

446 -2022

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

September Session of the July Adjourned

Term. 20 22

In the County Commission of said county, on the 15th day of September 20 22

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve the attached Adopt-a-Road request by Fox Hollow Forest, LLC for a portion of Harold Cunningham Road from the intersection of State Route MM to Rippeto Road and Rippeto Road from the intersection of Harold Cunningham Road to State Route N.

Done this 15th day of September 2022.

ATTEST:



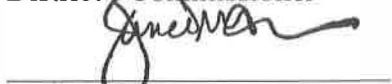
Brianna L. Lennon
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Justin Aldred
District Commissioner



Janet M. Thompson
District II Commissioner

Boone County Public Works
Adopt-A-Road Application & Information Sheet

Road Name: W Harold Cunningham Rd/S Rippeto Rd

Agreement Renewal Date: _____
(to be completed by BCPW)

Starting Point: west end of hwy MM

Ending Point: south end of hwy N

Adopt-A-Road Sign Requested: YES NO

Organization Name: Fox Hollow Forest LLC
(As you wish for it to appear on the Adopt-A-Road Sign, if requested)

Contact Person: Bill Ruppert Title: President/Owner

Address: Adm office: 1328 Forest Ave City: Kirkwood Zip: 63122

Phone # 1: 314-504-4335 Phone # 2: _____ FAX: _____ Email Address: billr@rupehort.com

Please Indicate Preferred Method of Contact: Email Telephone FAX U.S. Postal

Alternate Contact Person: Fox Hollow Forest location Title: NO US mail service

Address: 300 E Fox Hollow Rd City: Ashland Zip: _____

Phone # 1: _____ Phone # 2: _____ FAX: _____ Email Address: _____

Please Indicate Preferred Method of Contact: Email Telephone FAX U.S. Postal

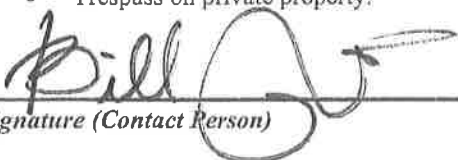
Participants must agree to follow these guidelines at all times:

DO

- Wear a safety vest
- Be aware of oncoming traffic
- Be cautious when crossing roadways
- Stay clear of construction projects, mowing operations and maintenance activities
- Work only during daylight hours
- Have at least one adult supervisor for every 5 participants age 13 to 17 and one adult supervisor for every 4 participants age 6 to 12. Children under age 6 may not participate.

DO NOT

- Work during bad weather, extreme temperatures and peak travel times
- Participate in horseplay or activity that might distract drivers
- Pick up, remove the lid from, shake or even touch any hazardous substances, like syringes or drug-making equipment, or any other suspicious litter. Instead, mark the area in some way and call the Department of Public Works or Boone County Sheriff.
- Trespass on private property.


Signature (Contact Person)

08-05-22
Date

447-2022

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

September Session of the July Adjourned

Term. 20 22

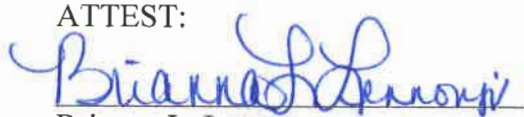
In the County Commission of said county, on the 15th day of September 20 22

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve the award of Finance Enterprise Contract C000443, Co-op Contract CT220337001 for PC Prime Vendor Services with SHI Corporation of Dallas, Texas. The terms of the agreement are set out in the attached contract and the Presiding Commissioner is authorized to sign the same.

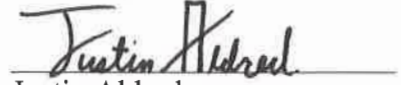
Done this 15th day of September 2022.

ATTEST:

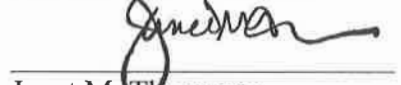

Brianna L. Lennon
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner

Boone County Purchasing

Liz Palazzolo, CPPO, C.P.M.
Senior Buyer



613 E. Ash St, Room 110
Columbia, MO 65201
Phone: (573) 886-4392
Fax: (573) 886-4390

MEMORANDUM

TO: Boone County Commission
FROM: Liz Palazzolo, Senior Buyer
DATE: September 08, 2022
RE: Finance Enterprise Contract C000443 - Cooperative Contract CT220337001-
State of Missouri Office of Administration contract for PC Prime Vendor
Services with SHI International, Inc.- Countywide Term & Supply

Purchasing requests permission to use contract CT220337001 for PC Prime Vendor Services established by the State of Missouri Office of Administration with SHI International, Inc. of Dallas, Texas as a cooperative contract. The contract is intended for purchases of computer software, hardware, supplies and services. The Finance Enterprise contract number is C000443.

The contract period runs September 01, 2022 through June 30, 2024. There are three (3) additional one-year renewal options available.

This is a Countywide Term & Supply contract.

/lp

c: Contract File

**PURCHASE AGREEMENT FOR
PC PRIME VENDOR SERVICES**

THIS AGREEMENT dated the 15th day of September 2022 is made between Boone County, Missouri, a political subdivision of the State of Missouri through the Boone County Commission, herein "County" and **SHI International Corp.** herein "Vendor."

IN CONSIDERATION of the parties' performance of the respective obligations contained herein, the parties agree as follows:

1. **Contract Documents** - This agreement, County Contract #C000443, shall consist of this Purchase Agreement for **PC Prime Vendor Services** in compliance with all bid specifications and any addendum issued for the State of Missouri Contract **CT220337001**, as well as Boone County Standard Terms and Conditions. All such documents shall constitute the contract documents which are incorporated herein by reference. Service or product data, specification and literature submitted with the bid response may be permanently maintained in the County Purchasing Office and/or State of Missouri bid file for this contract if not attached. In the event of conflict between any of the foregoing documents, this Purchase Agreement, Boone County Standard Terms and Conditions and the State of Missouri Contract **CT220337001** shall prevail and control over the vendor's bid response.

2. **Purchase** - The County agrees to purchase from the Vendor and the Vendor agrees to supply the County with PC Prime Vendor Services on an as needed basis as detailed in CT220337001.

3. **Contract Duration** - This agreement shall commence on **September 01, 2022 and extend through June 30, 2024** subject to the provisions for termination specified below. This contract may renew by order of the County for three (3) additional one-year periods subject to the pricing clauses in the Contractor's bid response and thereafter on a month to month basis in the event the County is unable to re-bid and/or award a new contract prior to the expiration date after exercising diligent efforts to do so or not.

4. **Billing and Payment** - All billing shall be invoiced to the respective ordering Boone County Department/Office and billings may only include the prices listed in the vendor's bid response. No additional fees for paperwork processing, labor, or taxes shall be included as additional charges in excess of the charges in the Vendor's bid response to the specifications. The County agrees to pay all invoices within thirty days of receipt. In the event of a billing dispute, the County reserves the right to withhold payment on the disputed amount; in the event the billing dispute is resolved in favor of the Vendor, the County agrees to pay interest at a rate of 9% per annum on disputed amounts withheld commencing from the last date that payment was due.

5. **Binding Effect** - This agreement shall be binding upon the parties hereto and their successors and assigns for so long as this agreement remains in full force and effect.

6. **Termination** - This agreement may be terminated by the County upon thirty days advance written notice for any of the following reasons or under any of the following circumstances:

- a. County may terminate this agreement due to material breach of any term or condition of this agreement, or
- b. County may terminate this agreement if in the opinion of the Boone County Commission if delivery of products are delayed or products delivered are not in conformity with bidding specifications or variances authorized by County, or
- c. If appropriations are not made available and budgeted for any calendar year.

IN WITNESS WHEREOF the parties through their duly authorized representatives have executed this agreement on the day and year first above written.

SHI INTERNATIONAL CORP.

by DocuSigned by:
Kristina Mann
EA418E789F09404...
title Sr. Manager - Contracts

BOONE COUNTY, MISSOURI

by: Boone County Commission
DocuSigned by:
Daniel K. Atwill
BA4B934CED6E4EB...

APPROVED AS TO FORM:

DocuSigned by:
[Signature]
7D71DEAEB9D74DD...
County Counselor

Presiding Commissioner

ATTEST:
DocuSigned by:
Brianna L. Lennon
D267E242BFB948C...
County Clerk

AUDITOR CERTIFICATION:

In accordance with RSMo 50.660, I hereby certify that a sufficient unencumbered appropriation balance exists and is available to satisfy the obligation(s) arising from this contract. (Note: Certification of this contract is not required if the terms of this contract do not create a measurable county obligation at this time.)

Countywide – Term & Supply

DocuSigned by: <u>[Signature]</u> 4147B4E3F1C847D...	9/7/2022	
Signature	Date	Appropriation Account

STANDARD CONTRACT TERMS AND CONDITIONS - BOONE COUNTY, MISSOURI
- Edited 09/01/22

1. Contractor shall comply with all applicable federal, state, and local laws and failure to do so, in County's sole discretion, shall give County the right to terminate this Contract.
2. Prices shall include all charges for packing, delivery, installation, etc., (unless otherwise specified) to the Boone County Department. *If installation is required, the County understands that SHI will invoice separately for installation.*
3. The Boone County Commission has the right to accept or reject any part or parts of all bids, to waive technicalities, and to accept the offer the County Commission considers the most advantageous to the County. Boone County reserves the right to award this bid on an item-by-item basis, or an "all or none" basis, whichever is in the best interest of the County. The Purchasing Director reserves the right, when only one bid has been received by the bid closing date, to delay the opening of bids to another date and time in order to revise specifications and/or establish further competition for the commodity or service required. The one (1) bid received will be retained unopened until the new Closing date, or at request of bidder, returned unopened for re-submittal at the new date and time of bid closing.
4. When products or materials of any particular producer or manufacturer are mentioned in our contracts, such products or materials are intended to be descriptive of type or quality and not restricted to those mentioned.
5. Do not include Federal Excise Tax or Sales and Use Taxes in billing, as law exempts the County from them.
6. The delivery date shall be stated in definite terms.
7. The County Commission reserves the right to cancel *provided cancellation occurs prior to shipment of the ordered product(s) and the order was not deemed to be "non-cancellable" or "non-returnable."* In case of delay, the Contractor must notify the Purchasing Department.
8. In case of default by the Contractor, the County of Boone will procure the articles or services from other sources [*Text Deleted*].
9. Failure to deliver as guaranteed may disqualify Contractor from future bidding.
10. Prices must be as stated in units of quantity specified and must be firm.
11. The County of Boone, Missouri expressly denies responsibility for, or ownership of any item purchased until same is delivered to the County and is accepted by the County *within five (5) days*.
12. The County reserves the right to award to one or multiple respondents. The County also reserves the right to not award any item or group of items if the services can be obtained from a state or other governmental entities contract under more favorable terms. The resulting contract will be considered "Non-Exclusive". The County reserves the right to purchase advertising from other vendors.
13. The County, from time to time, uses federal grant funds for the procurement of goods and services. Accordingly, the provider of goods and/or services shall comply with federal laws, rules and regulations applicable to the funds used by the County for said procurement, and *applicable* contract

clauses required by the federal government in such circumstances are incorporated herein by reference. These clauses can generally be found in the Federal Transit Administration's Best Practices Procurement Manual – Appendix A. Any questions regarding the applicability of federal clauses to a particular bid should be directed to the Purchasing Department prior to bid opening.

14. In the event of a discrepancy between a unit price and an extended line item price, the unit price shall govern.
15. Should an audit of Contractor's invoices during the term of the Agreement, and any renewals thereof, indicate that the County has remitted payment on invoices that constitute an over-charging to the County above the pricing terms agreed to herein, the Contractor shall issue a refund check to the County for any *net* over-charges within 30-days of being notified of the same. *Audits shall not take place more than once during a twelve (12) month period and require thirty (30) days advance notice.*
16. Pursuant to Section 34.600 RSMo, for contracts \$100,000 and greater, Contractor/Vendor certifies it is not currently engaged in and shall not, for the duration of the contract, engage in a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel.
17. **For all titled vehicles and equipment, the dealer must use the actual delivery date to the County** on all transfer documents including the Certificate of Origin (COO), Manufacturer's Statement of Origin (MSO), Bill of Sale (BOS), and Application for Title.
18. **Equipment and serial and model numbers** - The contractor is strongly encouraged to include equipment serial and model numbers for all amounts invoiced to the County. If equipment serial and model numbers are not provided on the face of the invoice, such information may be required by the County before issuing payment.
19. All equipment and supplies offered in a quote must be new, of current production, and available for marketing by the manufacturer unless the County clearly specifies that used, reconditioned, or remanufactured equipment and supplies may be offered.

Updated 10/01/21

448-2022

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

September Session of the July Adjourned

Term. 20 22

In the County Commission of said county, on the 15th day of September 20 22

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve an agreement with Slate Towing and Performance, L.L.C. d/b/a I-70 Towing for Towing Services. The terms of the agreement are set out in the attached contract and the Presiding Commissioner is authorized to sign the same.

Done this 15th day of September 2022.

ATTEST:


Brianna L. Lennon
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner

Boone County Purchasing

Melinda Bobbitt, CPPO, CPPB
Director of Purchasing



613 E. Ash St., Room 110
Columbia, MO 65201
Phone: (573) 886-4391
Fax: (573) 886-4390

MEMORANDUM

TO: Boone County Commission
FROM: Melinda Bobbitt, CPPO, CPPB
DATE: September 15, 2022
RE: Cooperative Contract: *C000486 (City of Columbia Coop 11/2022) – Towing Services*

Purchasing requests permission for County-Wide use of the City of Columbia cooperative contract *11/2022* to purchase Towing Services from Slate Towing and Performance, L.L.C. d/b/a I-70 Towing of Columbia, Missouri. Boone County contract number is C000486.

