ 180,098	\$ 45,025	\$ 81.06	\$ 569	\$ 29,006	\$ (16,019)	51	79	(28)	3	
Feb-23	\$ 151,092	\$ 50,364	\$ 93.43	\$ 640	\$ 33,946	\$ (16,418)	53	79	(26)	7	
Mar-23	\$ 117,146	\$ 58,573	\$ 92.85	\$ 583	\$ 30,311	\$ (28,262)	52	100	(48)	13	
Apr-23	\$ 86,835	\$ 86,835	\$ 107.24	\$ 563	\$ 26,449	\$ (60,385)	47	154		15	

Section 8 - Tenant Based Rental Assistance - Monthly Management Report

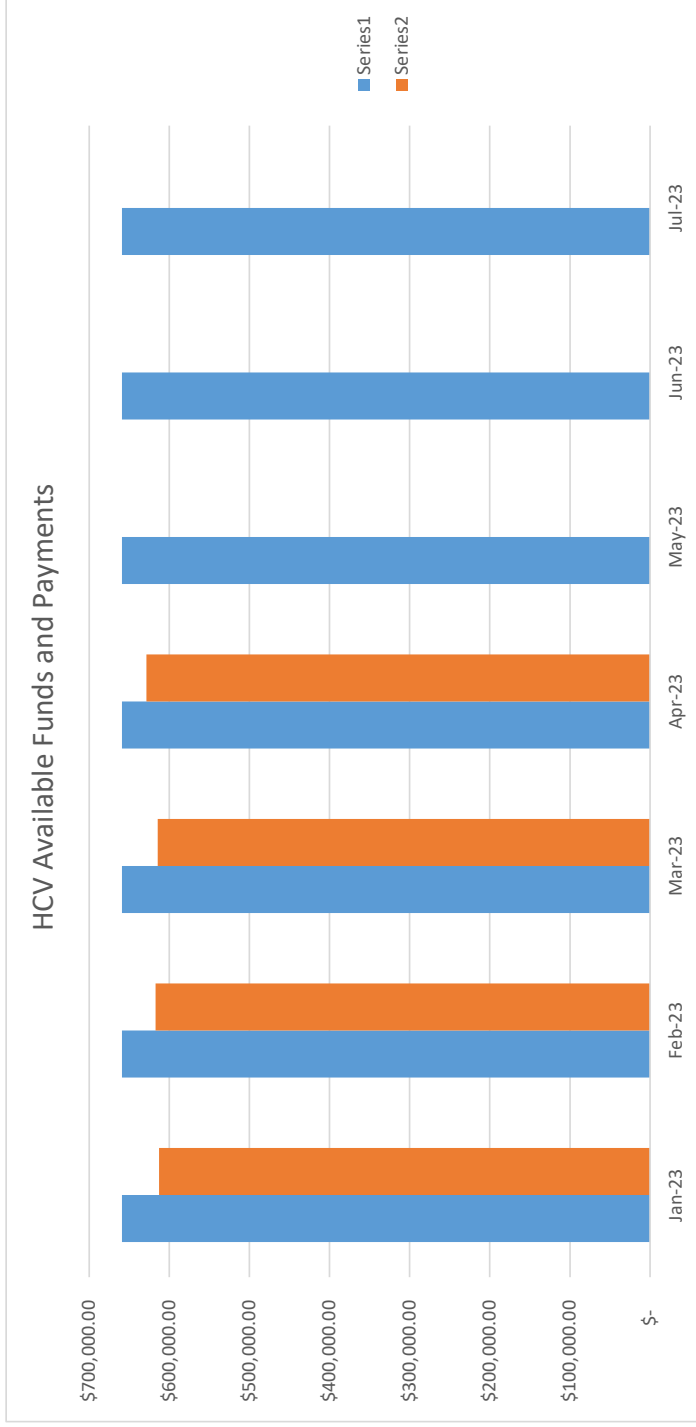
April 30, 2023

Tenant Based Rental Assistance (TBRA)											
Month	Funds Available Through December 31, 2022	Projected Monthly Funds Available	Average Tenant Payment	Ave. HAP Payments + Deposits/Adjustments	Total Request (TRA+UAP+Dep/Adj)	HAP's Over/(Under) Authorized	Current Vouchers in Lease	Target Number of Vouchers	Number of Vouchers Over/(Under) Authorized	Vouchers Issued	
Jan-21	\$ 285,000	\$ 11,875	\$ 189.00	\$ 692	\$ 692	\$ (11,183)	1	17	(16)	9	
Feb-21	\$ 284,308	\$ 12,361	\$ 176.17	\$ 438	\$ 438	\$ (11,923)	1	28	(27)	0	
Mar-21	\$ 283,870	\$ 12,903	\$ 169.38	\$ 436	\$ 873	\$ (12,030)	2	30	(28)	6	
Apr-21	\$ 282,997	\$ 13,476	\$ 158.00	\$ 680	\$ 2,720	\$ (10,756)	4	20	(16)	0	
May-21	\$ 280,277	\$ 14,014	\$ 158.22	\$ 694	\$ 8,334	\$ (5,680)	12	20	(8)	0	
Jun-21	\$ 271,943	\$ 14,313	\$ 152.17	\$ 574	\$ 7,457	\$ (6,856)	13	25	(12)	4	
Jul-21	\$ 264,487	\$ 14,694	\$ 146.07	\$ 1,148	\$ 16,079	\$ 1,385	14	13	1	3	
Aug-21	\$ 248,408	\$ 14,612	\$ 152.31	\$ 594	\$ 8,320	\$ (6,292)	14	25	(11)	0	
Sep-21	\$ 240,088	\$ 15,005	\$ 135.86	\$ 717	\$ 10,751	\$ (4,255)	15	21	(6)	2	
Oct-21	\$ 229,337	\$ 15,289	\$ 135.86	\$ 636	\$ 10,174	\$ (5,115)	16	24	(8)	2	
Nov-21	\$ 219,163	\$ 15,654	\$ 132.32	\$ 687	\$ 13,048	\$ (2,606)	19	23	(4)	0	
Dec-21	\$ 206,115	\$ 15,855	\$ 142.71	\$ 1,112	\$ 23,349	\$ 7,494	21	14	7	0	
Jan-22	\$ 182,766	\$ 15,230	\$ 127.55	\$ 739	\$ 15,515	\$ 285	21	21	0	0	
Feb-22	\$ 167,251	\$ 15,205	\$ 118.37	\$ 606	\$ 12,125	\$ (3,080)	20	25	(5)	0	
Mar-22	\$ 155,126	\$ 15,513	\$ 110.07	\$ 607	\$ 11,534	\$ (3,979)	19	26	(7)	0	
Apr-22	\$ 143,592	\$ 15,955	\$ 116.08	\$ 618	\$ 11,124	\$ (4,831)	18	26	(8)	1	
May-22	\$ 132,468	\$ 16,558	\$ 157.50	\$ 568	\$ 9,083	\$ (7,475)	16	29	(13)	3	
Jun-22	\$ 123,385	\$ 17,626	\$ 158.31	\$ 690	\$ 12,426	\$ (5,200)	18	26	(8)	2	
Jul-22	\$ 110,959	\$ 18,493	\$ 161.87	\$ 608	\$ 10,951	\$ (7,542)	18	30	(12)	3	
Aug-22	\$ 100,008	\$ 20,002	\$ 173.57	\$ 637	\$ 11,457	\$ (8,545)	18	31	(13)	3	
Sep-22	\$ 88,551	\$ 22,138	\$ 133.71	\$ 668	\$ 12,031	\$ (10,107)	18	33	(15)	3	
Oct-22	\$ 76,520	\$ 25,507	\$ 134.14	\$ 671	\$ 11,402	\$ (14,105)	17	38	(21)	3	
Nov-22	\$ 65,118	\$ 32,559	\$ 131.14	\$ 434	\$ 6,941	\$ (25,618)	16	75	(59)	2	
Dec-22	\$ 58,177	\$ 11,635	\$ 109.73	\$ 751	\$ 12,018	\$ 383	16	15	1	3	



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

April 2023





Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Resident Services
 To: CHA Board of Commissioners
 From: CEO & Staff
 CHA Board of Commissioners Meeting Date:
 Re: Monthly Resident Services Report

Executive Summary

This report summarizes the Resident Services Department’s activities for May 2023.

Discussion

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

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

The ROSS Service Coordinator continues to work with the clients in AMP 1. The coordinator continues to work through the required HUD training.

Total Households that Qualify for ROSS	118
Total ROSS Participants	51
New as of Last Report	11

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

In May FSS graduated 4 participants. Two of the participants meet the requirements for graduation but did not take home any escrowed funds. One participant took home \$16,670.17 and the other took home \$441.93 in escrowed funds. The FSS coordinators continue to prepare for the upcoming HUD Audit.

	Participants						
	Current Participants	Escrowing	Employed	New Enrolls	Trans	Exits	Grads
Housing Choice Vouchers	68	32	47	2	0	1	2
Public Housing / Project-Based Vouchers	67	19	29	5	0	1	2



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Homeownership

CHA staff has completed infrastructure work at 207 Lynn to be prepared for construction. Staff has also been talking with lenders about the homeownership program trying to gain local support.