This is a county-wide term and supply contract that will be primarily used by Sheriff's office and Road and Bridge department. Contract term is September 7, 2022 through June 6, 2023 with four, 1-year renewal periods.

cc: Contract File
Greg Edington, R&B; Gary German, Sheriff, Purchasing Committee

**PURCHASE AGREEMENT
FOR
TOWING SERVICES - TERM & SUPPLY**

THIS AGREEMENT, County Contract # C000486, dated the 15th day of September 2022 is made between Boone County, Missouri, a political subdivision of the State of Missouri through the Boone County Commission, herein "County" and **Slate Towing and Performance, L.L.C. d/b/a I-70 Towing**, herein Contractor."

IN CONSIDERATION of the parties' performance of the respective obligations contained herein, the parties agree as follows:

1. **Contract Documents** - This agreement shall consist of this Purchase Agreement for a term and supply contract for the furnishing of **Towing Services** in compliance with all bid specifications and any addendum issued for the City of Columbia, Request for Proposal number **11/2022** as well as Boone County Standard Terms and Conditions, Insurance Requirements, and Work Authorization. All such documents shall constitute the contract documents which are incorporated herein by reference. Service or product data, specification and literature submitted with bid response may be permanently maintained in the County Purchasing Office bid file for this bid if not attached. In the event of conflict between any of the foregoing documents, this Purchase Agreement and the City of Columbia Request for Proposal number **11/2022** shall prevail and control over the contractor's bid response.

2. **Contract Period** - This agreement shall commence on **September 7, 2022 and extend through June 6, 2023** subject to the provisions for termination specified below. This agreement may be extended beyond the expiration date by order of the County for **four (4) additional one-year periods** subject to the pricing clauses in the Contractor's bid response and thereafter on a month-to-month basis in the event the County is unable to re-bid and/or award a new contract prior to the expiration date after exercising diligent efforts to do so or not.

3. **Purchase** - The County agrees to purchase from the Vendor and the Vendor agrees to supply the County with towing services. Towing services will be provided as required in the bid specifications and in conformity with the contract documents for the prices set forth in the Contractor's bid response, as needed and as ordered by County.

Line Item	Towing of County-Owned Vehicles (Qty. of 1)	UOM	Year 1
1	Standard Tow, Hook up and tow to any location within the City limits or within a 15 mile radius of City limits. No maneuvering around any and all obstacles		
1.1	3/4 Ton Vehicle or less	Per Tow	\$75.00
1.2	3/4 Ton to One (1) Ton vehicle	Per Tow	\$90.00
1.3	Greater than one (1) ton vehicle	Per Tow	\$210.00
2	Standard Tow, Hook up and tow to any location within the City limits or within a 15 mile radius of City limits. Including maneuvering around any and all obstacles		
2.1	3/4 Ton Vehicle or less	Per Tow	\$75.00

2.2	3/4 Ton to One (1) Ton vehicle	Per Tow	\$90.00
2.3	Greater than one (1) ton vehicle	Per Tow	\$210.00
3	Additional labor or equipment required to complete the tow as requested		
3.1	3/4 Ton Vehicle or less	Per Hour	\$50.00
3.2	3/4 Ton to One (1) Ton vehicle	Per Hour	\$75.00
3.3	Greater than one (1) ton vehicle	Per Hour	\$100.00
4	Flat Tire Change/Repair		
4.1	Flat Tire Change/Repair - Roadside	Per occurrence	\$55.00
4.2	Flat Tire Change/Repair - At County location	Per occurrence	\$55.00
5	Jump Start	Per occurrence	\$55.00
6	Lock out service	Per occurrence	\$55.00
7	Pull Axle Service	Per occurrence	\$55.00
8	Pull Drive Shaft Service	Per occurrence	\$55.00
9	Dolly Service	Per mile	\$4.00
10	Flat Bed Service	Per mile	\$4.00
11	Mileage for towing vehicle outside of 15-mile radius of Columbia city limits	Per mile	\$5.00
	<u>County Add-On Services</u>		
	Winch Out Service (for stuck trucks and heavy equipment)	Per hour	\$200.00
	Tow of Specialty Equipment (oil distributor truck, truck mounted street sweeper, and trucks with plows and spreaders installed)	Hook Up _ Mileage	\$350 for the hook + \$5.00/mile

4. **Billing and Payment** - Contractor agrees to provide towing services in accordance with its bid response at the charges specified therein during the contract period. The County agrees to pay all invoices within thirty days of receipt. In the event of a billing dispute, the County reserves the right to withhold payment on the disputed amount; in the event the billing dispute is resolved in favor of the Contractor, the County agrees to pay interest at a rate of 9% per annum on disputed amounts withheld commencing from the last date that payment was due.

5. **Binding Effect** - This agreement shall be binding upon the parties hereto and their successors and assigns for so long as this agreement remains in full force and effect.

6. **Entire Agreement** - This agreement constitutes the entire agreement between the parties and supersedes any prior negotiations, written or verbal, and any other bid or bid specification or contractual agreement. This agreement may only be amended by a signed writing executed with the same formality as this agreement.

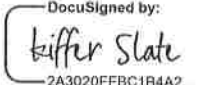
7. **Termination** - This agreement may be terminated by the County upon thirty days advance written notice for any of the following reasons or under any of the following circumstances:

- a. County may terminate this agreement due to material breach of any term or condition of this agreement, or
- b. County may terminate this agreement if in the opinion of the Boone County Commission hardware and/or service is chronically deficient such that it is unreasonable to continue services pursuant to this agreement, or
- c. If appropriations are not made available and budgeted for any calendar year or in the event funding by grant or otherwise is discontinued.

IN WITNESS WHEREOF the parties through their duly authorized representatives have executed this agreement on the day and year first above written.

SLATE TOWING AND PERFORMANCE, L.L.C.
d/b/a I-70 TOWING

BOONE COUNTY, MISSOURI
By: Boone County Commission

DocuSigned by:

 2A3020FFBC1B4A2...
 By _____
 Owner
 Title _____


DocuSigned by:

 BA4B934CED6E4EB...

 Presiding Commissioner

APPROVED AS TO FORM:

ATTEST:

DocuSigned by:

 7D71DEAEB9D74DD...

 County Counselor

DocuSigned by:

 D267E242BFB948C...

 County Clerk

AUDITOR CERTIFICATION

In accordance with RSMo 50.660, I hereby certify that a sufficient unencumbered appropriation balance exists and is available to satisfy the obligation(s) arising from this contract. (Note: Certification of this contract is not required if the terms of the contract do not create a measurable county obligation at this time.)

DocuSigned by:  87B7A05202164C5... _____	9/8/2022	County-Wide Term & Supply
Signature	Date	Appropriation Account

449 -2022

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

}
} ea.

September Session of the July Adjourned

Term. 20 22

County of Boone


In the County Commission of said county, on the 15th day of September 20 22

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve an agreement with Capital Materials, LLC. The terms of the agreement are set out in the attached contract and the Presiding Commissioner is authorized to sign the same.

Done this 15th day of September 2022.

ATTEST:

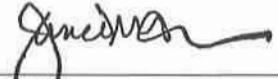

Brianna L. Lennon
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner

Boone County Purchasing

Robert Wilson
Senior Buyer



613 E. Ash Street, Room 111
Columbia, MO 65201
Phone: (573) 886-4393
Fax: (573) 886-4390

NOTICE OF AWARD

TO: Melinda Bobbitt, Director of Purchasing
FROM: Robert Wilson
DATE: September 7, 2022
RE: 70/2022- Asphalt - Term & Supply

Road & Bridge requests permission to utilize the City of Columbia cooperative contract 70/2022 to purchase Asphalt from Capital Materials, LLC.

This is a term and supply contract and will be paid from department 2040 – RB Road Maintenance, account 26000 – Pavement Repairs Material.

cc: Greg Edington, Road & Bridge

Bid File

**PURCHASE AGREEMENT FOR
ASPHALT TERM AND SUPPLY**

THIS AGREEMENT, County Contract #C000484, dated the 15th day of September 2022 is made between Boone County, Missouri, a political subdivision of the State of Missouri through the Boone County Commission, herein "County" and **Capital Materials, LLC**, herein "Contractor."

IN CONSIDERATION of the parties performance of the respective obligations contained herein, the parties agree as follows:

1. **Contract Documents** - This agreement shall consist of this Purchase Agreement for **Asphalt Term and Supply**, in compliance with all bid specifications and any addendum issued for the **City of Columbia** Request for Quotation **70/2022 Asphalt Term and Supply**, as well as the Boone County Standard Terms and Conditions. All such documents shall constitute the contract documents which are incorporated herein by reference. Service or product data, specification and literature submitted with bid response may be permanently maintained in the County Purchasing Office bid file for this Request for Quotation if not attached. In the event of conflict between any of the foregoing documents, this purchase agreement, and the **City of Columbia Request for Quotation 70/2022 – Asphalt Term and Supply** shall prevail and control over the Contractor's bid response.
2. **Purchase** - The County agrees to purchase from the Contractor and the Contractor agrees to supply the County, hot and cold mixed asphalt products as identified and responded to in Contractor's Bid response. Products will be provided as required in the bid specifications and in conformity with the contract documents for the prices set forth in the City of Columbia specifications, as needed and as ordered by the County.
3. **Contract Duration** - This agreement shall commence on **April 1, 2022 and extend through March 31, 2023** subject to the provisions for termination specified below. This agreement may be extended beyond the expiration date by the order of the county for **four (4) additional one year periods** subject to the pricing clauses in the **City of Columbia's Request for Quotation** agreed to in the Contractor's Bid Response and thereafter on a month to month basis in the event the County is unable to re-bid and/or award a new contract prior to the expiration date after exercising diligent efforts to do so or not.
4. **Delivery** - Contractor agrees to deliver asphalt products as per the bid documents.
5. **Billing and Payment** - All billing shall be invoiced to the Road & Bridge Department and billings may only include the prices listed in the Contractor's bid response and those monthly pricing updates to follow on a monthly basis. No additional fees for delivery or extra services or taxes shall be included as additional charges in excess of the charges in the Contractor's proposal response to the bid. The County agrees to pay all correct monthly statements within thirty days of receipt; Contractor agrees to honor any cash or prompt payment discounts offered in its bid response if county makes payment as provided therein. In the event of a billing dispute, the County reserves the right to withhold payment on the disputed amount; in the event the billing dispute is resolved in favor of the Contractor, the County agrees to pay interest at a rate of 9% per annum on disputed amounts withheld commencing from the last date that payment was due.
6. **Binding Effect** - This agreement shall be binding upon the parties hereto and their successors and assigns for so long as this agreement remains in full force and effect.
7. **Entire Agreement** - This agreement constitutes the entire agreement between the parties and supersedes any prior negotiations, written or verbal, and any other bid or bid specification or contractual agreement. This agreement may only be amended by a signed writing executed with the same formality as this agreement.

8. **Termination** - This agreement may be terminated by the County upon thirty days advance written notice for any of the following reasons or under any of the following circumstances:

- a. County may terminate this agreement due to material breach of any term or condition of this agreement, or
- b. County may terminate this agreement if in the opinion of the Boone County Commission if delivery of products are delayed or products delivered are not in conformity with bidding specifications or variances authorized by County, or
- c. If appropriations are not made available and budgeted for any calendar year.

IN WITNESS WHEREOF the parties through their duly authorized representatives have executed this agreement on the day and year first above written.

CAPITAL MATERIALS, LLC

BOONE COUNTY, MISSOURI

DocuSigned by:
 By Brian Rackers
 -FD1907CD6B3543F...
 Title Asphalt Sales Rep

By: Boone County Commission
 DocuSigned by:
Daniel K. Atwill
 Presiding Commissioner

APPROVED AS TO FORM:

ATTEST:

DocuSigned by:
[Signature]
 County Counselor

DocuSigned by:
Brianna Lennon
 County Clerk

AUDITOR CERTIFICATION

In accordance with RSMo 50.660, I hereby certify that a sufficient unencumbered appropriation balance exists and is available to satisfy the obligation(s) arising from this contract. (Note: Certification of this contract is not required if the terms of this contract do not create a measurable county obligation at this time.)

DocuSigned by: <u>[Signature]</u> Term 2 Supply - no encumbered required	9/8/2022	2040/26000 Term/Supply
Signature	Date	Appropriation Account

STANDARD TERMS AND CONDITIONS - BOONE COUNTY, MISSOURI

1. Contractor shall comply with all applicable federal, state, and local laws and failure to do so, in County's sole discretion, shall give County the right to terminate this Contract.
2. Prices shall include all charges for packing, delivery, installation, etc., (unless otherwise specified) to the Boone County Department.
3. The Boone County Commission has the right to accept or reject any part or parts of all bids, to waive technicalities, and to accept the offer the County Commission considers the most advantageous to the County. Boone County reserves the right to award this bid on an item-by-item basis, or an "all or none" basis, whichever is in the best interest of the County. The Purchasing Director reserves the right, when only one bid has been received by the bid closing date, to delay the opening of bids to another date and time in order to revise specifications and/or establish further competition for the commodity or service required. The one (1) bid received will be retained unopened until the new Closing date, or at request of bidder, returned unopened for re-submittal at the new date and time of bid closing.
4. When products or materials of any particular producer or manufacturer are mentioned in our contracts, such products or materials are intended to be descriptive of type or quality and not restricted to those mentioned.
5. Do not include Federal Excise Tax or Sales and Use Taxes in billing, as law exempts the County from them.
6. The delivery date shall be stated in definite terms.
7. The County Commission reserves the right to cancel all or any part of orders if delivery is not made or work is not started as guaranteed. In case of delay, the Contractor must notify the Purchasing Department.
8. In case of default by the Contractor, the County of Boone will procure the articles or services from other sources and hold the Contractor responsible for any excess cost occasioned thereby.
9. Failure to deliver as guaranteed may disqualify Contractor from future bidding.
10. Prices must be as stated in units of quantity specified and must be firm.
11. The County of Boone, Missouri expressly denies responsibility for, or ownership of any item purchased until same is delivered to the County and is accepted by the County.
12. The County reserves the right to award to one or multiple respondents. The County also reserves the right to not award any item or group of items if the services can be obtained from a state or other governmental entities contract under more favorable terms. The resulting contract will be considered "Non-Exclusive". The County reserves the right to purchase advertising from other vendors.

CERTIFIED COPY OF ORDER

450-2022

Term. 20

STATE OF MISSOURI }
County of Boone } ea.

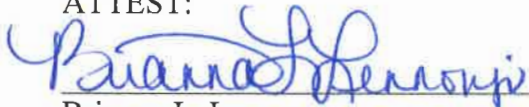
In the County Commission of said county, on the September Session of the July Adjourned 20 22
the following, among other proceedings, were had, viz:

15th September 22

Now on this day, the County Commission of the County of Boone does hereby approve a standing request to hire above the flexible hiring maximum for positions 304, Office Specialist Pool, and 929 Office Specialist II Pool in the Collector's Office. This Order authorizes hiring at up to \$15.00 per hour for position 304 and up to \$16.00 per hour for position 929.


Done this 15th day of September 2022.

ATTEST:

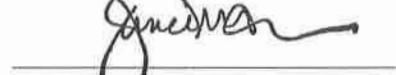

Brianna L. Lennon
Clerk of the County Commission


Daniel K. Atwill

Presiding Commissioner


Justin Aldred

District I Commissioner


Janet M. Thompson
District II Commissioner

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

September Session of the July Adjourned

Term. 20 22

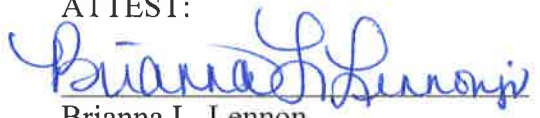
In the County Commission of said county, on the 15th day of September 20 22

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve a request to amend Commission Order 392-2022 to include effective date of August 15, 2022.

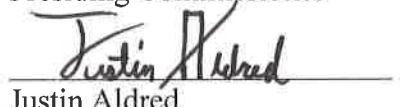
Done this 15th day of September 2022.

ATTEST:


Brianna L. Lennon
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner



2145 County Drive
Columbia, MO 65202

Phone (573) 554-1000
Fax (573) 875-1072

MEMORANDUM

TO: Boone County Commission

FROM: Chad Martin, ECC Director

DATE: August 10, 2022

RE: Request for Part-Time Pool positions

Commission approval is requested to establish an Emergency Telecommunicator Part-Time Pool position to be budgeted for 9,000 hours, and to rescind Commission Order 296-2022 that temporarily changed the budgeted hours allocations of Emergency Telecommunicator positions 942, 943, 944 and 945 to restore these to full-time positions eligible for County benefits, and to eliminate part-time non-benefitted Emergency Telecommunicator positions 966 through 973 and 975. All current Emergency Telecommunicators in part-time non-benefitted positions will be moved to the Emergency Telecommunicator Part-Time Pool position.

Commission approval is also requested to establish a Services Specialist Part-Time Pool position to be budgeted for 2900 hours and to eliminate part-time non-benefitted Services Specialist positions 980 and 981 which are currently vacant.

392-2022

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

August Session of the July Adjourned

Term 220

In the County Commission of said county, on the 18th day of August 20 22

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve a request to establish an Emergency Telecommunicator Part-Time Pool position to be budgeted for 9,000 hours, and to establish a Services Specialist Part-Time Pool position to be budgeted for 2900 hours, and to rescind Commission Order 296-2022 that temporarily changed the budgeted hours allocations of Emergency Telecommunicator positions 942, 943, 944 and 945 to restore these to full-time positions eligible for County benefits. Part-time non-benefitted Emergency Telecommunicator positions 966 through 973 and 975, and Part-time non-benefitted Services Specialist positions 980 and 981 will be eliminated.

Done this 18th day of August 2022.

ATTEST:

Brianna L. Lennon
Brianna L. Lennon
Clerk of the County Commission

Daniel K. Atwill
Daniel K. Atwill
Presiding Commissioner

Justin Aldred
Justin Aldred
District I Commissioner

Janet M. Thompson
Janet M. Thompson
District II Commissioner

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

September Session of the July Adjourned

Term. 20 22

In the County Commission of said county, on the 15th day of September 20 22

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby approve transfer of Fixed Asset number 20938, 12x21 Equipment Shelter, from Joint Communications to Boone County Sheriff's Office.

Done this 15th day of September 2022.

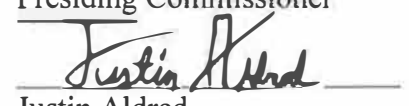
ATTEST:



Brianna L. Lennon
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner

BOONE COUNTY

Request for Disposal/Transfer of County Property

Complete, sign, and return to Auditor's Office

Date: 9/7/2022

Fixed Asset Tag Number: 20938

Description of Asset: 12x21 Eqpmt shelter

Requested Means of Disposal: Sell Trade-In Recycle/Trash Other, Explain: transfer to BCSO

Other Information (Serial number, etc.): 6318; legacy Asset transferred from City of Columbia

Condition of Asset: usable

Reason for Disposition: no longer needed

Location of Asset and Desired Date for ^{N/A} Removal to Storage: next to Sheriff Annex bldg

Was asset purchased with grant funding? YES NO

If "YES", does the grant impose restriction and/or requirements pertaining to disposal? YES NO

If yes, attach documentation demonstrating compliance with the agency's restrictions and/or requirements.

Dept Number & Name: 2704 Radio network

Signature 

To be Completed by: AUDITOR

Original Acquisition Date 8/09/16

G/L Account for Proceeds 2704-3835 J

Original Acquisition Amount 17,500

Original Funding Source 2751

Account Group 1606

To be Completed by: COUNTY COMMISSION / COUNTY CLERK

Approved Disposal Method:

Transfer Department Name _____ Number _____

Location within Department _____

Individual _____

Trade Auction Sealed Bids

Other Explain _____

Commission Order Number 452-2022

Date Approved 9/15/2022

Signature 

RECEIVED

SEP 07 2022

BOONE COUNTY
AUDITOR

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

September Session of the July Adjourned

Term. 20 22

In the County Commission of said county, on the 15th day of September 20 22


the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby reappoint the following:


Dave Weber	Building Code Commission	Reappointment	2 years	October 1, 2022 thru September 30, 2024
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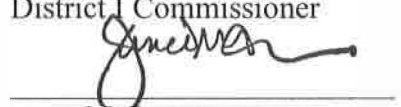
Done this 15th day of September 2022.

ATTEST:


Brianna L. Lennon
Clerk of the County Commission


Daniel K. Atwill
Presiding Commissioner


Justin Aldred
District I Commissioner


Janet M. Thompson
District II Commissioner

Dan Atwill, Presiding Commissioner
Justin Aldred, District I Commissioner
Janet Thompson, District II Commissioner



Boone County Government Center
801 E. Walnut, Room 333
Columbia, MO 65201
573-886-4305 - FAX 573-886-4311
E-mail: commission@boonecountymo.org

Boone County Commission

BOONE COUNTY BOARD OR COMMISSION APPLICATION FORM

Board or Commission: Building Code Commission
Name: Dave Weber
Home Address: 2804 Wild Plum Court
City: Columbia **Zip Code:** 65201
Business Address: 3312 LeMone Ind Blvd
City: Columbia **Zip Code:** 65201
At which address would you prefer to be contacted?
E-mail: dweber@allstateconsultants.net
Phone (Home): (573)999-5545 **Phone (Work):** (573)875-8799
Fax: (573)875-8850

Qualifications:

I have been a practicing Professional Structural / Civil Engineer since 1998.

Past Community Service:

Columbia, MO BCCC since 1997; MO SEMA SAVE Coalition volunteer and board member since 2003; FEMA US&R Missouri Task Force One Structures Specialist since 1998; FEMA US&R White IST Structures Specialist since 2007; FEMA US&R Structures Sub-Group since 2018; Boone Co Building Code Commission since 2020

References:

Ron Shy, Allstate Consultants, 573.875.8799; John Simon, Columbia Building Supervisor, (573) 874-7259

I have no objections to the information in this application being made public. To the best of my knowledge at this time I can serve a full term if appointed. I do hereby certify that the above information is true and accurate.

Applicant Signature

**Return Application
To:**

**Boone County Commission Office
Boone County Government Center
801 East Walnut, Room 333
Columbia, MO 65201
Fax: 573-886-4311**

An Affirmative Action/Equal Opportunity Institution

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

September Session of the July Adjourned

Term. 20 22

In the County Commission of said county, on the 15th day of September 20 22

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does hereby express its support for the Columbia Housing Authority's application to the Missouri Housing Development Commission as set out in the attached documentation and authorizes each Commissioner to sign the letter of intent to award ARPA funding attached hereto.

Done this 15th day of September 2022.

ATTEST:



Brianna L. Lennon
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Justin Aldred
District I Commissioner



Janet M. Thompson
District II Commissioner

Daniel K. Atwill, Presiding Commissioner
Justin Aldred, District I Commissioner
Janet M. Thompson, District II Commissioner



Roger B. Wilson
Boone County Government Center
801 East Walnut, Room 333
Columbia, MO 65201-7732
573-886-4307 • FAX 573-886-4311

Boone County Commission

September 15, 2022

Randy Cole, CEO
Housing Authority of the City of Columbia, Missouri
201 Switzler Street
Columbia, Missouri 65203

RE: Boone County ARPA Funds – Park Avenue Affordable Housing Project

Dear Randy:

This letter is to express the County Commission's intent to award ARPA funds in the amount of **\$5,000,000** for a planned low-income housing project. The families eligible for low-income housing provided by the Columbia Housing Authority (CHA) at this project will have earned income at or below 300% of the federal poverty guidelines based on household size and such families have been disproportionately impacted by the effects of the COVID-19 pandemic. This intent is conditioned upon CHA receiving Low-Income Tax Credits from the Missouri Housing Development Commission as contemplated in your memo to the County Commission dated September 8, 2022, and further conditioned on the project being an authorized use of ARPA funds. The ultimate ARPA award will be effectuated via a contract which will be provided to you by the County.

We wish you the best of luck with your grant application and will look to hear from you about Missouri Housing Development Commission's final tax credit decision.

Sincerely,


Daniel K. Atwill
Presiding Commissioner


Justin Aldred
District I Commissioner


Janet M. Thompson
District II Commissioner



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

September 9, 2022


Boone County Government Center
801 E. Walnut St., Room 211
Columbia, MO 65201

Dear Boone County Commission,

Thank you for allowing the Columbia Housing Authority (CHA) to present CHA's redevelopment plans on September 9, 2022, and August 17, 2022. On behalf of CHA, I am requesting formal consideration of \$5 million of Boone County American Recovery Plan Act (ARPA) funding to support CHA's redevelopment of our Park Avenue Apartments. CHA requests these funds to be formally committed by Boone County and understands that formal authorization of funds through an agreement would be contingent upon successful award of low-income housing tax credits (LIHTC) through the Missouri Housing Development Commission (MHDC) under its current Qualified Allocation Plan for Multifamily Programs approved by the MHDC Board of Commissioners on July 25, 2022.

CHA requests the County Commitment of \$5 million within a timeline to allow for successful submission of an application to MHDC by their September 23, 2022, deadline. A memo summarizing the Park Avenue redevelopment project are attached to this letter.

Thank you for your consideration,



Randy Cole

Chief Executive Officer
Columbia Housing Authority



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

To: Boone County Commission

From: Randy Cole, CEO

Date: September 8, 2022

RE: Request for Boone County Commission Support for an Application to the Missouri Housing Development Commission for 9% Low-Income Housing Tax Credits for the Replacement of 70 Downtown Public Housing Units with New Construction Known as the Park Avenue.

The Columbia Housing Authority (CHA) is requesting Boone County Commission support for an application to the Missouri Housing Development Commission (MHDC) for 9% Low-Income Housing Tax Credits (LIHTC) for the replacement of 70 downtown public housing units with new construction. We ask the County to include a commitment of \$5 million in ARPA funding to assist with the project. The City of Columbia formally committed to providing \$2 million in City ARPA funding for the project at its September 6, 2022, City Council meeting. \$7 million in local support for the project will help leverage an additional \$15 million in state tax credit and CHA equity to complete the project. Formal County support and allocation of \$5 million in funding will provide a significant level of support and increase the likelihood of a successful award of LIHTC funding.

CHA's Affordable Housing Initiative - Progress to Date

To date the Columbia Housing Authority has renovated 597 units of public housing and constructed 25 new units for homeless Veterans. Completed and planned phases of our master plan to renovate the CHA 717 units of public housing are as follows:

CHA Affordable Housing Development and Renovations							
Phase	Housing Sites	Type & # of Units	Rehab Level	LIHTC	Application Date	Funded? Y/N	Completion Date
1	Mid-MO Veterans Campus	25 Single Bedroom Units	Major	4%	4-2012	Yes	9/14
2	Stuart Parker	84 Family Site Units	Major	4%	5-2014	Yes	9/17
	Paquin Tower	200 High Rise Units	Minor			Yes	4/17
3	Bear Creek	76 Family Site Units	Modest	4%	9-2014	Yes	10/17
4	Oak Towers	147 High Rise Units	Modest	4%	9-2015	Yes	6/18
5	Bryant Walkway II	36 Family Site Units	Major	4%	9-2016	Yes	12/18
6	Bryant Walkway	54 Family Site Units	Major	9%	9-2016	Yes	7/19
7	Kinney Point Apartments	24 Family Site Units	Major	4%	07-2022	In Review	7/23*
8	East Park Avenue	79 Family Site Units	Major	9%	9-2022	No	7/24*
9	Providence Walkway Apartments	34 Family Site Units	Major	9%	9-2023	No	7/25

* Projected Completion Dates

Park Avenue Project Summary

The CHA has been upgrading legacy public housing units and converting its housing stock utilizing low-income housing tax credit (LIHTC) funding obtained through the Missouri Housing Development Commission (MHDC). The CHA's Park Avenue units consists of 70 units on the east side of Providence Road and on Park Avenue. Current unit configuration consists of twenty (20) one-bedroom units, thirty-four (34) two-bedroom units, twelve (12) three-bedroom units and four (4), four-bedroom units. These units were constructed in 1964 and have exceed their life cycle. The CHA's current plans include demolishing all 70 units and replacing them with new, modern, and energy-efficient housing built to standards most desirable for current and future residents.