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

HHC continues to have 2 full-time employees. Staff is looking into placing a HHC worker at the Moving Ahead Program to help give more in depth case management to our HHC families that take part in the Moving Ahead Program. CHA is still experiencing a significant need for helping individuals obtain personal and household cleaning supplies.

Breakdown by Description -	Units		
	Tennille Chiles	Tyler Smith	Totals
CM Address Food Barrier	74	31	105
CM Address Personal/Household Supply Needs	166	6	172
CM Assist with Financial Concerns/Budgeting/Employment	32	24	56
CM Develop/Follow Up Family Service Pledge-Needs Assessment	69	350	419
CM Assist with Obtaining Documentation	22	0	22
CM Assist with Housing Sanitary Conditions	37	0	37
CM Follow Up/Prep Checking in on Clients	102	29	131
CM Program Coordination/Preparation	12	0	12
CM Flyer Distribution	4	14	18
			972

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

CHA's HHC workers have served 30 case management units with ILP participants. These case management units are still proportional to the grant amount.

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

Our case workers at Oak and Paquin towers have taken part in the following for the month of May: Foot clinics, BBQ's, Crafts, Bingo and coffee and doughnuts. The staff have also helped clients with food deliveries from the food pantry, rent rebates with SIL, Jury duty paperwork and government assistance documentation.



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	People		# of Individuals Receiving Ea. Service				
	Units of Service	Total # of Contacts	MTHLY Undup. Ind.	Basic Needs	Removing Barriers	Health & Wellness	Household Development
Paquin Tower	720	894	0	243	198	54	58
Oak Towers	563	525	0	229	113	19	202

Food Distribution

CHA staff continues to be very busy with our stand-alone food pantry, and the mobile pantries that visit Oak and Paquin towers. CHA's new food pantry worker has started and is working out very well.

Location	Individuals Served	Households Served	Pounds of Food
Annie Fisher	275	114	5,234
Paquin Tower	73	72	2,243
Oak Towers	73	71	3,247

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

In May the Moving Ahead Program continued to provide after-school programming. MAP was recognized with a Mayoral declaration and 20-year celebration event. The Moving Ahead Program also completed its 8-week "Resilience, it's the peace of mind for me" program with Dr. Woods. Moving Ahead continues to plan for their summer events and the opening of the Teen center in June.

Total Units of Service	Total Attendance	Family Development	Family Education
8600	96	100	24

Recommended Commission Action

Read and review Monthly 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: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 1, 2023

Re: Safety Report

Executive Summary

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

Discussion

Yearly Totals for CHA Safety Reports

	January	February	March	April	May	June	July	August	September	October	November	December
	2023	2023	2023	2023	2022	2022	2022	2022	2022	2022	2022	2022
Bear Creek	3	3	7	6	4	4	5	9	5	3	1	3
Bryant Walk	4	1	4	3	2	1	2	3	3	1	1	1
Downtown	4	3	5	5	4	2	6	9	13	4	4	4
Oak Towers	11	15	10	14	10	12	7	6	9	7	3	8
Patriot Place	0	1	4	2	3	2	4	5	2	3	3	0
Paquin Towers	13	15	15	15	10	10	13	15	11	14	8	12
Stuart Parker	2	1	0	1	0	1	4	7	1	4		1
misc							0		0	0		
Total	37	39	45	46	33	32	41	45	44	36	20	29

Joint Communications Log

	January	February	March	April	May	June	July	August	September	October	November	December
	2023	2023	2023	2023	2022	2022	2022	2022	2022	2022	2022	2022
Columbia Police Response	92	94	82	129	91	85	93	94	108	90	87	92
Columbia Police Reports	6	5	13	16	10	13	16	17	11	14	12	13
Fire/Ems	91	93	106	67	90	74	92	80	77	72	60	105
Total	189	192	201	212	191	172	201	191	196	176	159	210

Safety Department New Resident Move

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

Safety Department other activities:

Worked with CPD to locate Murder suspect from Nashville, TN. Was linked to resident.

Assist Resident Service with cooking 4 turkeys for Easter lunch at Paquin.

Assist Oak Towers resident with BBQing 60 lbs of chicken for dinner.

Recommended Commission Action

Review and consider Report



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, Missouri 65203

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

Department Source: Finance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: June 7, 2023

Re: April 2023 Unaudited Financial Reports

Executive Summary

Financial Highlights for YTD April 2023

- Total YTD revenues are \$5,841,703
- Total YTD expenses are \$5,943,411
- YTD Net Gain/(Loss) for
 - HCV \$108,108 above budget.
 - Public Housing is \$62,134 above budget.
 - LIHTC is \$70,060 above budget.

Discussion

Revenues

- HCV administrative fees earned \$15,040, (4%) above budget.
- HCV HAP revenue is \$247,533, (7%) under budget.
- AMP 1 revenue is \$72,576, (22%) above budget.
- LIHTC revenue is \$27,701, (2%) above budget.
- Agency Administration is \$51,653, (9%) above budget.

Expenses

- HCV operating expenses are on budget.
- HCV HAP expenses are \$333,905, (9%) under budget.
- AMP 1 operating expenses are \$12,015, (4%) over budget.
- LIHTC operating expenses are \$42,359, (2%) under budget.
- Agency Administration expenses are \$3,331 (1%) above budget.

Suggested Commission Action

Read and review this report.



Columbia Housing Authority
201 Switzler Street
Columbia, MO 65203

HOUSING AUTHORITY
of the City of Columbia, Missouri

Office: (573) 443-2556
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MONTHLY
FINANCIAL STATEMENTS
(unaudited)

April 30, 2023

Fiscal Year End
December 2023
Month 4 of 12

as submitted by:

Tim Koske, Chief Financial Officer
Housing Authority of the City of Columbia, MO

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Housing Choice Voucher Program
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
HUD PHA Operating Grants - HAP	\$ 832,317	\$ 886,813	\$ (54,496)	\$ 3,299,720	\$ 3,547,253	(247,533)	-7%
HUD Admin Fees Earned	115,666	99,158	16,508	411,671	396,631	15,040	4%
Total Fee Revenue	947,983	985,971	(37,988)	3,711,391	3,943,883	(232,493)	-6%
Investment Income - Unrestricted	2,131	417	1,715	8,921	1,667	7,253	435%
Fraud Recovery - HAP	62	100	(38)	560	400	160	0%
Fraud Recovery - Admin	62	100	(38)	560	400	160	0%
Other Revenue	-	-	-	-	-	-	-
Total Revenue	\$ 950,238	\$ 986,588	(36,349)	\$ 3,721,430	\$ 3,946,351	(224,920)	-6%
Administrative Salaries	27,203	27,863	(660)	111,855	111,452	403	0%
Auditing Fees	3,467	3,333	134	13,870	13,333	536	4%
Management Fee	19,680	20,728	(1,048)	78,984	82,911	(3,927)	-5%
Book-keeping Fee	12,300	12,955	(655)	49,365	51,820	(2,455)	-5%
Advertising and Marketing	-	42	(42)	-	167	(167)	-100%
Employee Benefit contributions - Administrative	7,581	9,320	(1,739)	31,369	37,278	(5,909)	-16%
Office Expenses	7,121	4,842	2,279	30,732	19,369	11,364	59%
Training & Travel	-	367	(367)	-	1,467	(1,467)	-100%
Other Administrative Expenses	7,621	7,336	284	30,080	29,345	735	3%
Total Operating - Administrative	84,973	86,786	(1,813)	346,255	347,142	(887)	0%
Total Tenant Services	192	-	192	707	-	707	
Total Utilities	538	862	(323)	3,532	3,447	85	2%
Bldg. Maintenance	1,202	1,367	(166)	5,944	5,469	475	9%
Insurance Premiums	1,233	1,182	50	5,195	4,729	465	10%
Other General Expenses	622	551	71	2,236	2,204	32	1%
Total Operating Expenses	\$ 88,759	\$ 90,748	(1,989)	\$ 363,867	\$ 362,992	\$ 876	0%
Excess of Operating Revenue over Operating Expenses	\$ 861,479	\$ 895,840	(34,361)	\$ 3,357,563	\$ 3,583,359	(225,796)	-6%
Homeownership	3,886	4,236	(350)	15,519	16,944	(1,425)	-8%
Portable Housing Assistance Payments	26,343	9,450	16,893	78,382	37,800	40,582	107%
S8 FSS Payments	2,208	12,167	(9,959)	29,255	48,667	(19,412)	-40%
VASH Housing Assistance Payments	52,648	62,430	(9,782)	215,116	249,720	(34,604)	-14%
All Other Vouchers Housing Assistance Payments	738,885	807,035	(68,150)	2,909,093	3,228,139	(319,046)	-10%
Total Housing Assistance Payments	823,969	895,317	(71,348)	3,247,365	3,581,269	(333,905)	-9%
Depreciation Expense	3,402	3,402	-	10,200	10,200	-	
Total Expenses	\$ 916,130	\$ 989,467	(73,337)	\$ 3,621,432	\$ 3,954,461	(333,029)	-8%
Net Gain (Loss)	\$ 34,108	\$ (2,880)	\$ 36,987	\$ 99,998	\$ (8,110)	\$ 108,108	