The current units have significant problems with collapsing sewer lines, foundation problems, electrical and a need for improved accessibility. CHA has worked directly with existing CHA residents to inform plans for redevelopment of Park Avenue. Both CHA and CHA residents prioritized new construction rather than rehabbing the existing structures. New construction will allow for the inclusion of a new community facility for resident food pantry, other programming, and storm water improvements. The proposed new construction of Park Avenue currently includes 79 total units with twenty-two (22) one-bedroom units, thirty-six (36) two-bedroom units, fifteen (15) three-bedroom units, and four (4) four-bedroom units.

The CHA's plans for the Park Avenue Apartments fully comply with the HUD Broadband Rule. All units will be wired for telephone and internet (CAT 5) and cable television and satellite (RG 6 coaxial) cabling. This wiring will be included in multiple locations within the unit for the benefit of the residents.

A project of this size and scale will require an application to the Missouri Housing Development Commission (MHDC) for 9% low-income housing tax credits (LIHTC). CHA is seeking local financial support to increase the ability to obtain a competitive LIHTC funding award.

Development Team:

Columbia Housing Authority Staff: The CHA has assembled a very knowledgeable development team that has successfully completed six LIHTC projects in Columbia since 2012 including the Patriot Place Apartments and the renovation of 597 units of public housing. Randy Cole has been the CEO since May of 2021 and brings over 10 years of experience overseeing funding for the development of affordable housing through local HOME and CDBG funding; Greg Willingham, Director of Modernization and Maintenance has been with the CHA for 29 years and knows every aspect of CHA's facilities; Debbi Simmons, Chief Financial Officer has worked in CHA's finance department for over 10 years and has experience being the lead accountant on CHA LIHTC properties; Tammy Matondo, Affordable Housing Development and Compliance Department Director has seven years of experience managing the development of new CHA LIHTC projects, as well as overseeing on-going LIHTC compliance with one LIHTC Compliance Specialist, Margaret Patrick-Flowers that has many years of experience in LIHTC compliance and property management in the public and private sector. Laura Lewis, Director of Affordable Housing Operations has been with the CHA for over eleven years oversees the management and operations of 751 CHA owned affordable housing units.

Fulson Housing Group: Fulson Housing Group (FHG) is a minority owned firm dedicated to providing quality affordable housing to communities and families. Through the use of Low-Income Housing Tax Credits and many federal, state, and HUD administered loan and subsidy programs, FHG is able to develop, construct, and manage housing communities that directly impact the lives of its residents. FHG firm is

vertically integrated and offers a wide range of development partnership and development consulting services. Whether it is a new construction apartment complex in a rural setting, or a rehabilitation of an existing housing development in a metropolitan area, FHG strives to build and re-build communities that residents are proud to call home.

Since 2003, FHG's key focus has been dedicated to their mission of affordable housing. FHG has been a successful part of more than 2000 units and over \$200 million in development in 19 communities throughout the state of Missouri. In 2011-2012, FHG firm was recognized by the Missouri Mainstreet Association and the State of Missouri for LIHTC funded renovation efforts.

Design Alliance: St. Louis Design Alliance was incorporated in 1977 and has been under present ownership since 1982. The composition of its experienced professional staff is diverse and covers both architecture and interior design. The size and depth of its staff also allows the firm to maintain LIHTC development production schedules on substantial projects without the cumbersome management layers typically associated with larger firms. Design Alliance has many LIHTC projects across the country and was identified by the development team for its experience in developing high quality affordable LIHTC housing in urban areas, to ensure a design that meets the specific needs of the community.

Downtown Family Site Townhomes – Physical Conditions Assessment

As part of the strategic planning process, a physical conditions assessment was completed, and the assessment determined that it would be more cost effective to replace these public housing units rather than attempt to renovate these properties. Staff at the MHDC have concurred with this assessment and have recommended replacement of these units due to unanticipated conditions and cost overruns on previous projects.

Key issues identified by the physical conditions assessment include:

- Aging plumbing systems of cast iron pipes that require significant maintenance;
- Uneven and settling "floating slab" floors that require periodic "poly-jacking";
- Inadequate electrical systems to meet modern family needs;
- Many units lack dryer hook-ups. Washer hook-ups are located in the kitchen and other exposed areas;
- Furnaces and water heaters located in exposed areas;
- Poor egress from second story apartments;
- Poor design and use of living space;
- Lack of storage;
- Lack of ventilation in the kitchen and bathroom areas;
- Poor or non-existent insulation and low energy efficiency; and
- Lack of accessibility for persons with disabilities.

Rental Assistance Demonstration (RAD) Program Expansion and Approval

CHA will also be submitting an application for a Commitment to Enter into a Housing Assistance Program Contract (CHAP) from the HUD Rental Assistance Demonstration (RAD) program for our Park Avenue project. CHA has been awarded a CHAP for previous renovation projects and is confident it will receive approval from HUD for Park Avenue.

The HUD Rental Assistance Demonstration (RAD) Program allows Public Housing Authorities (PHAs) to convert public housing subsidies into long-term, Project-Based Section 8 rental assistance subsidy

contracts. This is beneficial to PHAs because historically public housing subsidies and funding for capital projects have been unpredictable and fluctuated annually due to federal budget cuts. Project-Based Section 8 Vouchers provide a stable and predictable annual subsidy. Stable and predictable revenues allow the Columbia Housing Authority (CHA) to apply for Low-Income Housing Tax Credits and other sources of financing to fund public housing renovations.

The RAD Program provides significant protections for Public Housing residents to ensure that they will continue to be eligible to receive housing assistance once the conversion is approved and the new construction is complete. Public Housing serves families and individuals with very-low incomes at or below 30% of the Median Family Income (MFI). The CHA's Public Housing properties will continue to serve this population after the RAD conversion and the replacement of these Public Housing properties.

Financial Syndicators/Investors

The CHA maintains a close relationship with our Federal and State investors and meet with them on a regular basis. Red Stone Equity Partners has been the federal investor on all six of our completed LIHTC projects. They have consistently provided competitive pricing and we have developed a strong partnership with them that enables a smooth closing process and on-going project monitoring. When state LIHTC funding was available, Sugar Creek Capital partnered with us on five of our six projects. They too have provided competitive pricing and have been seamless to work with.

Community Support

The CHA has worked directly with its residents and other community stakeholders to identify priorities for redevelopment. CHA has surveyed and spoken one on one with every Park Avenue Resident household regarding plans for redevelopment, while providing residents opportunities to shape plans for the project. The CHA Resident Advisory Board (RAB) also voted to formally support the redevelopment and renovation of public housing properties through the approval of the CHA's FY 2022-2026 5-Year PHA Plan. CHA maintains broad support for completion of the Park Avenue redevelopment from the community and most importantly our residents on Park Avenue.

The City of Columbia City Council has committed to \$2 million in ARPA funding for the project and a commitment of \$5 million from the County will provide the ability for CHA to move forward with submitting a successful LIHTC application by September 23, 2022.

County Commission Request

The Columbia Housing Authority (CHA) is requesting formal support for an application to the Missouri Housing Development Commission (MHDC), including a \$5 million commitment in County ARPA funds to assist in leveraging 9% Low-Income Housing Tax Credits (LIHTC) for the replacement of 70 downtown public housing units on Park Avenue with 79 new units.

**Columbia Housing Authority
79 Units Family**

Sources & Uses of Funds

Uses of Funds

Acquisition Costs	1,000,000.00
Operating Reserves	343,437.14
Hard Construction Costs	15,800,000.00
Other Development Costs	3,189,694.78
Developer's Fee	1,482,500.00

Total Uses	21,815,631.92	
		\$ 276,147.24

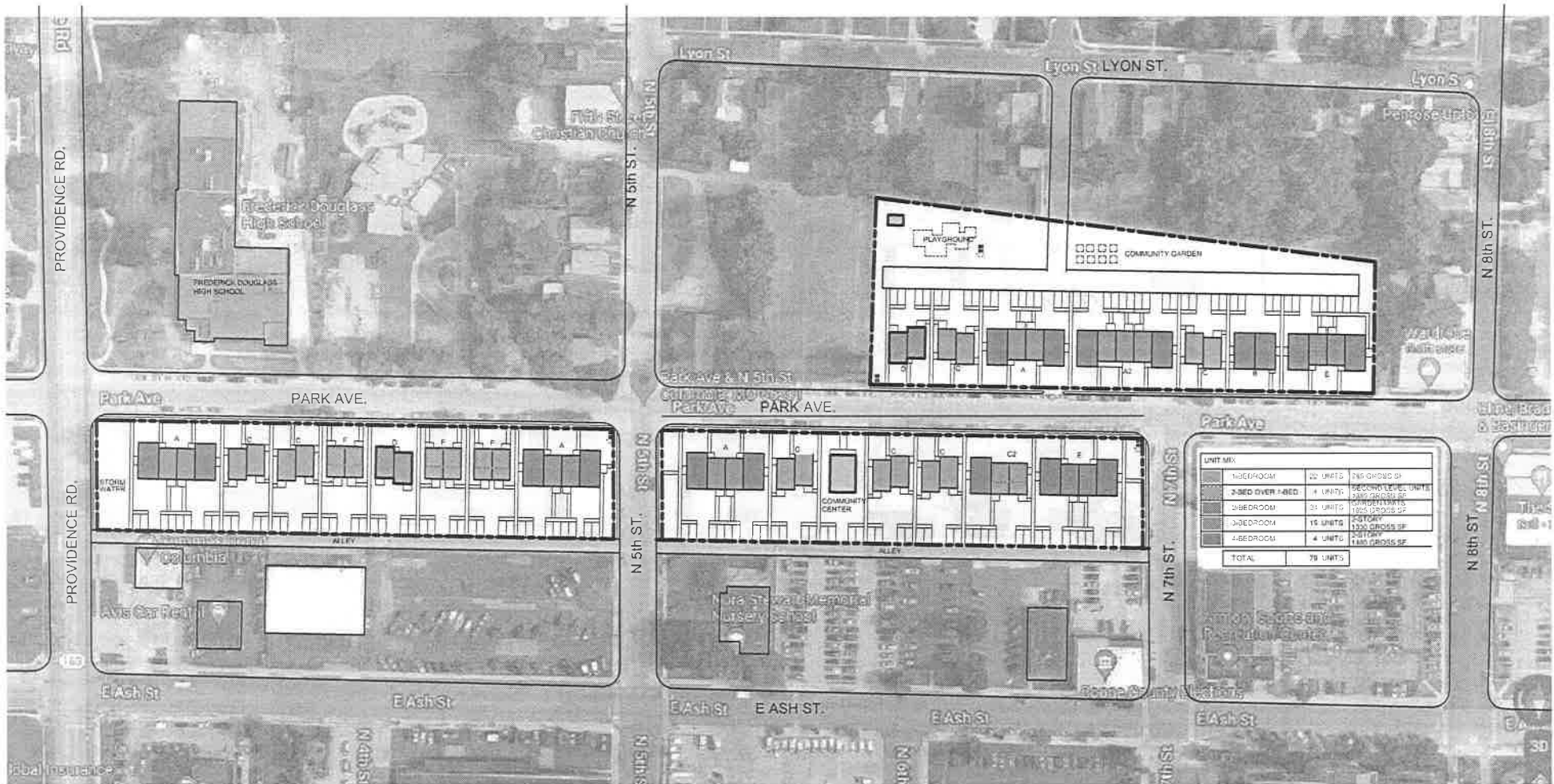
Sources of Funds

Total Tax Credit & CHA Equity	14,755,779.00
General Partner Equity	110.00
Existing Replacement Reserve	-
Seller Finance Loan	-
City ARPA	2,000,000.00
County ARPA	5,000,000.00
HOME	
NHTF	-
	-
	-
Deferred Developer's Fee	59,742.92

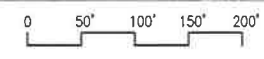
Total Sources	21,815,631.92
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Columbia Housing Authority - Park Avenue
79 Units Family Columbia MO
15 Year Pro-forma Cash Flow

	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037
Rent Revenue															
Residential Rent	620,878	633,295	645,962	658,881	672,059	685,500	699,210	713,194	727,458	742,007	756,847	771,984	787,424	803,172	819,236
Other income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Residential Vacancy	(43,461)	(44,331)	(45,217)	(46,122)	(47,044)	(47,985)	(48,945)	(49,924)	(50,922)	(51,940)	(52,979)	(54,039)	(55,120)	(56,222)	(57,346)
GROSS ANNUAL INCOME	\$77,417	\$88,965	\$600,744	\$612,759	\$625,014	\$637,515	\$650,265	\$663,270	\$676,536	\$690,066	\$703,868	\$717,945	\$732,304	\$746,950	\$761,889
Operating Expenses															
TOTAL EXPENSES	(\$434,500)	(447,535)	(460,961)	(474,790)	(489,034)	(503,705)	(518,816)	(534,380)	(550,412)	(566,924)	(583,932)	(601,450)	(619,493)	(638,078)	(657,220)
REPLACEMENT RESERVE	(\$23,700)	(\$24,411)	(\$25,143)	(\$25,898)	(\$26,675)	(\$27,475)	(\$28,299)	(\$29,148)	(\$30,022)	(\$30,923)	(\$31,851)	(\$32,806)	(\$33,791)	(\$34,804)	(\$35,848)
TOTAL EXPENSES & RESERVE	(\$458,200)	(\$471,946)	(\$486,104)	(\$500,688)	(\$515,708)	(\$531,179)	(\$547,115)	(\$563,528)	(\$580,434)	(\$597,847)	(\$615,782)	(\$634,256)	(\$653,284)	(\$672,882)	(\$693,069)
NOI Before DS	\$119,217	\$117,019	\$114,640	\$112,072	\$109,306	\$106,335	\$103,150	\$99,742	\$96,102	\$92,219	\$88,085	\$83,689	\$79,020	\$74,068	\$68,820
Developer Fee Paid During Construction															
Mortgage Payment	(33,874)	(33,874)	(33,874)	(33,874)	(33,874)	(33,874)	(33,874)	(33,874)	(33,874)	(33,874)	(33,874)	(33,874)	(33,874)	(33,874)	(33,874)
Available Cash Flow	\$85,342	\$83,145	\$80,766	\$78,197	\$75,432	\$72,461	\$69,276	\$65,868	\$62,227	\$58,345	\$54,211	\$49,815	\$45,146	\$40,194	\$34,946
Debt Coverage Ratio	3.52	3.45	3.38	3.31	3.23	3.14	3.05	2.94	2.84	2.72	2.60	2.47	2.33	2.19	2.03
<i>* Assumes 2.0% increase in Revenue annually & 3.0% increase in expenses annually.</i>															
Deferred Developer Fee Payout															
Beginning Balance	59,743	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Developer Payment	(59,743)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ending Balance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Flow Distribution	25,600	83,145	80,766	78,197	75,432	72,461	69,276	65,868	62,227	58,345	54,211	49,815	45,146	40,194	34,946
GP	21,760	70,673	68,651	66,468	64,117	61,592	58,885	55,988	52,893	49,593	46,079	42,343	38,374	34,165	29,704
Limited Partners	3,840	12,472	12,115	11,730	11,315	10,869	10,391	9,880	9,334	8,752	8,132	7,472	6,772	6,029	5,242



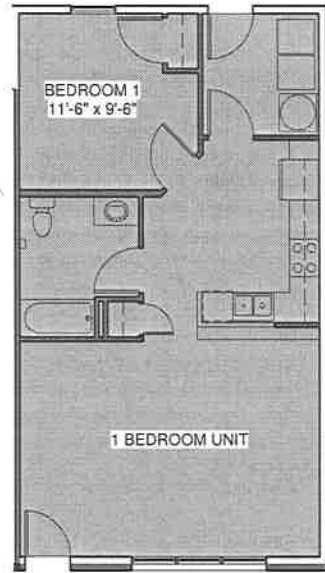
UNIT MIX		
1BEDROOM	20 UNITS	785 GROSS SF
2-BED OVER 1-BED	4 UNITS	240 GROSS SF
2BEDROOM	31 UNITS	1040 GROSS SF
3BEDROOM	15 UNITS	1200 GROSS SF
4BEDROOM	4 UNITS	1400 GROSS SF
TOTAL	70 UNITS	



MASTER PLAN
 SCALE:

EAST PARK AVENUE APARTMENTS

COLUMBIA, MO



① UNIT B1 - 1 BED UNIT - 1ST FLOOR
1/8" = 1'-0"

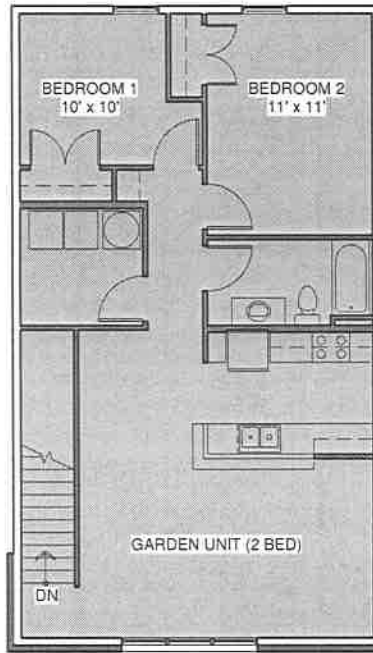


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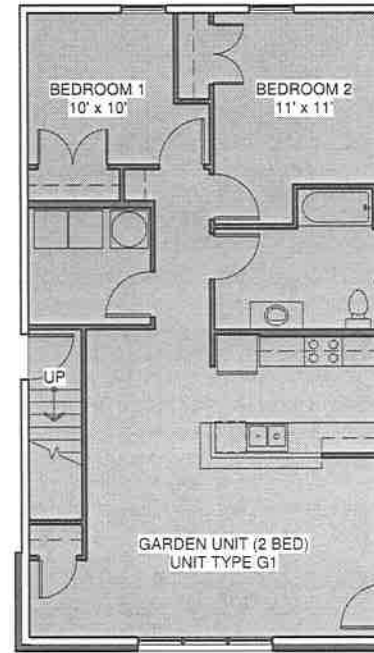
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EAST PARK AVENUE APARTMENTS

COLUMBIA, MO



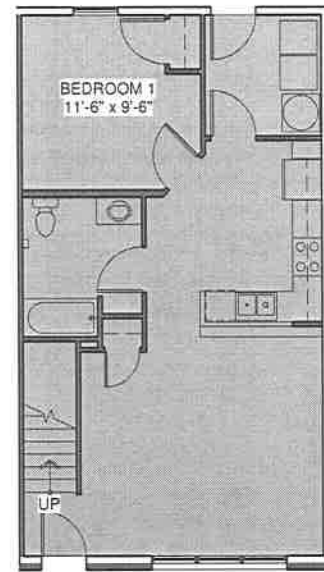
② UNIT G2 - TYP. GARDEN UNIT - 2ND FLOOR
1/8" = 1'-0"



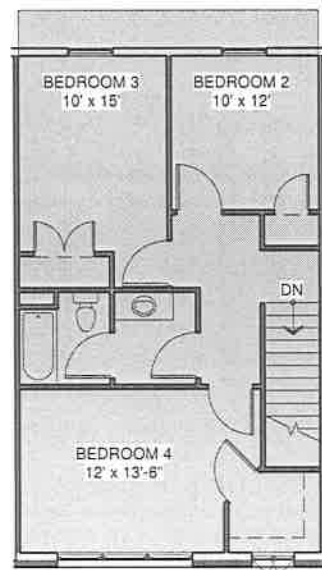
① UNIT G1 - TYP. GARDEN UNIT - 1ST FLOOR
1/8" = 1'-0"



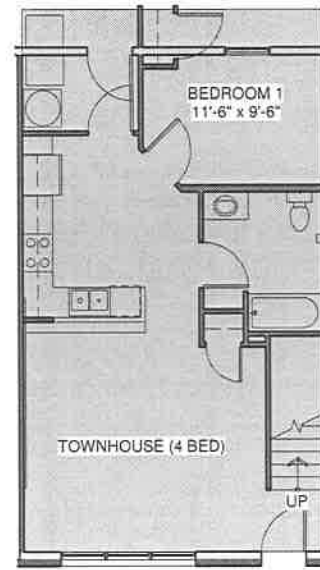
② UNIT T3 - 3 BED TOWNHOUSE - 2ND FLOOR
1/8" = 1'-0"



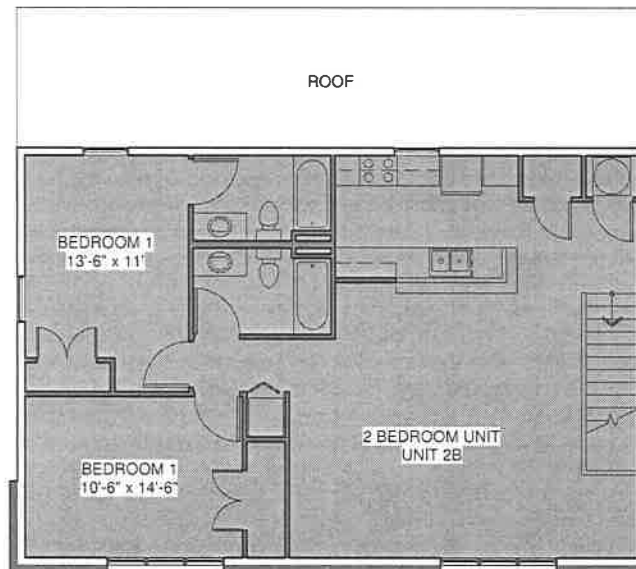
① UNIT T3 - 3 BED TOWNHOUSE - 1ST FLOOR
1/8" = 1'-0"



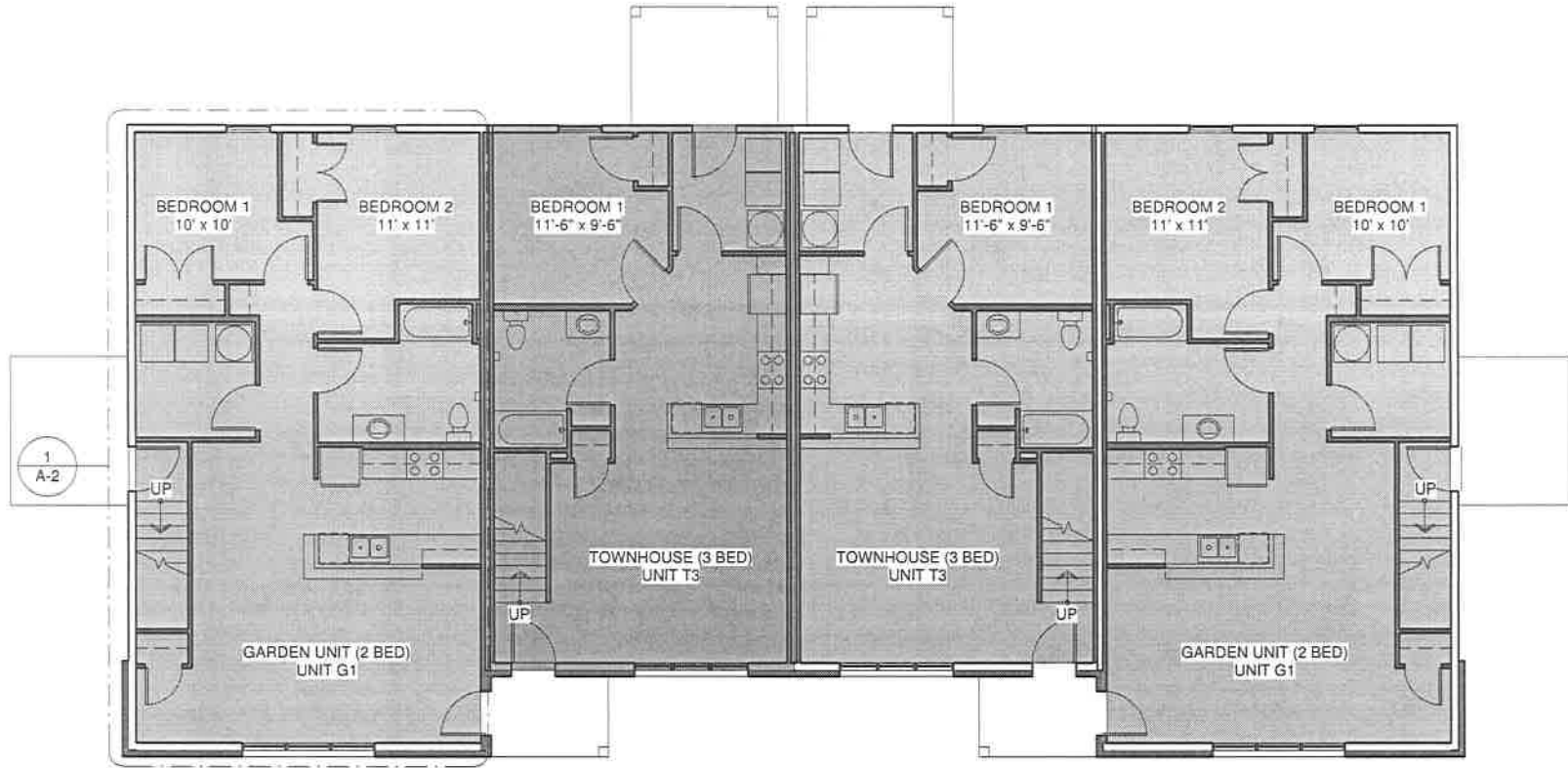
② UNIT T4 - 4 BED TOWNHOUSE - 2ND FLOOR
1/8" = 1'-0"