AMP 1 - DOWNTOWN
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of
	\$	\$	\$	\$	\$	\$	Variance
Tenant Rental Revenue	35,558	26,836	8,722	141,620	107,342	34,278	32%
Vacancy Loss	(4,257)	(1,427)	(2,830)	(13,831)	(5,707)	(8,124)	142%
Net Tenant Rental Revenue	31,301	25,409	5,892	127,789	101,635	26,153	26%
Tenant Revenue - Other	254	799	(545)	1,028	3,197	(2,169)	-68%
Total Tenant Revenue	31,555	26,208	5,347	128,816	104,832	23,984	23%
HUD PHA Operating Grants	43,253	38,517	4,736	173,010	154,066	18,944	12%
Capital Fund Grants	25,527	25,527	-	51,054	51,054	-	-
Total Grant Revenue	68,780	64,044	4,736	224,064	205,120	18,944	9%
Investment Income - Unrestricted	5,750	338	5,413	20,615	1,350	19,265	1427%
Fraud Recovery	-	-	-	-	-	-	0%
Other Revenue	3,642	4,338	(695)	15,558	17,350	(1,792)	-10%
Total Revenue	\$ 109,727	\$ 94,927	\$ 14,800	\$ 401,229	\$ 328,653	\$ 72,576	22%
Administrative Salaries	4,388	5,001	(614)	19,813	20,006	(192)	-1%
Auditing Fees	304	400	(96)	1,217	1,600	(383)	-24%
Management Fee	5,379	5,524	(145)	21,759	22,098	(339)	-2%
Book-keeping Fee	833	855	(23)	3,368	3,420	(53)	-2%
Advertising and Marketing	-	-	-	-	-	-	-
Employee Benefit contributions - Administrative	1,571	1,759	(188)	7,160	7,035	125	2%
Office Expenses	905	984	(79)	4,820	3,934	885	23%
Legal Expense	-	125	(125)	-	500	(500)	-100%
Training & Travel	-	333	(333)	-	1,333	(1,333)	-100%
Other	247	428	(181)	2,270	1,710	560	33%
Total Operating - Administrative	13,626	15,409	(1,783)	60,406	61,636	(1,230)	-2%
Asset Management Fee	1,200	1,200	-	4,800	4,800	-	0%
Total Tenant Services	136	924	(788)	1,317	3,695	(2,378)	-64%

AMP 1 - DOWNTOWN
Unaudited Revenue Expense Budget Comparison

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Water	\$ 2,154	\$ 2,609	\$(455)	\$ 8,977	\$ 10,435	\$(1,458)	-14%
Electricity	1,530	1,310	220	4,736	5,241	(505)	-10%
Gas	32	752	(720)	3,151	3,009	142	5%
Sewer	2,233	2,581	(348)	9,108	10,325	(1,217)	-12%
Total Utilities	5,950	7,252	(1,303)	25,972	29,010	(3,038)	-10%
Maintenance - Labor	12,898	18,118	(5,221)	64,489	72,474	(7,984)	-11%
Maintenance - Materials & Other	4,675	5,317	(642)	19,824	21,269	(1,445)	-7%
Maintenance and Operations Contracts	15,088	8,753	6,335	30,840	35,010	(4,170)	-12%
Employee Benefit Contributions - Maintenance	4,859	5,774	(915)	17,712	23,094	(5,382)	-23%
Total Maintenance	37,519	37,962	(443)	132,866	151,847	(18,981)	-12%
Total Protective Services	2,943	3,163	(221)	12,660	12,654	6	0%
Total Insurance Premiums	4,899	4,662	237	20,006	18,648	1,358	7%
Other General Expenses	12,085	-	12,085	34,621	-	34,621	#DIV/0!
Payments in Lieu of Taxes	2,535	1,816	719	11,076	7,263	3,812	52%
Bad debt - Tenant Rents	507	393	114	(615)	1,573	(2,188)	-139%
Total Other General Expenses	15,127	2,209	12,918	45,082	8,836	36,246	410%
Interest on Notes Payable	206	226	(20)	937	906	31	3%
Total Operating Expenses	\$ 81,605	\$ 73,008	\$ 8,597	\$ 304,046	\$ 292,031	\$ 12,015	4%
Excess of Operating Revenue over Operating Expen:	\$ 28,122	\$ 21,919	\$ 6,203	\$ 97,183	\$ 36,622	\$ 60,561	165%
Extraordinary Maintenance	-	500	(500)	-	2,000	(2,000)	-100%
Depreciation Expense	13,982	13,875	107	55,927	55,500	427	1%
Total Expenses	\$ 95,587	\$ 87,383	\$ 8,204	\$ 359,973	\$ 349,531	\$ 10,442	3%
Net Gain (Loss)	\$ 14,140	\$ 7,544	\$ 6,596	\$ 41,256	\$ (20,878)	\$ 62,134	-298%

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	\$ 73,396	\$ 75,510	(2,114)	\$ 299,607	\$ 302,040	(2,433)	-1%
Rental Subsidies	89,194	87,080	2,114	350,753	348,320	2,433	1%
Vacancy Loss	(3,785)	(3,658)	(127)	(16,255)	(14,633)	(1,621)	11%
Net Rental Revenue	158,805	158,932	(127)	634,105	635,727	(1,621)	0%
Tenant Revenue - Other	584	1,069	(485)	2,264	4,275	(2,011)	-47%
Total Tenant Revenue	159,389	160,000	(611)	636,370	640,002	(3,632)	-1%
Investment Income - Unrestricted	7,963	1,890	6,073	33,364	7,558	25,806	341%
Other Revenue	211	7,410	(7,199)	32,694	29,640	3,054	10%
Total Revenue	\$ 167,563	\$ 169,300	(1,737)	\$ 702,428	\$ 677,200	\$ 25,229	4%
Administrative Salaries	10,290	12,513	(2,222)	42,006	50,050	(8,044)	-16%
Auditing Fees	1,267	1,150	117	5,067	4,600	467	10%
Property Management Fee	10,560	10,045	515	40,575	40,179	397	1%
Asset Management Fees	1,133	353	779	4,499	1,413	3,086	218%
Advertising and Marketing	-	8	(8)	-	33	(33)	-100%
Employee Benefit contributions - Administrative	3,482	3,701	(219)	12,174	14,804	(2,630)	-18%
Office Expenses	2,483	2,210	273	8,100	8,838	(738)	-8%
Legal Expense	(50)	208	(258)	1,150	831	319	38%
Training & Travel	-	194	(194)	107	775	(668)	-86%
Other	490	696	(206)	2,011	2,783	(772)	-28%
Total Operating - Administrative	29,654	31,077	(1,423)	115,688	124,307	(8,618)	-7%
Total Tenant Services	7,026	9,648	(2,622)	34,618	38,590	(3,972)	-10%
Water	5,251	5,545	(294)	21,561	22,182	(621)	-3%
Electricity	9,476	12,863	(3,387)	43,259	51,452	(8,193)	-16%
Gas	1,618	1,503	116	7,903	6,010	1,893	31%
Sewer	3,804	4,110	(306)	15,660	16,439	(779)	-5%
Total Utilities	\$ 20,149	\$ 24,021	(3,872)	\$ 88,382	\$ 96,083	(7,700)	-8%

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	\$ 13,076	\$ 13,717	\$(641)	\$ 55,053	\$ 54,867	\$ 186	0%
Maintenance - Materials & Other	4,609	6,704	(2,095)	45,726	26,816	18,910	71%
Maintenance and Operations Contracts	6,613	9,557	(2,944)	35,877	38,226	(2,350)	-6%
Employee Benefit Contributions - Maintenance	4,598	4,780	(182)	18,776	19,122	(346)	-2%
Total Maintenance	28,896	34,758	(5,862)	155,431	139,031	16,400	12%
Total Insurance Premiums	7,142	6,729	413	28,851	26,915	1,936	7%
Other General Expenses	303	-	303	3,285	-	3,285	
Taxes	4,571	4,859	(288)	18,286	19,436	(1,150)	-6%
Bad debt - Tenant Rents	1,701	800	901	1,509	3,200	(1,691)	-53%
Total Other General Expenses	6,575	5,659	916	23,080	22,636	444	2%
Interest of Mortgage (or Bonds) Payable	16,345	20,967	(4,622)	65,379	83,866	(18,487)	-22%
Interest on Notes Payable (Seller Financing)	20,967	16,345	4,622	83,866	65,379	18,487	28%
Amortization of Loan Costs	2,274	2,274	(0)	9,096	9,097	(1)	0%
Total Interest Expense and Amortization Cost	39,585	39,586	(0)	158,341	158,342	(1)	0%
Total Operating Expenses	\$ 139,026	\$ 151,476	\$(12,450)	\$ 604,392	\$ 605,904	\$(1,512)	0%
Excess of Operating Revenue over Operating Expenses	\$ 28,537	\$ 17,824	\$ 10,713	\$ 98,036	\$ 71,296	\$ 26,740	38%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	53,727	53,610	117	214,912	214,442	470	0%
Total Expenses	\$ 192,753	\$ 205,086	\$(12,333)	\$ 819,304	\$ 820,346	\$(1,041)	0%
Net Gain (Loss)	\$ (25,190)	\$ (35,787)	\$ 10,596	\$ (116,876)	\$ (143,146)	\$ 26,270	-18%