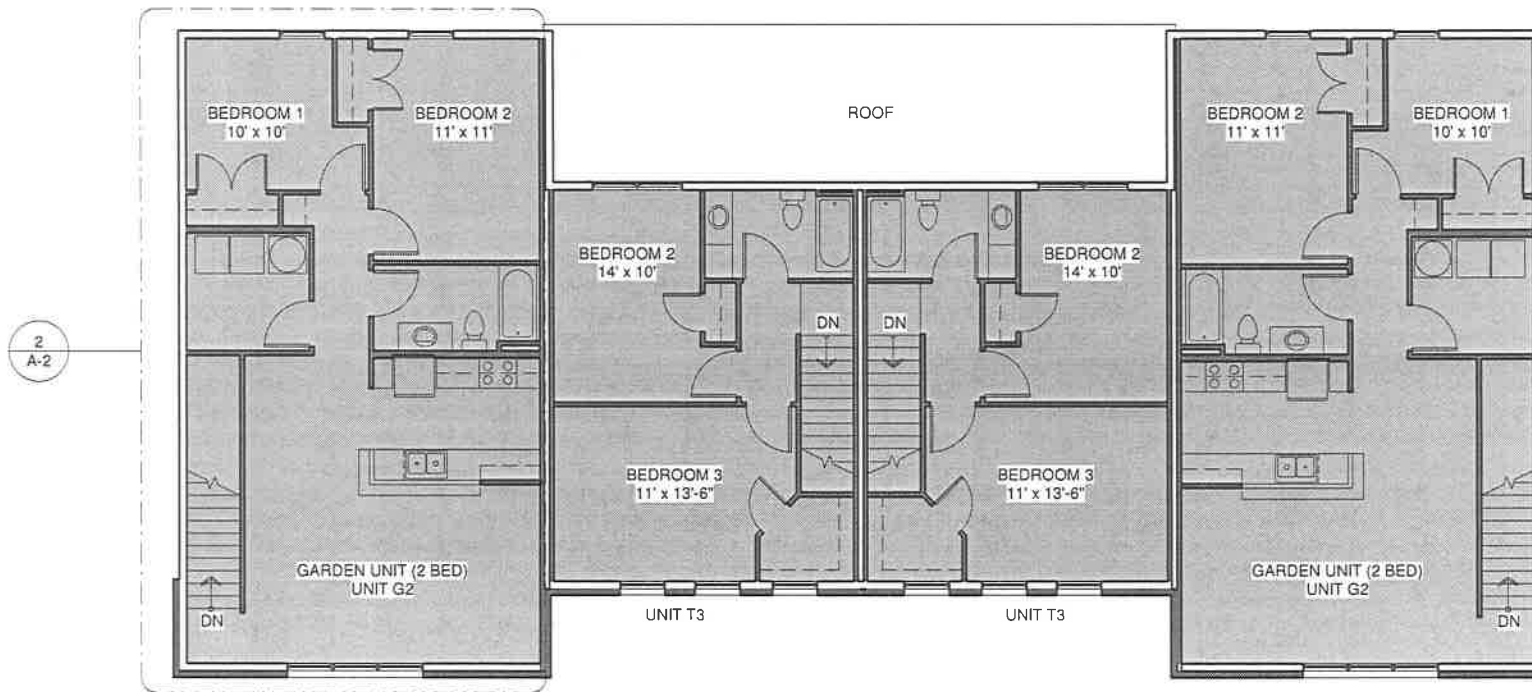
① UNIT T4 - 4 BED TOWNHOUSE - 1ST FLOOR
1/8" = 1'-0"



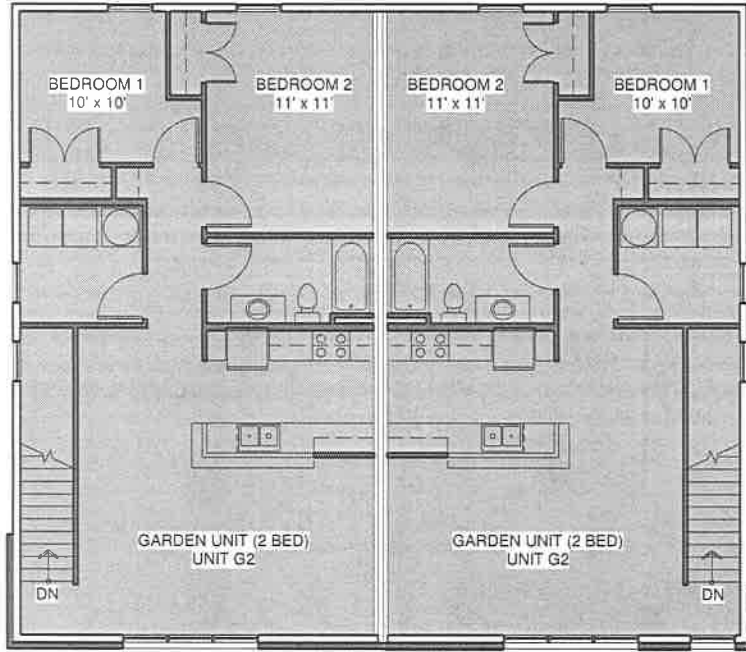
① UNIT B2 - 2 BED UNIT - 2ND FLOOR
1/8" = 1'-0"



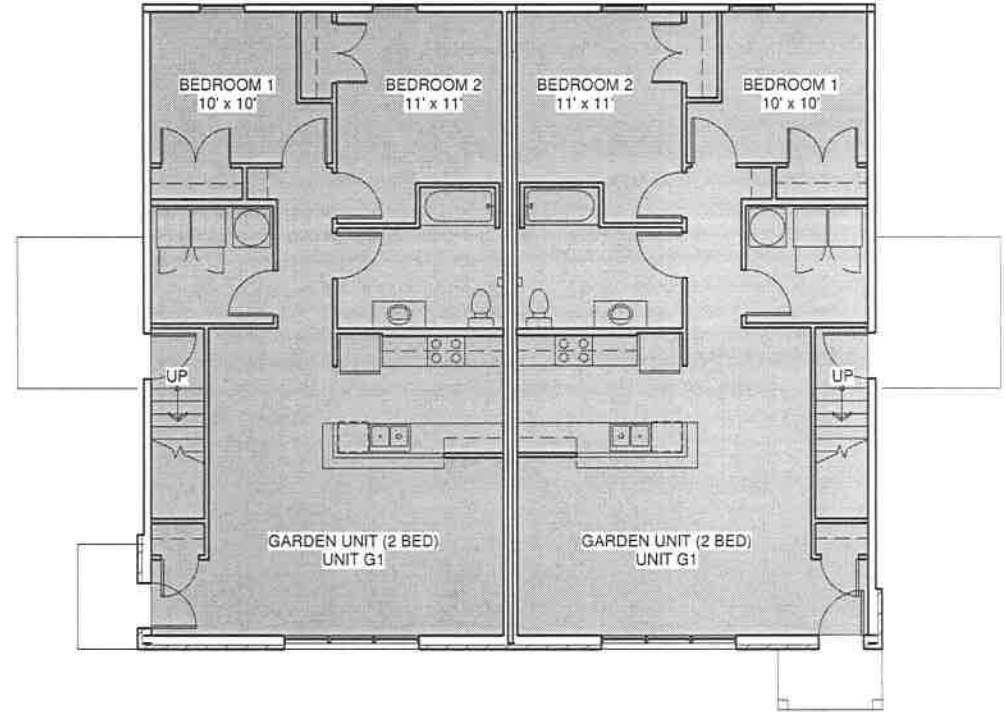
1 BLDG A
1/8" = 1'-0"



1 BLDG A - LEVEL 2
1/8" = 1'-0"



② BLDG B - LEVEL 2
1/8" = 1'-0"



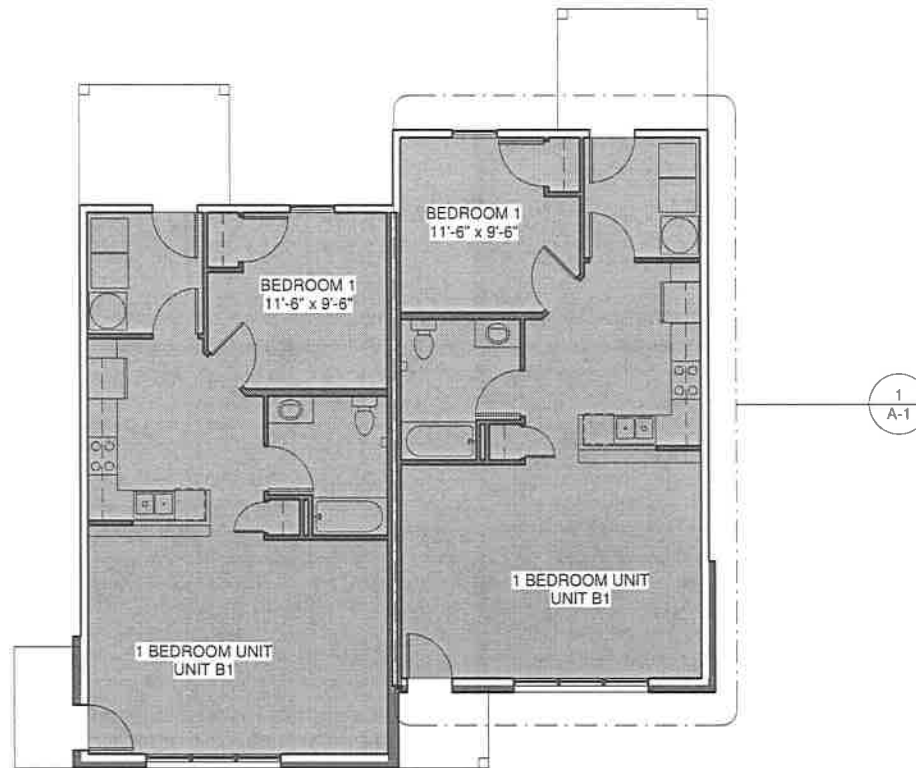
① BLDG B
1/8" = 1'-0"



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EAST PARK AVENUE APARTMENTS

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① BLDG C
1/8" = 1'-0"



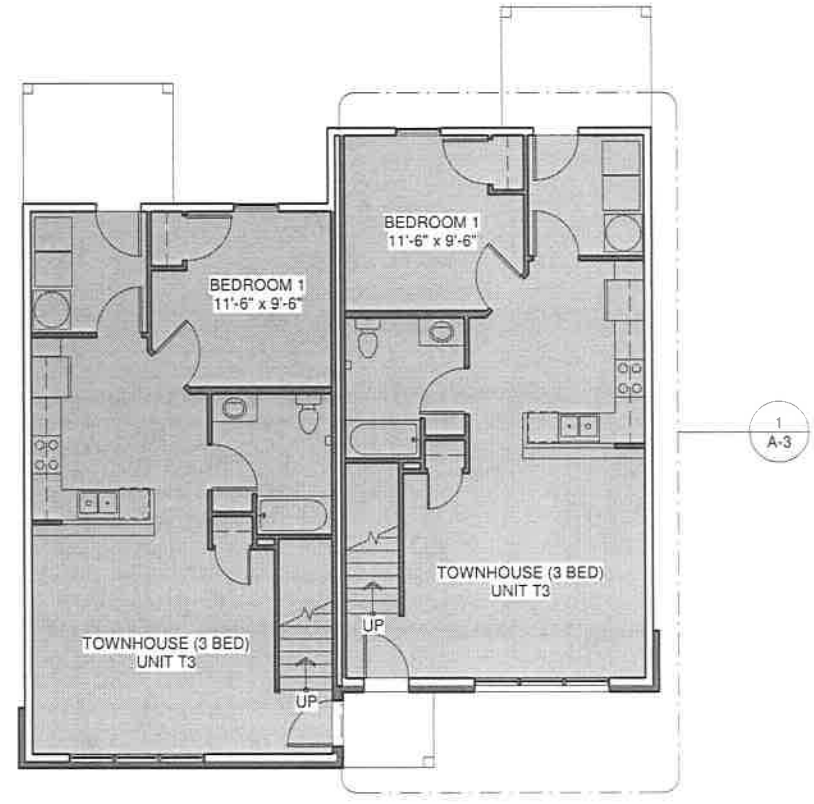
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EAST PARK AVENUE APARTMENTS

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2 BLDG D - LEVEL 2
1/8" = 1'-0"



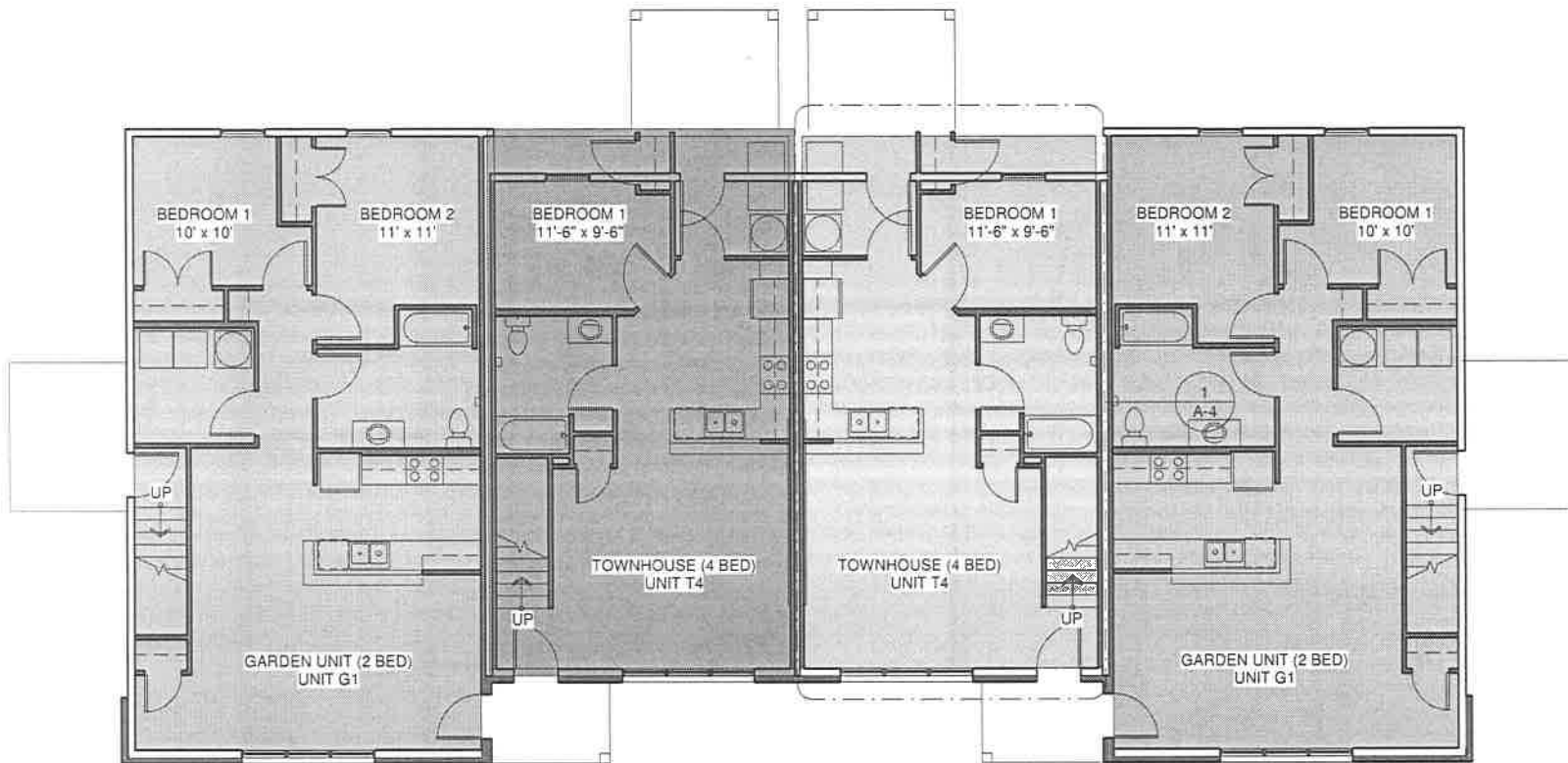
1 BLDG D
1/8" = 1'-0"



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EAST PARK AVENUE APARTMENTS

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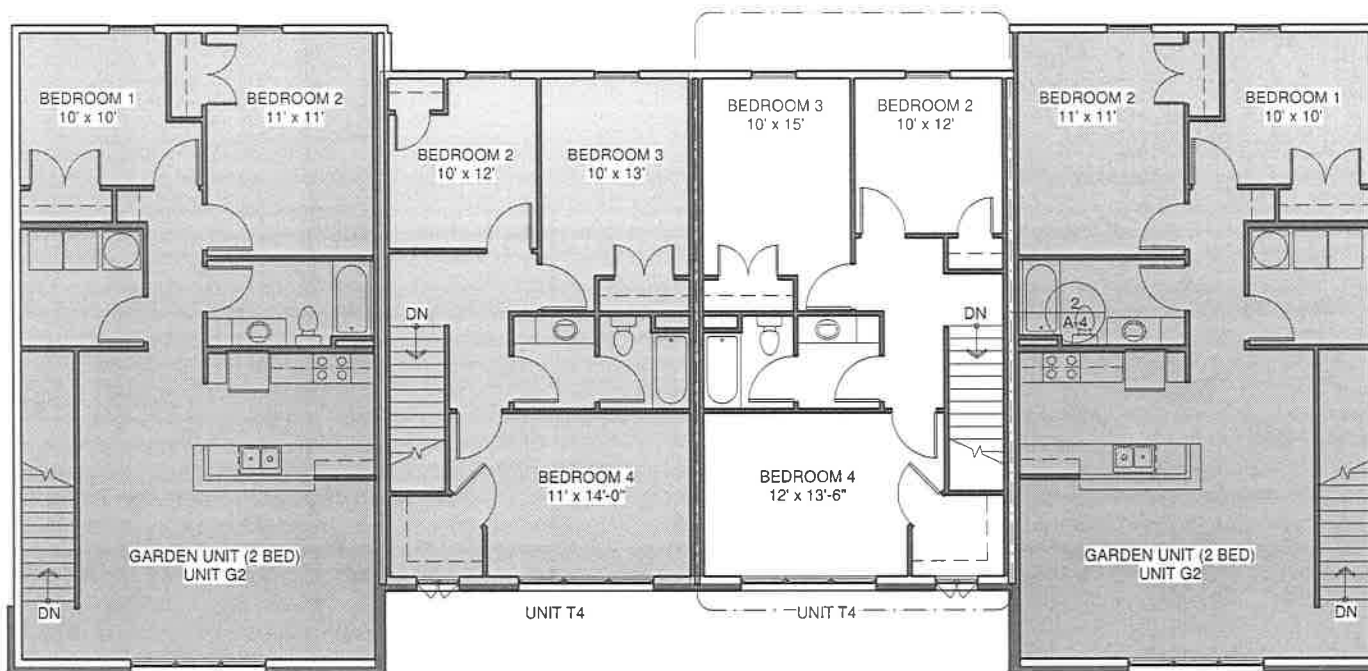
1 BLDG E
1/8" = 1'-0"



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EAST PARK AVENUE APARTMENTS

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① BLDG E - LEVEL 2
1/8" = 1'-0"

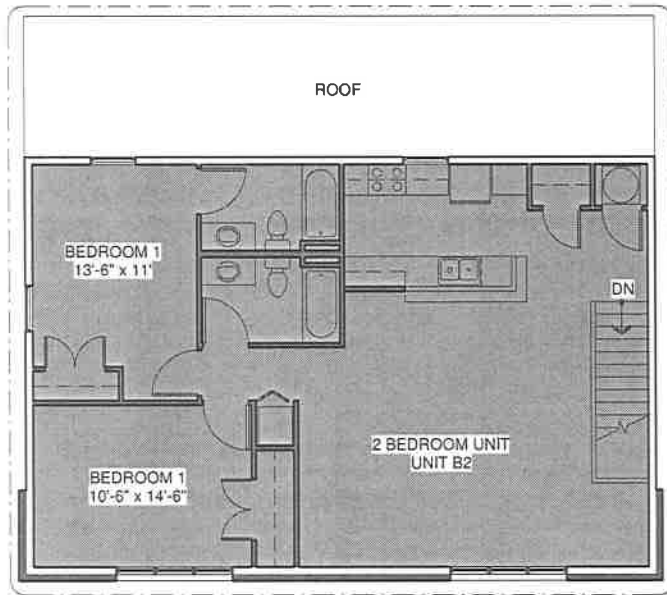


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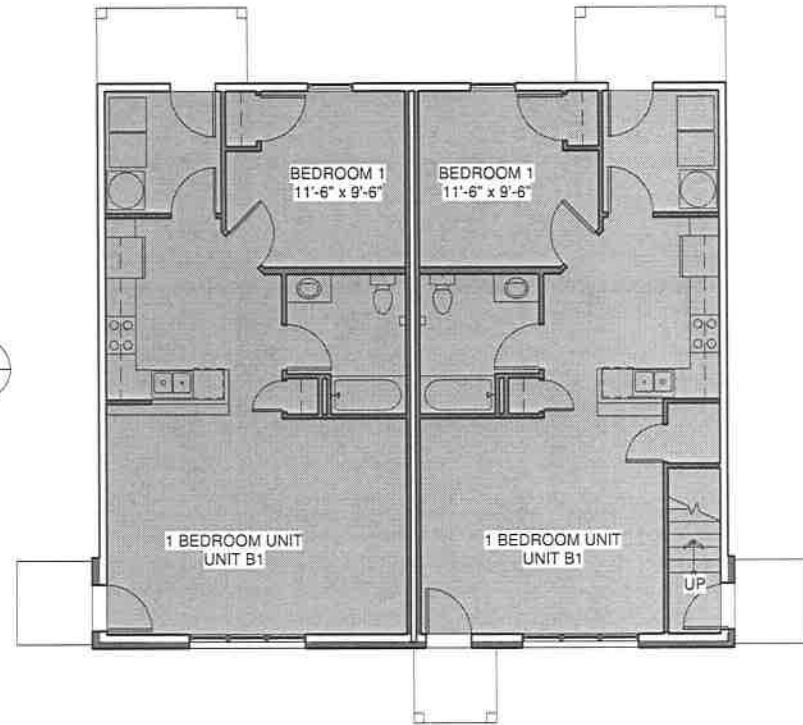
EAST PARK AVENUE APARTMENTS

COLUMBIA, MO



② BLDG F - LEVEL 2
1/8" = 1'-0"

1
A-5



① BLDG F
1/8" = 1'-0"



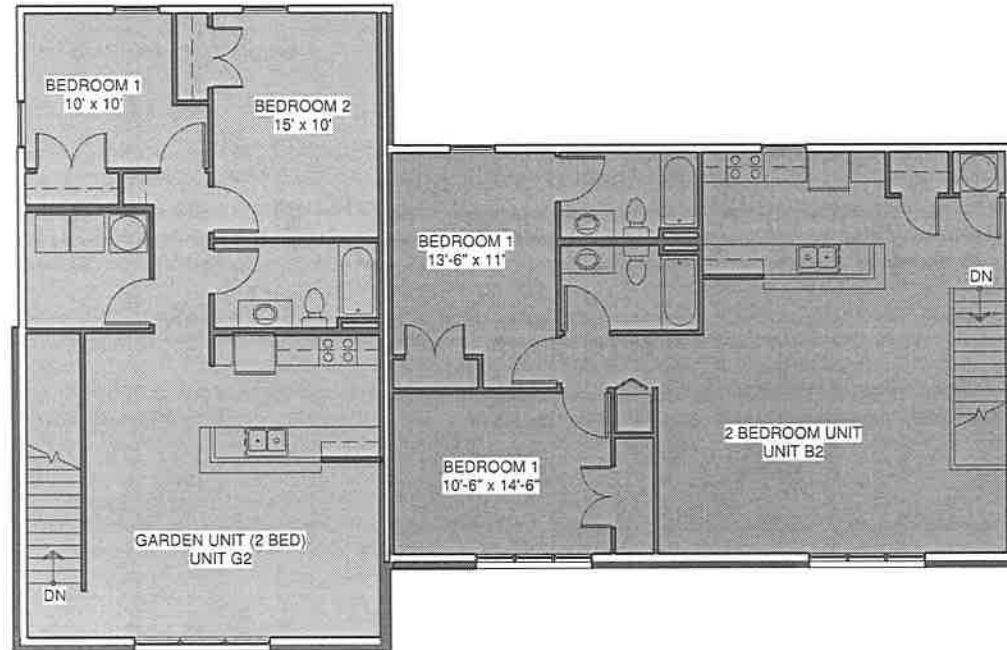
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EAST PARK AVENUE APARTMENTS

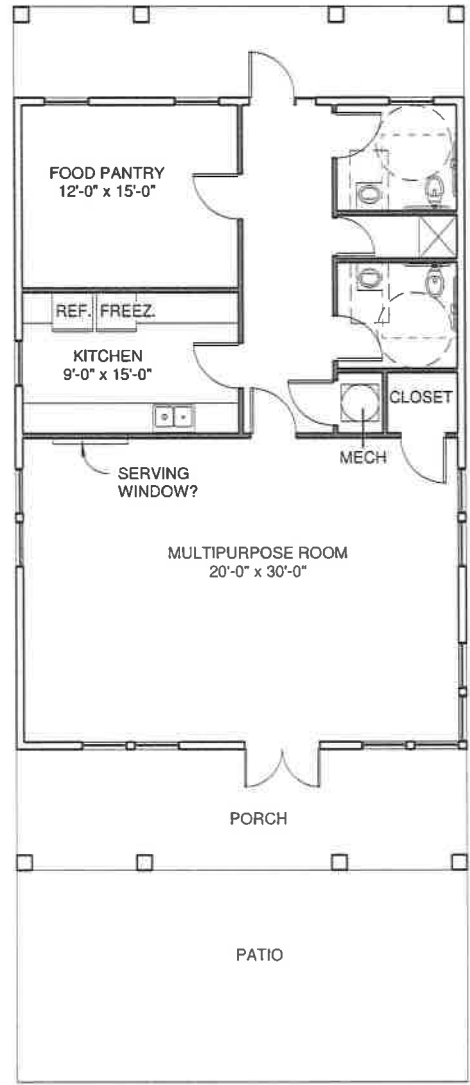
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① BLDG G
1/8" = 1'-0"



① BLDG G - LEVEL 2
1/8" = 1'-0"



① COMMUNITY CENTER
1/8" = 1'-0"



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EAST PARK AVENUE APARTMENTS

COLUMBIA, MO



BUILDING TYPE "A"
BUILDING TYPE "E" (SIMILAR)

EXTERIOR ELEVATIONS



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EAST PARK AVENUE APARTMENTS

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BUILDING TYPE "F"

BUILDING TYPE "B"

EXTERIOR ELEVATIONS



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EAST PARK AVENUE APARTMENTS
COLUMBIA, MO



BUILDING TYPE "D"

BUILDING TYPE "G"

EXTERIOR ELEVATIONS



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EAST PARK AVENUE APARTMENTS

COLUMBIA, MO



COMMUNITY CENTER



BUILDING TYPE "C"

EXTERIOR ELEVATIONS



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EAST PARK AVENUE APARTMENTS
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SCHEMATIC RENDERING



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EAST PARK AVENUE APARTMENTS

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SCHEMATIC RENDERING



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EAST PARK AVENUE APARTMENTS

COLUMBIA, MO



SCHEMATIC RENDERING



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SCHEMATIC RENDERING



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EAST PARK AVENUE APARTMENTS

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SCHEMATIC RENDERING



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EAST PARK AVENUE APARTMENTS

COLUMBIA, MO

***HOUSING AUTHORITY OF THE
CITY OF COLUMBIA, MISSOURI***
FINANCIAL STATEMENTS
DECEMBER 31, 2021

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CERTIFIED PUBLIC ACCOUNTANTS & BUSINESS CONSULTANTS

Independent Auditors' Report

Board of Commissioners
Housing Authority of the City of Columbia, Missouri
Columbia, Missouri

Report On The Audit Of The Financial Statements

Opinion

We have audited the financial statements of the Housing Authority of the City of Columbia, Missouri (the Authority), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of December 31, 2021, and the change in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis For Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities For The Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities Of Management For The Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities For The Audit Of The Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The Financial Data Schedules, as required by the Department of Housing and Urban Development (HUD) are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Financial Data Schedules, as required by HUD, are fairly stated in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 28, 2022 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

RubinBrown LLP

June 28, 2022

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

As management of the Housing Authority of the City of Columbia, Missouri (the Housing Authority), we offer readers of the financial statements this narrative overview and analysis of the financial activities of the Housing Authority for the fiscal years ended December 31, 2021 and 2020. This discussion and analysis is meant to provide an objective and easily readable analysis of the Housing Authority's financial activities based on current facts and conditions. The information contained in this section should be considered in conjunction with the basic financial statements, which follow.