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	\$ 18,053	\$ 17,859	\$ 194	\$ 73,366	\$ 71,437	\$ 1,930	3%
Rental Subsidies	29,157	30,780	(1,623)	115,474	123,120	(7,646)	-6%
Vacancy Loss	(1,456)	(1,459)	3	(10,621)	(5,837)	(4,785)	82%
Net Rental Revenue	45,754	47,180	(1,426)	178,219	188,720	(10,501)	-6%
Tenant Revenue - Other	480	762	(281)	6,187	3,046	3,141	103%
Total Tenant Revenue	46,234	47,942	(1,707)	184,406	191,766	(7,360)	-4%
Investment Income - Unrestricted	1,402	522	880	6,330	2,089	4,241	203%
Other Revenue	(1,550)	2,258	(3,808)	8,122	9,033	(911)	-10%
Total Revenue	\$ 46,086	\$ 50,722	\$ (4,636)	\$ 198,858	\$ 202,889	\$ (4,031)	-2%
Administrative Salaries	2,599	3,115	(516)	10,995	12,459	(1,463)	-12%
Auditing Fees	975	883	92	3,900	3,533	367	10%
Property Management Fee	2,593	2,961	(367)	9,806	11,843	(2,037)	-17%
Asset Management Fees	1,030	275	755	4,094	1,100	2,994	272%
Advertising and Marketing	-	4	(4)	-	17	(17)	-100%
Employee Benefit contributions - Administrative	749	935	(186)	3,084	3,738	(654)	-17%
Office Expenses	715	999	(284)	3,068	3,997	(929)	-23%
Legal Expense	-	42	(42)	-	167	(167)	-100%
Training & Travel	-	65	(65)	29	258	(230)	-89%
Other	176	204	(27)	682	815	(133)	-16%
Total Operating - Administrative	8,838	9,482	(644)	35,658	37,927	(2,269)	-6%
Total Tenant Services	-	3,121	(3,121)	5,885	12,485	(6,600)	-53%
Water	1,949	1,559	390	7,411	6,236	1,174	19%
Electricity	473	812	(339)	2,628	3,247	(618)	-19%
Gas	230	337	(107)	2,425	1,348	1,077	80%
Sewer	1,556	1,289	267	5,921	5,157	764	15%
Total Utilities	\$ 4,208	\$ 3,997	\$ 211	\$ 18,385	\$ 15,988	\$ 2,397	15%

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	\$ 2,699	\$ 3,005	\$(306)	\$ 11,674	\$ 12,021	\$(347)	-3%
Maintenance - Materials & Other	1,191	2,638	(1,447)	17,115	10,551	6,564	62%
Maintenance and Operations Contracts	12,423	6,361	6,062	29,201	25,442	3,759	15%
Employee Benefit Contributions - Maintenance	1,004	1,078	(75)	4,138	4,314	(176)	-4%
Total Maintenance	17,316	13,082	4,234	62,127	52,328	9,800	19%
Total Insurance Premiums	5,472	5,079	393	21,953	20,316	1,637	8%
Other General Expenses	208	-	208	1,232	-	1,232	-3%
Property Taxes	1,735	1,791	\$(55)	6,942	7,164	(222)	-100%
Bad debt - Tenant Rents	-	306	(306)	-	1,224	(1,224)	-3%
Total Other General Expenses	1,943	2,097	(154)	8,174	8,388	(214)	-50%
Interest of Mortgage (or Bonds) Payable	3,190	6,714	(3,524)	13,320	26,854	(13,535)	93%
Interest on Notes Payable (Seller Financing)	6,714	3,487	3,227	26,854	13,947	12,907	0%
Amortization of Loan Costs	1,664	1,664	-	6,655	6,655	-	-1%
Total Interest Expense and Amortization Cost	11,567	11,864	(297)	46,829	47,456	(628)	2%
Total Operating Expenses	\$ 49,345	\$ 48,722	\$ 623	\$ 199,011	\$ 194,888	\$ 4,123	-102%
Excess of Operating Revenue over Operating Expenses	\$ (3,258)	\$ 2,000	\$(5,258)	\$(153)	\$ 8,001	\$(8,154)	0%
Extraordinary Maintenance	-	-	-	-	-	-	2%
Depreciation Expense	18,775	18,774	1	75,094	75,098	(4)	0%
Total Expenses	\$ 68,120	\$ 67,496	\$ 623	\$ 274,105	\$ 269,986	\$ 4,119	12%
Net Gain (Loss)	\$ (22,033)	\$ (16,774)	\$(5,259)	\$(75,247)	\$(67,097)	\$(8,150)	12%

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	\$ 43,781	\$ 48,510	\$ (4,729)	\$ 175,298	\$ 194,040	\$ (18,742)	-10%
Rental Subsidies	47,240	42,511	4,729	188,786	170,044	18,742	11%
Vacancy Loss	(2,847)	(2,276)	(571)	(9,707)	(9,102)	(604)	7%
Net Rental Revenue	88,174	88,745	(571)	354,377	354,982	(604)	0%
Tenant Revenue - Other	364	273	91	3,544	1,091	2,453	225%
Total Tenant Revenue	88,538	89,018	(480)	357,921	356,072	1,849	1%
Investment Income - Unrestricted	2,236	659	1,577	10,126	2,635	7,490	284%
Other Revenue	2,665	1,700	965	8,393	6,801	1,592	23%
Total Revenue	\$ 93,439	\$ 91,377	\$ 2,062	\$ 376,440	\$ 365,509	\$ 10,931	3%
Administrative Salaries	6,710	7,520	(810)	25,875	30,079	(4,204)	-14%
Auditing Fees	1,358	1,233	125	5,433	4,933	500	10%
Property Management Fee	5,284	5,443	(159)	21,778	21,772	5	0%
Asset Management Fees	1,047	292	755	4,161	1,167	2,994	257%
Advertising and Marketing	-	4	(4)	-	17	(17)	-100%
Employee Benefit contributions - Administrative	1,960	2,299	(339)	6,812	9,196	(2,384)	-26%
Office Expenses	1,515	1,071	444	5,197	4,284	913	21%
Legal Expense	-	141	(141)	334	564	(230)	-41%
Training & Travel	-	164	(164)	56	655	(599)	-92%
Other	228	236	(8)	880	945	(65)	-7%
Total Operating - Administrative	18,101	18,403	(302)	70,525	73,611	(3,086)	-4%
Tenant Services - Salaries	3,596	3,813	(217)	15,080	15,253	(174)	-1%
Employee Benefit Contributions - Tenant Services	1,063	1,176	(112)	4,619	4,703	(84)	-2%
Tenant Services - Other	1,046	2,307	(1,261)	4,549	9,230	(4,681)	-51%
Total Tenant Services	5,705	7,297	(1,591)	24,248	29,186	(4,939)	-17%
Water	1,625	1,639	(14)	6,440	6,555	(114)	-2%
Electricity	6,408	8,848	(2,440)	30,659	35,390	(4,732)	-13%
Gas	1,008	780	229	4,039	3,119	920	29%
Sewer	1,046	1,091	(44)	4,139	4,362	(223)	-5%
Total Utilities	\$ 10,087	\$ 12,357	(2,269)	\$ 45,277	\$ 49,426	(4,149)	-8%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Maintenance - Labor	\$ 7,761	\$ 8,207	\$ (446)	\$ 33,598	\$ 32,830	\$ 769	2%
Maintenance - Materials & Other	2,147	2,905	(758)	10,471	11,621	(1,150)	-10%
Maintenance and Operations Contracts	3,850	8,402	(4,552)	22,297	33,608	(11,311)	-34%
Employee Benefit Contributions - Maintenance	2,290	2,660	(370)	9,414	10,638	(1,224)	-12%
Total Maintenance	16,048	22,174	(6,126)	75,780	88,697	(12,917)	-15%
Property Insurance	2,352	3,092	(740)	9,408	12,369	(2,961)	-24%
Workmen's Compensation	271	391	(120)	1,252	1,563	(311)	-20%
All Other Insurance	206	75	132	825	298	527	177%
Total Insurance Premiums	2,829	3,558	(728)	11,485	14,231	(2,746)	-19%
Other General Expenses	39	-	39	7,603	-	7,603	
Taxes	2,286	2,430	(144)	9,143	9,718	(575)	-6%
Bad debt - Tenant Rents	3,191	303	2,889	2,973	1,211	1,762	146%
Total Other General Expenses	5,516	2,732	2,784	19,719	10,929	8,791	80%
Interest of Mortgage (or Bonds) Payable	5,204	9,215	(4,011)	21,788	36,861	(15,073)	-41%
Interest on Notes Payable (Seller Financing)	9,215	5,701	3,515	36,861	22,802	14,059	62%
Amortization of Loan Costs	1,568	1,568	-	6,272	6,272	-	0%
Total Interest Expense and Amortization Cost	15,987	16,484	(497)	64,921	65,935	(1,014)	
Total Operating Expenses	\$ 74,274	\$ 83,004	(8,730)	\$ 311,954	\$ 332,015	(20,060)	-6%
Excess of Operating Revenue over Operating Expenses	\$ 19,165	\$ 8,374	\$ 10,792	\$ 64,486	\$ 33,494	\$ 30,992	93%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	33,434	40,528	(7,094)	133,735	162,112	(28,377)	-18%
Total Expenses	\$ 107,708	\$ 123,532	(15,824)	\$ 445,689	\$ 494,127	(48,438)	-10%
Net Gain (Loss)	\$ (14,268)	\$ (32,154)	\$ 17,886	\$ (69,249)	\$ (128,618)	\$ 59,369	-46%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 8,189	\$ 8,321	\$(132)	\$ 32,385	\$ 33,283	\$(898)	-3%
Rental Subsidies	8,386	8,750	(364)	33,915	35,000	(1,085)	-3%
Vacancy Loss	(54)	(335)	281	(1,558)	(1,341)	(217)	16%
Net Rental Revenue	16,521	16,735	(214)	64,742	66,942	(2,200)	-3%
Tenant Revenue - Other	-	125	(125)	15	500	(485)	-97%
Total Tenant Revenue	16,521	16,860	(339)	64,757	67,442	(2,685)	-4%
Investment Income - Unrestricted	408	147	261	2,064	590	1,474	250%
Other Revenue	646	200	446	1,118	800	318	40%
Total Revenue	\$ 17,576	\$ 17,208	\$ 368	\$ 67,939	\$ 68,832	\$(893)	-1%
Administrative Salaries	827	972	(145)	3,471	3,887	(416)	-11%
Auditing Fees	522	708	(186)	2,872	2,833	39	1%
Property Management Fee	858	838	21	3,294	3,351	(57)	-2%
Asset Management Fees	1,030	265	765	3,336	1,060	2,276	215%
Employee Benefit contributions - Administrative	235	292	(56)	968	1,166	(199)	-17%
Office Expenses	326	349	(23)	1,417	1,397	21	1%
Legal Expense	-	17	(17)	-	67	(67)	-100%
Training & Travel	-	20	(20)	11	81	(70)	-86%
Other	30	65	(34)	241	258	(17)	-7%
Total Operating - Administrative	3,829	3,529	300	15,610	14,117	1,493	11%
Water	222	194	28	900	777	122	16%
Electricity	781	1,026	(245)	3,294	4,104	(810)	-20%
Gas	454	452	3	3,282	1,807	1,475	82%
Sewer	155	149	5	626	597	29	5%
Total Utilities	\$ 1,613	\$ 1,821	\$(209)	\$ 8,101	\$ 7,285	\$ 816	11%

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	\$ 898	\$ 1,002	\$ (104)	\$ 3,884	\$ 4,007	\$ (123)	-3%
Maintenance - Materials & Other	69	510	(442)	4,211	2,042	2,169	106%
Maintenance and Operations Contracts	683	1,762	(1,080)	6,586	7,048	(462)	-7%
Employee Benefit Contributions - Maintenance	334	360	(26)	1,381	1,438	(57)	-4%
Total Maintenance	1,983	3,634	(1,651)	16,063	14,535	1,527	11%
Total Protective Services	800	1,018	(218)	3,781	4,073	(292)	-7%
Total Insurance Premiums	997	1,067	(70)	4,001	4,266	(265)	-6%
Other General Expenses	6	-	6	1,269	-	1,269	
Taxes	580	616	(36)	2,320	2,465	(146)	-6%
Bad debt - Tenant Rents	-	157	(157)	-	629	(629)	-100%
Total Other General Expenses	586	774	(188)	3,589	3,094	494	16%
Interest of Mortgage (or Bonds) Payable	664	-	664	2,766	-	2,766	#DIV/0!
Amortization of Loan Costs	681	681	(0)	2,722	2,723	(0)	0%
Total Interest Expense and Amortization Cost	1,344	1,381	(36)	5,488	5,522	(34)	-1%
Total Operating Expenses	\$ 11,152	\$ 13,244	\$ (2,092)	\$ 56,634	\$ 52,976	\$ 3,658	7%
Excess of Operating Revenue over Operating Expenses	\$ 6,424	\$ 3,964	\$ 2,460	\$ 11,305	\$ 15,855	\$ (4,551)	-29%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	10,277	10,277	0	41,108	41,108	0	0%
Total Expenses	\$ 21,429	\$ 23,521	\$ (2,092)	\$ 97,742	\$ 94,084	\$ 3,658	4%
Net Gain (Loss)	\$ (3,853)	\$ (6,313)	\$ 2,460	\$ (29,803)	\$ (25,253)	\$ (4,551)	18%

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	\$ 13,746	\$ 10,656	\$ 3,091	\$ 56,531	\$ 42,623	\$ 13,907	33%
Rental Subsidies	17,295	20,520	(3,225)	67,633	82,080	(14,447)	-18%
Vacancy Loss	(1,575)	(933)	(642)	(6,303)	(3,731)	(2,572)	69%
Net Rental Revenue	29,466	30,243	(777)	117,861	120,972	(3,111)	-3%
Tenant Revenue - Other	91	167	(75)	327	667	(339)	-51%
Total Tenant Revenue	29,558	30,410	(852)	118,188	121,639	(3,451)	-3%
Investment Income - Unrestricted	497	221	276	1,869	885	984	111%
Other Revenue	411	114	297	577	454	123	27%
Total Revenue	\$ 30,465	\$ 30,745	(279)	\$ 120,634	\$ 122,978	(2,344)	-2%
Administrative Salaries	3,151	3,121	29	14,348	12,485	1,862	15%
Auditing Fees	1,358	1,233	125	5,433	4,933	500	10%
Property Management Fee	1,800	1,826	(26)	7,119	7,305	(186)	-3%
Asset Management Fees	725	-	725	2,898	-	2,898	#DIV/0!
Advertising and Marketing	-	4	(4)	-	17	(17)	-100%
Employee Benefit contributions - Administrative	(678)	992	(1,670)	2,151	3,966	(1,815)	-46%
Office Expenses	543	352	190	1,910	1,409	501	36%
Legal Expense	-	25	(25)	-	100	(100)	-100%
Training & Travel	-	50	(50)	26	200	(175)	-87%
Other	60	119	(59)	490	478	12	3%
Total Operating - Administrative	6,958	7,723	(765)	34,375	30,894	3,481	11%
Total Tenant Services	63	2,250	(2,188)	4,081	9,002	(4,921)	-55%
Water	997	879	118	5,304	3,517	1,787	51%
Electricity	149	383	(233)	1,226	1,530	(304)	-20%
Gas	-	151	(151)	949	604	344	57%
Sewer	926	860	66	4,735	3,441	1,294	38%
Total Utilities	\$ 2,072	\$ 2,273	(201)	\$ 12,213	\$ 9,092	\$ 3,121	34%

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	\$ 2,498	\$ 2,852	\$(353)	\$ 10,965	\$ 11,406	\$(441)	-4%
Maintenance - Materials & Other	530	972	(442)	6,391	3,889	2,501	64%
Maintenance and Operations Contracts	2,537	2,520	17	7,248	10,079	(2,831)	-28%
Employee Benefit Contributions - Maintenance	960	1,057	(96)	3,984	4,227	(243)	-6%
Total Maintenance	6,525	7,400	(875)	28,588	29,602	(1,014)	-3%
Total Insurance Premiums	3,052	3,157	(105)	12,300	12,629	(329)	-3%
Other General Expenses	-	-	-	23	-	23	
Property Taxes	1,526	1,574	(49)	6,102	6,297	(195)	-3%
Bad debt - Tenant Rents	116	130	(14)	116	522	(406)	-78%
Total Other General Expenses	1,642	1,705	(63)	6,241	6,819	(578)	-8%
Interest of Mortgage (or Bonds) Payable	634	1,268	(634)	2,536	5,072	(2,535)	-50%
Interest on Notes Payable	1,268	647	621	5,072	2,586	2,486	
Amortization of Loan Costs	526	526	0	2,106	2,106	0	0%
Total Interest Expense and Amortization Cost	2,428	2,441	(13)	9,714	9,763	(49)	-1%
Total Operating Expenses	\$ 22,740	\$ 26,950	\$(4,210)	\$ 107,512	\$ 107,800	\$(288)	0%
Excess of Operating Revenue over Operating Expenses	\$ 7,725	\$ 3,795	\$ 3,931	\$ 13,122	\$ 15,178	\$(2,056)	-14%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	24,641	24,812	(171)	98,565	99,248	(682)	-1%
Total Expenses	\$ 47,382	\$ 51,762	\$(4,380)	\$ 206,077	\$ 207,047	\$(970)	0%
Net Gain (Loss)	\$ (16,916)	\$ (21,017)	\$ 4,101	\$ (85,443)	\$ (84,069)	\$(1,374)	2%

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

	Current Month	Budget	Variance	Year to Date	Budget	Variance	Percent of Variance
Tenant Rental Revenue	\$ 9,316	\$ 5,929	\$ 3,387	\$ 35,334	\$ 23,715	\$ 11,619	49%
Rental Subsidies	9,670	13,140	(3,470)	40,610	52,560	(11,950)	-23%
Vacancy Loss	(1,251)	(571)	(681)	(3,225)	(2,282)	(943)	41%
Net Rental Revenue	17,735	18,498	(763)	72,719	73,993	(1,275)	-2%
Tenant Revenue - Other	71	167	(96)	101	667	(566)	
Total Tenant Revenue	17,806	18,665	(859)	72,819	74,660	(1,841)	-2%
Investment Income - Unrestricted	365	142	223	1,385	569	816	144%
Other Revenue	-	42	(42)	-	167	(167)	-100%
Total Revenue	\$ 18,171	\$ 18,849	\$ (678)	\$ 74,204	\$ 75,395	\$ (1,191)	-2%
Administrative Salaries	1,385	2,071	(686)	6,413	8,285	(1,872)	-23%
Auditing Fees	1,358	1,233	125	5,433	4,933	500	0%
Property Management Fee	1,068	1,119	(51)	4,369	4,478	(109)	-2%
Asset Management Fees	725	-	725	2,898	-	2,898	#DIV/0!
Advertising and Marketing	-	4	(4)	-	17	(17)	-100%
Employee Benefit contributions - Administrative	(118)	658	(775)	1,176	2,630	(1,455)	-55%
Office Expenses	269	171	98	911	683	228	33%
Legal Expense	-	13	(13)	-	50	(50)	-100%
Training & Travel	-	33	(33)	7	133	(126)	-95%
Other	37	89	(52)	203	357	(154)	-43%
Total Operating - Administrative	4,725	5,392	(667)	21,410	21,566	(156)	-1%
Total Tenant Services	40	1,370	(1,330)	2,461	5,479	(3,017)	-55%
Water	1,280	572	708	4,675	2,287	2,388	104%
Electricity	81	177	(95)	586	706	(120)	-17%
Gas	25	96	(70)	535	382	153	40%
Sewer	1,147	631	517	3,705	2,524	1,181	47%
Total Utilities	\$ 2,534	\$ 1,475	\$ 1,059	\$ 9,501	\$ 5,898	\$ 3,603	61%

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	\$ 846	\$ 951	\$(105)	\$ 3,696	\$ 3,802	\$(107)	-3%
Maintenance - Materials & Other	21	400	\$(379)	1,648	1,599	49	3%
Maintenance and Operations Contracts	1,359	1,671	\$(312)	6,530	6,685	(155)	-2%
Employee Benefit Contributions - Maintenance	337	352	\$(16)	1,388	1,409	(21)	-1%
Total Maintenance	2,563	3,374	\$(811)	13,262	13,496	(234)	-2%
Total Insurance Premiums	1,941	1,845	96	7,802	7,379	423	6%
Other General Expenses	-	-	-	128	-	128	
Property Taxes	1,047	1,080	\$(33)	4,188	4,322	(134)	-3%
Bad debt - Tenant Rentals	-	75	\$(75)	-	298	(298)	-100%
Total Other General Expenses	1,047	1,155	\$(108)	4,316	4,620	(304)	-7%
Interest on Notes Payable	2,676	-	2,676	10,703	-	10,703	#DIV/0!
Amortization of Loan Costs	271	271	0	1,083	1,083	0	0%
Total Interest Expense and Amortization Cost	2,946	2,946	0	11,786	11,786	0	
Total Operating Expenses	\$ 15,795	\$ 17,556	\$(1,761)	\$ 70,538	\$ 70,224	\$ 314	0%
Excess of Operating Revenue over Operating Expenses	\$ 2,376	\$ 1,293	\$ 1,083	\$ 3,666	\$ 5,171	\$(1,505)	-29%
Extraordinary Maintenance	-	-	-	-	-	-	
Depreciation Expense	11,974	11,974	0	47,895	47,895	0	
Total Expenses	\$ 27,769	\$ 29,530	\$(1,761)	\$ 118,433	\$ 118,119	\$ 314	0%
Net Gain (Loss)	\$ (9,598)	\$ (10,681)	\$ 1,083	\$ (44,229)	\$ (42,724)	\$ (1,505)	4%

Columbia Housing Authority
Administration Revenue and Expense Summary

	Total Adminstration	Year to Date Budget	Budget Variance	
Management Fee	\$ 136,411	\$ 117,794	\$ 18,616	16%
Asset Management Fee	4,800	4,800	-	0%
Book Keeping Fee	53,753	57,040	(3,287)	-6%
Fee Revenue	194,963	179,634	\$ 15,329	9%
Interest Income	7,591	6,334	1,258	20%
Investment Income	269,237	247,564	21,674	9%
Other Revenue	150,163	136,771	13,392	10%
Total Revenue	\$ 621,955	\$ 570,302	\$ 51,653	9%
Administrative Salaries	268,468	276,179	(7,711)	-3%
Auditing Fees	3,667	3,000	667	22%
Advertising and Marketing	36	275	(239)	-87%
Employee Benefits - Admin.	64,426	75,847	(11,421)	-15%
Office Expenses	37,484	32,272	5,213	16%
Legal Expense	-	167	(167)	-100%
Training & Travel	1,971	2,000	(29)	-1%
Other	12,055	6,410	5,646	88%
Total Operating - Administration	388,108	396,149	(8,041)	-2%
Water	313	273	40	15%
Electricity	1,682	1,837	(154)	-8%
Gas	1,480	533	946	177%
Sewer	238	115	124	108%
Total Utilities	3,714	2,758	956	35%
Total Maintenance	9,960	4,431	5,530	125%
Total Insurance Premiums	12,038	11,741	298	3%
Total Other Expenses	26,749	25,938	811	3%
Interest of Bonds Payable	103,252	100,000	3,252	3%
Interest on Notes Payable	7,525	7,000	525	
96730 Amortization of Loan Costs	-	-	-	#DIV/0!
Total Interest/Amortization	110,778	107,000	3,778	4%
Total Operating Expenses	\$ 551,347	\$ 548,016	\$ 3,331	1%
Excess of Operating Revenue over Operating Expenses	\$ 70,608	\$ 22,286	\$ 48,322	217%
Depreciation Expense	12,541	9,082	3,459	38%
Total Expenses	\$ 563,888	\$ 557,098	\$ 6,790	1%
Net Gain (Loss)	\$ 58,067	\$ 13,204	\$ 44,863	340%

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	\$ 141,620	\$ 672,521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,544	\$ 3,940	\$ -	\$ -	\$ -	\$ -	\$ 828,625	\$ -	\$ 828,625
Rental Subsidies		797,171	-	-	-	-	-	-	-	-	-	-	-	-	-	797,171	(797,171)	-
Vacancy Loss	(13,831)	(47,669)	-	-	-	-	-	-	-	-	-	-	-	-	-	(61,500)		(61,500)
Net Rental Revenue	127,789	1,422,023	-	-	-	-	-	-	-	10,544	3,940	-	-	-	-	1,564,296	(797,171)	767,125
Tenant Revenue - Other	1,028	12,439	-	-	-	-	-	-	-	-	452	-	-	-	-	13,919		13,919
Total Tenant Revenue	128,816	1,434,462	-	-	-	-	-	-	-	10,544	4,392	-	-	-	-	1,578,214	(797,171)	781,044
HUD PHA																		
Operating Grants	173,010	-	3,299,720	61	39,299	124,415	127,319	-	61,371	-	-	-	-	-	-	3,825,195	-	3,825,195
HUD Voucher																		
Admin Fees		-	411,671	-	-	-	-	-	-	-	-	-	-	-	-	411,671	-	411,671
Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	136,411	136,411	(136,411)	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,800	(4,800)	-
Book Keeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	53,753	53,753	(53,753)	-
Total Fee Revenue	173,010	-	3,711,391	61	39,299	124,415	127,319	-	61,371	-	-	-	-	-	194,963	4,431,829	(194,963)	4,236,866
Other																		
Government Grants	-	-	-	-	-	-	-	43,331	-	260,021	-	-	-	-	-	303,352	-	303,352
Interest Income	20,615	55,137	8,921	-	-	-	-	-	-	377	26,226	-	8,007	1,818	2,931	124,032	-	124,032
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	264,072	-	264,072	(264,072)	-
Fraud Recovery	-	-	1,119	-	-	-	-	-	-	-	-	-	-	-	-	1,119	-	1,119
Other Revenue	15,558	50,904	-	-	14,162	-	-	-	-	20,441	50,700	154,221	-	128,617	21,547	456,150	(73,034)	383,115
Gain/Loss on Sale of Capital Assets	12,175	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,175	-	12,175
Total Revenue	\$ 350,175	\$ 1,540,503	\$ 3,721,430	\$ 61	\$ 53,461	\$ 124,415	\$ 127,319	\$ 43,331	\$ 61,371	\$ 291,383	\$ 81,318	\$ 154,221	\$ 8,007	\$ 394,507	\$ 219,441	\$ 7,170,943	\$ (1,329,240)	\$ 5,841,703
Administrative																		
Salaries	19,813	103,107	111,855	-	1,131	1,424	4,252	659	-	15,445	-	-	24,690	120,827	122,951	526,154	-	526,154
Auditing Fees	1,217	28,139	13,870	-	-	-	-	-	-	1,117	1,879	-	-	1,503	2,164	49,889	-	49,889
Management Fee	21,759	86,941	78,984	-	-	1,632	-	-	-	500	237	-	-	-	-	190,052	(190,052)	-
LIHTC Asset Mgmt	3,368	21,887	49,365	-	-	1,020	-	-	-	-	-	-	-	-	-	75,640	(53,753)	21,887

Columbia Housing Authority Entity Wide Revenue and Expense Summary

	Public Housing Projects	Affordable Housing Projects	Housing Choice Vouchers	FSS Forfeitures	Mainstream Vouchers	Emergency Housing Vouchers	Continuum of Care Vouchers	TBRA Vouchers	ROSS Grants	CHALIS	Columbia Community Housing Trust	Affordable Housing General Partners	Affordable Housing Development	CHA Business Activities	CHA Central Office	Subtotal	ELIM	Total
Advertising and Marketing	-	-	-	-	-	-	-	-	-	498	-	-	-	-	36	535	-	535
Employee	7,160	26,364	31,369	-	311	169	670	87	-	2,286	-	-	6,429	29,769	28,227	132,842	-	132,842
Office Expenses	4,820	20,603	30,732	-	10	202	1,193	44	429	5,627	1	64	617	16,258	20,609	101,210	-	101,210
Legal Expense	-	1,484	-	-	-	-	-	-	-	-	1,675	-	-	-	-	3,159	-	3,159
Training & Travel	-	235	-	-	-	-	-	-	465	1,678	-	-	-	953	1,018	4,349	-	4,349
Other	2,270	4,507	30,080	60	411	330	1,003	315	179	4,751	2,371	479	161	3,261	8,634	58,814	-	58,814
Total Operating - Admin.	60,406	293,267	346,255	60	1,863	4,777	7,118	1,104	1,073	31,904	6,164	544	31,897	172,572	183,639	1,142,643	(243,805)	898,839
Asset Management Fee	4,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,800	(4,800)	-
Salaries	807	33,486	-	-	-	-	-	-	48,732	164,910	-	-	-	-	-	247,935	-	247,935
Employee Benefit	62	9,649	-	-	-	-	-	-	14,243	26,821	-	-	-	-	-	50,775	-	50,775
Tenant Services -	448	28,158	707	900	-	2,459	-	-	-	53,838	-	-	-	-	-	86,510	-	86,510
Total Tenant Services	1,317	71,293	707	900	-	2,459	-	-	62,975	245,569	-	-	-	-	-	385,220	-	385,220
Water	8,977	46,290	280	-	-	-	-	-	-	-	42	-	-	220	93	55,902	-	55,902
Electricity	4,736	81,651	2,063	-	-	-	-	-	-	-	124	-	-	995	688	90,256	-	90,256
Gas	3,151	19,132	1,022	-	-	-	-	-	-	-	-	-	-	1,139	341	24,785	-	24,785
Sewer	9,108	34,786	167	-	-	-	-	-	-	-	52	-	-	183	56	44,351	-	44,351
Total Utilities	25,972	181,859	3,532	-	-	-	-	-	-	-	217	-	-	2,537	1,177	215,294	-	215,294
Maintenance - Labor	64,489	118,870	-	-	-	-	-	-	-	-	-	-	-	-	-	183,359	-	183,359
Maintenance - Materials	19,824	85,561	-	-	-	-	-	-	-	1,208	751	425	-	993	799	109,561	-	109,561
Maintenance - Contracts	30,840	107,739	5,944	-	-	-	-	-	-	13,961	2,016	-	-	4,922	3,246	168,668	(6,977)	161,691
Employee Benefits - Maint.	17,712	39,080	-	-	-	-	-	-	-	-	-	-	-	-	-	56,792	-	56,792
Total Maintenance	132,866	351,250	5,944	-	-	-	-	-	-	15,169	2,766	425	-	5,915	4,045	518,380	(6,977)	511,404
Protective Services - Labor	10,150	3,049	-	-	-	-	-	-	-	-	-	44,782	-	-	-	57,981	-	57,981
Employee Benefit	2,510	733	-	-	-	-	-	-	-	-	-	11,221	-	-	-	14,464	-	14,464
Total Protective Services	12,660	3,781	-	-	-	-	-	-	-	-	-	56,004	-	-	-	72,445	-	72,445
Property Insurance	14,974	79,890	1,329	-	-	-	-	-	-	732	259	-	-	1,060	443	98,686	-	98,686

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	
Liability																			
Insurance	2,127	-	1,970	-	-	-	-	-	-	1,618	32	-	-	5,625	-	11,373	-	11,373	
Workmen's Compensation	1,597	4,333	1,896	-	17	21	64	10	823	3,032	-	786	435	1,987	2,089	17,091	-	17,091	
All Other Insurance	1,308	2,169	-	-	-	-	-	-	-	1,248	-	322	100	200	100	5,446	-	5,446	
Total Insurance Premiums	20,006	86,392	5,195	-	17	21	64	10	823	6,630	291	1,108	535	8,872	2,632	132,596	-	132,596	
Other General Expenses	34,621	13,541	2,236	-	-	373	-	-	-	-	-	430	778	25,971	-	77,949	(12,416)	65,533	
Payments in Lieu of Taxes	11,076	46,981	-	-	-	-	-	-	-	1,054	394	-	-	-	-	59,504	-	59,504	
Bad debt - Tenant Rents	(615)	4,598	-	-	-	-	-	-	-	-	-	-	-	-	-	3,984	-	3,984	
Total Other Expenses	45,082	65,120	2,236	-	-	373	-	-	-	1,054	394	430	778	25,971	-	141,437	(12,416)	129,021	
Interest of Mortgage Payable	-	105,789	-	-	-	-	-	-	-	-	-	407	-	103,252	-	209,448	-	209,448	
Interest on Notes Payable	937	163,355	-	-	-	-	-	-	-	-	-	-	-	7,525	-	171,818	-	171,818	
Amortization of Loan Costs	-	27,934	-	-	-	-	-	-	-	-	-	-	-	-	-	27,934	-	27,934	
Total	937	297,078	-	-	-	-	-	-	-	-	-	407	-	110,778	-	409,200	(264,072)	145,128	
Total Operating Expenses	\$ 304,046	\$ 1,350,041	\$ 363,867	\$ 960	\$ 1,880	\$ 7,631	\$ 7,182	\$ 1,114	\$ 64,871	\$ 300,325	\$ 9,832	\$ 58,918	\$ 33,209	\$ 326,645	\$ 191,493	\$ 3,022,015	\$ (532,070)	\$ 2,489,945	
Excess of Operating	\$ 46,129	\$ 190,462	\$ 3,357,563	\$ (899)	\$ 51,581	\$ 116,784	\$ 120,137	\$ 42,217	\$ (3,500)	\$ (8,942)	\$ 71,485	\$ 95,303	\$ (25,202)	\$ 67,862	\$ 27,948	\$ 4,148,929	\$ (797,171)	\$ 3,351,758	
Housing Assistance Payments	-	-	3,247,365	-	44,749	98,770	120,137	42,217	-	-	-	-	-	-	-	3,553,237	(797,171)	2,756,067	
Depreciation Expense	55,927	611,309	10,200	-	-	-	-	-	-	6,294	1,128	-	-	12,144	397	697,399	-	697,399	
Total Expenses	\$ 359,973	\$ 1,961,350	\$ 3,621,432	\$ 960	\$ 46,628	\$ 106,401	\$ 127,319	\$ 43,331	\$ 64,871	\$ 306,619	\$ 10,960	\$ 58,918	\$ 33,209	\$ 338,789	\$ 191,890	\$ 7,272,652	\$ (1,329,240)	\$ 5,943,411	
Net Gain (Loss)	\$ (9,798)	\$ (420,847)	\$ 99,998	\$ (899)	\$ 6,833	\$ 18,014	\$ -	\$ -	\$ (3,500)	\$ (15,236)	\$ 70,357	\$ 95,303	\$ (25,202)	\$ 55,718	\$ 27,551	\$ (101,708)	\$ -	\$ (101,708)	

City Council strikes down delay on infill development

- BY LILLIAN METZMEIER AND HAILEY PECK
- May 1, 2023

The Columbia City Council voted Monday to deny an [administrative delay](#) that would stall certain building and demolition permits in central city neighborhoods. The vote was preceded by a long discussion among residents and members of the council.

The delay would have put a six-month pause on the issuing of building permits for multi-family housing with at least three units and demolition permits for buildings at least 50 years old. The pause would allow time for a consultant to begin making guidelines for development in scale with existing neighborhoods.

First Ward Councilperson Nick Knoth expressed concerns about how this delay could impact affordable housing development. Randy Cole, Columbia Housing Authority CEO, agreed.

Cole said the administrative delay would impact the Housing Authority's plan to rehabilitate its public housing on Park Avenue.

"The intended plans could encroach on the Park Avenue development," Cole said. "If there is a delay, there could be serious consequences," he said.

Cole also added that restriction of new development can increase prices.

Tim Teddy, community development director, said that it's hard to say how many future projects could be impacted.

"The concern is putting a pause on everything," Teddy said.

He also said that based on the request for proposals from consultants, full guidelines would take nine months to one year to be completed.

Sixth Ward Councilperson Betsy Peters said that a delay could allow for time to address concerns about development codes that don't uphold the integrity of neighborhoods.

"It won't complete this, but it will help us put things in place," Peters said.

The West Ash Neighborhood Association asked for the delay in order to work on the protections neighborhoods need and want.

The Board of Realtors released a statement in opposition to the delay voicing concern with how it would interfere with new construction. It asked the council to hold off on the delay to allow groups to find a solution to non-conforming buildings.

Central Missouri Community Action worried that the delay would put further strain on affordable housing in Columbia.

Susan Maze from the North Central Neighborhood Association said she was mostly in favor of the delay but expressed similar concerns about affordable housing.



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Columbia Housing Authority celebrates 20 years of its after-school and summer program

- [Pauline Clayton, KOMU 8 Digital Producer](#)
- May 17, 2023

COLUMBIA - The Columbia Housing Authority's (CHA) Moving Ahead After-school and Summer Program (MAP) is celebrating 20 years of serving the youth and families of Columbia.

MAP is a state licensed after-school and summer program in the J.W. "Blind" Boone Community Center that provides one-on-one tutoring and cultural and physical activities for children in kindergarten through 12th grade.

The program serves over 100 youths annually and has served 700 youth and families in the Columbia area since 2003, according to a news release.

Upon the 20th anniversary, MAP will hold a three-day celebration which will include an unveiling of the newly renovated and expanded Teen Center, as well as a proclamation from Mayor Barbara Buffaloe.

On May 22, CHA will hold a community resource fair from 4 to 6 p.m. at the the Kinney Point Community Facility.

A community art showcase from 5 to 6:30 p.m. May 23 will include special performances from Jabberwocky Studios, the Columbia High Steppers and the MAP kid's choir. The showcase will be held at the Blind Boone Center.

Buffaloe's mayoral proclamation ceremony and the unveiling and opening of the renovated MAP Teen Center will be held from 10 to 11 a.m. May 24 at the Blind Boone Center. CHA will also hold a Family Fun Fair from 4:30 to 6:30 p.m. at the center, which will include free food and activities.

The celebrations are open and free to all members of the Columbia community.

COLUMBIA DAILY TRIBUNE

Slate of events planned for Columbia Housing Authority Moving Ahead Program anniversary

Columbia Housing Authority is hitting a major milestone with its youth education programs and celebrations planned Monday through Wednesday.

The Moving Ahead Program, which provides tutoring and other cultural and physical experiences after school and over the summer at the J.W. “Blind” Boone Community Center is marking its 20th anniversary.

The state-licensed program is for children in kindergarten through 12th grade. Other inclusive services are extensive family development, meals, transportation and education programs.

To celebrate the anniversary a community resource fair is planned 4-6 p.m. Monday at the Kinney Point Community Facility at 7 E. Sexton Road. The event is in partnership with local organizations such as the Columbia Art League, Crown Counseling, Family Access Center of Excellence and more.

Tuesday will feature the Community Art Showcase 5-6:30 p.m. at the Blind Boone Center at 301 N. Providence Road. Performances by Jabberwocky Studios, the Columbia High Steppers and the MAP kid’s choir are planned.

Mayor Barbara Buffaloe will issue a proclamation at 10 a.m. Wednesday at the Blind Boone Center, which also will unveil the opening of the newly renovated and expanded MAP Teen Center. Later that day is the Family Fun Fair from 4-

6:30 p.m. with bounce houses, barbecue and the Kona Ice food truck. The celebration is free and open to the public.

Moving Ahead does more than just provide education, said one student, who came to the U.S. from war-torn Eritrea on the eastern coast of Africa, adjacent to Sudan and Ethiopia.

“When I first started coming to Moving Ahead, I was shocked at how my teachers care about me, and my entire family,” the student said in a CHA news release. “They helped us get beds, get food and anything we needed this past year. My mom told me that she feels grateful for a program like MAP because now she feels like she belongs here and knows that we are safe.”

A parent noted she has had a hard year and Moving Ahead was a major help to her family.

"MAP and everyone who works there has given me my hope back. They have endlessly supported me and my children," she said in the release. "My kids can freely be kids without the burden of our situation because they have MAP. I am so grateful for my MAP family and what they've done for my family."



Coverage You Can
Count On

City of Columbia invited to the 2023 Vacant Property Leadership Institute

- [Nick Gladney - KOMU 8 Digital Producer](#)
- May 22, 2023

COLUMBIA – The city of Columbia has been selected as one of 10 municipalities across three states to send a delegation to the 2023 Vacant Property Leadership Institute (VPLI). VPLI is a [training program](#) that provides leaders with the skills to address vacant, abandoned and deteriorated properties in effort to bring benefits to their communities.

The VPLI will welcome delegates from Indiana, Ohio and Missouri. The city of Columbia will be sending a delegation of five individuals:

- Robert Rinck - City prosecutor
- Nick Knoth - Ward 1 city council member and representative on the Columbia Community Land Trust
- Leigh Kottwitz - Neighborhood services manager
- Conrad Hake - Love Columbia program director
- Randy Cole - Columbia Housing Authority CEO

Cities were selected through a competitive application process. The selected cities includes suburban, rural and urban communities and range in population from about 60,000 to nearly 1 million.

Affordable housing has been a consistent issue for Columbia residents and has been flagged as an issue of high priority by the city council. In a recent survey conducted by the Community Development department, preserving existing housing and removing vacant housing were highly ranked highest by respondents, according to a news release.

The in-person training will take place Nov. 7-10 in Austin, Texas. Delegations will receive hands-on training from top experts on urban policy and equitable community revitalization.

Previous participants of VPLI have gone on to pass state and local laws that allow them to fight against the problem properties more effectively, implement comprehensive revitalization solutions in some of their most vulnerable communities and developed lasting relationships with peers across the country, the release said.

COLUMBIA DAILY TRIBUNE

How Columbia Housing Authority's Moving Ahead Program has broken down educational barriers for 20 years



Charles Dunlap
Columbia Daily Tribune



Columbia Housing Authority's Moving Ahead after-school and summer education program continues to grow and this expansion has meant

converting former offices in the J.W. "Blind" Boone Community Center into a space dedicated to teen program participants.

Moving Ahead got its start 20 years ago and to recognize that achievement Mayor Barbara Buffaloe issued a proclamation in recognition of the anniversary.

"I urge all citizens in Columbia to be committed to quality, innovative programs like the Moving Ahead program, and to support and offer support for the CHA school-aged youth, who will have a place to learn, enjoy and thrive after school and during the summer," she said reading from the proclamation.



Excitement was high for Michaela Flores, program assistant coordinator. She works with Janice Brooks, program coordinator; Alexis Seals, teen coordinator; and Miguel Flores, youth coordinator, among other teaching staff

at the community center for children in kindergarten through 12th grade. The program has gone from serving 60 to 100 children.

"We have worked to remodel this (teen space) since January. Our teens haven't really had a home. They have been in other classrooms and volunteering to help around the center, so now we are excited for them to have their own space," Flores said, adding the teen space has a camping decorative theme.

Features of the teen-focused space include an art room, media center, reading nook and plenty of seating and tables. Equipment in the media center could help teens explore audio and video production, such as for podcasts.

"It's really going to feel like something that is theirs and that they can learn and socialize with their peers," Flores said.

Sixth-grader Melat Teken enjoys that the Moving Ahead program is invested in her and her peers.

"They ask you about you, how school was, and you can go to your class, have a snack, do educational stuff, homework, get dinner and play outside," she said. "I like the (new) space."



Moving Ahead provides tutoring as well as enrichment opportunities in a variety of subjects, all built around Missouri education standards, along with a scouting program, and a partnership with Columbia Art League and with VidWest, which provided computers and equipment for the media center.

"Moving Ahead is about breaking down barriers and letting kids experience things they might not get to outside of here," Flores said. "During the summer we go on field trips on an almost daily basis. On Fridays, we take them to Kansas City and St. Louis for educational field trips. They have a lot of fun."

The teen center officially opens June 1 with expected operational hours of 2:30-6:30 p.m. These will expand to 8:30 a.m. and 5:30 p.m. in July.

Buffaloe expressed her appreciation for what the Moving Ahead program provides for youth and teens.

"It basically lets them be kids. This is really helpful for parents who are at work. Child care is a huge struggle to good employment in Columbia, so I'm thankful we have the Moving Ahead program," she said. "This expansion of their teen center, when we are talking about having activities for teens especially, ... it provides an alternative to the potential of (getting in trouble). It's great for them to have and it's a really cool space."



Coverage You Can
Count On

CHA's after-school program celebrates 20th anniversary with renovated teen center

- [Tia Maggio, KOMU 8 Reporter](#)
- May 24, 2023

COLUMBIA—Columbia Housing Authority's (CHA) Moving Ahead Program (MAP) unveiled its newly renovated and expanded teen center on Wednesday.

The after-school and summer program is celebrating its 20th anniversary with the new renovations inside the J.W. "Blind" Boone Community Center. The renovations add more space, as well as individualized rooms for music, art and gaming. It also features a main lounge room decorated in a camping theme.

MAP serves over 100 Columbia youth annually and has served over 700 Columbia youth and families since 2003, according to CHA.

The program provides a mix of one-on-one tutoring and cultural and physical activities for children in kindergarten through 12th grade. It also offers inclusive services, including extensive family development, meals, transportation and education programs.

Michaela Flores, assistant coordinator and behavioral specialist for MAP, says the organization wanted a space focused on its older students.

MAP also offers many resources for families such as parenting classes, trauma-informed parenting groups and family events. Flores says MAP is focused on expanding its reach.

"We've always helped kids with homes in the community, but now we're really honing in on helping families as a whole," Flores said.

At the unveiling Wednesday, Mayor Barbara Buffaloe gave a proclamation.

"Child care is a huge issue for working parents, making sure your kids have somewhere safe to be when they're not in school and programs like Moving Ahead offer that to our families," Buffaloe said.

MAP operates from 2 to 6:30 p.m. Monday through Friday while Columbia Public Schools is in session.

A full-day summer program is additionally offered in July and early August and runs from 8 a.m. to 5:30 p.m. on weekdays.

CHA organizers said they are also working toward expanding MAP to a secondary site at Bear Creek.