Financial Highlights

Due to CARES Act, \$287,060 in grant revenue was received in 2021 which was used for Housing Choice Voucher operating expenses.

The Housing Authority has converted 599 public housing units to low-income tax credit housing units. With these conversions five limited partnerships were formed. In 2020, tax credit investors contributed \$ 9,075,449 for renovations of these units.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the Housing Authority's basic financial statements. The Housing Authority's basic financial statements have two components: financial statements and notes to the financial statements.

Under the accounting principles of the Governmental Accounting Standards Board, the Housing Authority is considered to be a special-purpose government entity engaged only in business-type activities. Accordingly, the financial statements are designed to provide readers with a broad overview of the Housing Authority's finances in a manner similar to a private sector business.

The statement of net position presents information on all of the Housing Authority's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as an indicator of whether the financial position of the Housing Authority is improving or deteriorating.

The statement of revenues, expenses and changes in net position presents information detailing how the Housing Authority's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods (e.g., depreciation and earned but unused vacation leave).

The Housing Authority's primary function of providing affordable and safe housing to low-income and special needs populations is primarily funded with a public operating subsidy received from the U. S. Department of Housing and Urban Development (HUD) and governed through the Annual Contributions Contract (ACC).

Housing Assistance Payments are paid directly to landlords as rental assistance for the tenants from grant funding. As a result, a significant portion of the Housing Authority's expenses (\$7,635,164 or 45% in 2021) represents pass-through funds not directly related to operating revenues or expenses for the Housing Authority.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Management's Discussion And Analysis (*Continued*)

Overview of the Housing Authority

The Housing Authority is a municipal corporation established under Chapter 99 of Revised Statutes of Missouri and created by City Ordinance in April 1956, to provide affordable housing for low-income persons residing in Columbia, Missouri. A five-member Board of Commissioners, including one resident Commissioner, is appointed by the Mayor of the City of Columbia ("the City") as the governing body of the Housing Authority.

In addition to providing affordable housing, the Housing Authority is working to develop a continuum of services and support that will enable families to work toward self-sufficiency and homeownership.

Tenant Services is focused on three main goals: 1) helping youth succeed in school and life, 2) supporting families working toward self-sufficiency, and 3) enabling seniors and persons with disabilities to live independently.

The Housing Authority received continued HUD ROSS grant funding in 2020 and 2021 for Family Self-Sufficiency (FSS) Programming for the Public Housing and Housing Choice Voucher Programs. This funding supported two full-time FSS Coordinators and financial incentives for FSS participants increasing their income through work.

In 2020 and 2021, the Housing Authority continued to receive HUD ROSS grant funding to support a full-time Resident Services Coordinator to assist residents of public housing.

In 2003, The Housing Authority organized CHA Low-Income Services, Inc. (CHALIS), a 501(c)3 not-for-profit corporation, to expand services to residents and other low-income persons in Columbia and Boone County, Missouri. Activity for this legally separate entity is included as a blended "Component Unit" of the Housing Authority. The financial reporting entity is discussed further in Note 2 to the financial statements.

In 2021, grant funding made a variety of youth, family, and other special interest programs accessible through contact with the CHALIS.

- Independent Living Program - Helping adults with disabilities and the elderly remain in their homes by increasing access to services, training, and social connections. Supported with grant funding through the Heart of Missouri United Way, and the City of Columbia Social Services Fund.
- Healthy Home Connections Program - Strengthening families to help children succeed by increasing connections to services, parent education, and social connections. Funded through Boone County Children Services Fund.
- Moving Ahead Afterschool & Summer Program - Providing academic support, career exploration, meals and out-of-school care for students; as well as information and referral, parent/family education and family development. Made possible through grant awards from Boone County Children Services Fund, City of Columbia Social Services Fund, Missouri Department of Elementary and Secondary Education 21st Century Community Learning Center Program, Veterans United Foundation, USDA Child and Adult Care Food Program and USDA Summer Food Service Program, as well as annual donations from local supporters and civic groups.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Management's Discussion And Analysis (Continued)

CHALIS employees, with the support of the Housing Authority, continue to reach out to local for-profit and non-profit organizations for in-kind as well as cash awards to support the ongoing needs of the existing programs. Strong working relationships now exist with Boys & Girls Club, Big Brothers/Big Sisters, Girls on the Run, Veterans United, Columbia Downtown Rotary, Vessels International, Downtown Optimist Club, Quaker Oats, Missouri Cares, and many others.

Housing Authority Fiscal Year Activities and Highlights

An average of 1,864 families were served per month by the Housing Authority's rental assistance and affordable housing programs in 2021.

Financial Analysis

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Housing Authority, like many other state and local government entities, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The following table reflects the condensed, combined funds statements of net position as of December 31, 2021 and 2020:

	2021	2020
Assets:		
Current and Restricted Assets	\$ 8,448,335	\$ 8,670,179
Capital Assets	48,282,741	49,597,588
Other Assets	832,063	915,865
Total Assets	57,563,139	59,183,632
Liabilities:		
Current Liabilities	1,416,675	1,521,431
Non-Current Liabilities	12,470,430	12,708,324
Total Liabilities	13,887,105	14,229,755
Net Position:		
Net Investment in Capital Assets	35,942,928	37,025,185
Restricted Net Position	5,118,280	3,699,318
Unrestricted Net Position	2,614,826	4,229,374
Total Net Position	43,676,034	44,953,877

Due to depreciation of public housing and LIHTC affordable housing units, from 2020 to 2021, total assets decreased \$1,620,493.

The payment of loans for the renovations of LIHTC affordable housing units and the forgiveness of CHALIS's PPP loan decreased total liabilities \$342,650 from 2020 to 2021.

Net Investment in Capital Assets decreased \$1,082,257 from 2020 to 2021.

Restricted Net Position increased \$1,418,962 from 2020 to 2021.

Unrestricted Net Position decreased \$1,614,548 from 2020 to 2021.

Total Net Position decreased \$1,277,843 from 2020 to 2021.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Management's Discussion And Analysis (Continued)

The Authority's debt balances as of December 31, 2021 and 2020 consisted of the following:

	2021	2020
Current portion of non-capital debt:		
Paycheck Protection Program Loan	\$ —	\$ 79,737
Current portion of capital debt:		
EPC Loan	20,193	22,024
MMVHDG, LP Bonds	11,009	10,693
Stuart Parker HDG, LP Bonds	70,000	65,000
Bear Creek HDG, LP Bonds	38,393	37,094
Oak Towers HDG, LP Bonds	59,014	57,017
Bryant Walkway HDG, LP MHDC Fund Balance Loan	5,298	5,129
Total current portion of capital debt	203,907	196,957
Total current portion of long-term debt	203,907	276,694
Long-term portion of non-capital debt:		
Paycheck Protection Program Loan	\$ —	\$ 46,563
Long-term portion of capital debt:		
CHALIS MHDC Loan	669,000	669,000
EPC Loan	95,283	132,922
MMVHDG, LP Bonds	293,273	304,282
MMVHDG, LP FHLB AHP Loan	500,000	500,000
Stuart Parker HDG, LP HOME Loan	251,750	251,750
Stuart Parker HDG, LP FHLB AHP Loan	496,678	496,678
Stuart Parker HDG, LP Bonds	3,970,000	4,040,000
Bear Creek HDG, LP FHLB AHP Loan	500,000	500,000
Bear Creek HDG, LP Bonds	1,192,934	1,231,326
Oak Towers HDG, LP FHLB AHP Loan	500,000	500,000
Oak Towers HDG, LP Bonds	1,952,341	2,011,355
Oak Towers HDG, LP City of Columbia HOME Loan	80,000	80,000
Bryant Walkway HDG, LP MHDC HOME Loan	550,000	550,000
Bryant Walkway HDG, LP MHDC Fund Balance Loan	235,835	241,133
Bryant Walkway II HDG, LP City of Columbia HOME Loan	200,000	200,000
Bryant Walkway II HDG, LP MHDC HOME Loan	648,812	667,000
Total long-term portion of capital debt	12,135,906	12,375,446
Total long-term portion of long-term debt	12,135,906	12,422,009
Total Debt	\$ 12,339,813	\$ 12,698,703

In 2007, CHALIS entered into a \$669,000 construction loan agreement with Missouri Housing Development Commission for construction of the McBaine Townhomes project, a development of five single-family homes. Construction was completed in the fiscal year ended September 30, 2009. The loan is secured with the constructed property and no payments are due during the 20-year compliance period. The loan is fully dischargeable upon maturity if the terms in the loan agreement are met.

The Housing Authority holds an Energy Performance contract with Ameresco for various energy performance upgrades in its Public Housing properties. In 2011, a \$1,973,344 loan agreement was entered into to pay for Ameresco's recommended improvements. The loan is held by Central Bank of Boone County. The balance at December 31, 2021 of \$115,478 reflects the portion of the loan related to the remaining 120 Public Housing units.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Management's Discussion And Analysis (Continued)

To assist in financing the renovation of 597 public housing units and construction of the 25-unit Veterans housing complex, several funding sources were utilized. Capital debt obligations incurred include a mix of bond issues by the Housing Authority, loans through the Federal Home Loan Bank, Missouri Housing Development Commission, and the City of Columbia and seller-financing loans from the Housing Authority. Each bond issue or loan is secured by a deed of trust. Repayment terms have been established by the net cash flow distribution requirements set forth in the Limited Partnership agreement for each component unit. All intercompany debts are eliminated for the presentation of the agency-wide financial statements.

The Authority's investment in capital assets, at cost net of accumulated depreciation, for fiscal years ended as of December 31, 2021 and 2020 was as follows:

	<u>2021</u>	<u>2020</u>
Land	\$ 1,539,832	\$ 1,539,832
Building and building improvements	80,774,007	79,812,502
Furniture and fixtures	2,233,035	2,170,463
Construction in progress	—	91,558
Accumulated depreciation	(36,264,133)	(34,016,767)
Net Capital Assets	\$ 48,282,741	\$ 49,597,588

The following chart compares key revenue and expense categories for the 12-month fiscal years ended as of December 31:

	<u>2021</u>	<u>2020</u>
Revenue:		
Tenant rental and other revenue	\$ 2,035,963	\$ 2,001,519
Operating grants	12,468,445	11,402,459
Investment income	131,318	53,051
Capital contributions from limited partners	—	9,075,449
Other revenue	1,405,903	1,209,670
Total Revenue	16,041,629	23,742,148
Expenses:		
Administrative expenses	2,336,172	2,414,418
Tenant services	1,324,570	1,446,834
Utilities	629,260	599,508
Maintenance and operations	1,548,857	1,262,255
Protective services	194,599	195,573
General expense	918,060	878,978
Housing assistance payments	7,635,164	7,201,446
Interest expense	365,785	415,858
Gain on disposition of capital assets	(17,350)	(13,066)
Depreciation and amortization	2,384,355	2,362,009
Total Expenses	17,319,472	16,763,813
Excess Of Revenues Over (Under) Expenses	\$ (1,277,843)	\$ 6,978,335

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Management's Discussion And Analysis (*Continued*)

Operating Revenues

Tenant rental and other revenue: Tenant rents are based on 30% of the tenant's eligible income. In 2020, due to the COVID-19 pandemic there was a decrease in tenants' income which in turn caused a decrease of \$70,540, or 3%, in tenant rents from 2019 to 2020. Tenant Rental and Other Revenue has increased \$34,444, or 2%, from 2020 to 2021.

Operating grants: Operating grants increased \$1,065,986 (9%) from 2020 to 2021.

Capital contributions: Due to the completion of construction of two of the LIHTC affordable housing projects in 2019, LIHTC Contributions from tax credit investors in the LIHTC affordable housing projects increased \$6,445,636 from 2019 to 2020 as the investors made their final contributions for the project. No capital contributions were made in 2021.

Other revenue: Other Revenue increased \$196,233 from 2020 to 2021. This includes forgiveness of the Paycheck Protection Program loan obtained in 2020.

Operating Expenses

Administrative: Administrative expenses decreased \$78,246 (3%) from 2020 to 2021.

Tenant Services: CARES Act grant expenditures are reported under Tenant Services. Tenant services decreased \$122,264 (8%) from 2020 to 2021.

Utilities: Utilities increased \$29,752 (5%) from 2020 to 2021.

Maintenance and operations: Maintenance and operating expenses increased \$286,602, or 23%, from 2020 to 2021. This includes contracted services related to our building renovations completed in 2021.

Protective Services: The cost of protective services decreased \$974 from 2020 to 2021.

General: Other general expenses increased \$39,082 (4%) from 2020 to 2021.

Housing Assistance Payments: The average number of families served per month increased by 35 from 2020 to 2021. Also due to the COVID-19 pandemic, many of the program participants have had a decrease in their income. Since their rental assistance is based on 30% of their eligible income, the rental assistance increased \$433,718 (6%) from 2020 to 2021.

Economic Factors and Next Year's Budgets and Rates

Due to the COVID-19 pandemic, it is expected that the loss of income experienced in 2020 will take time for program participants to recover. Evidence of the continued impact in 2021 is depicted through the increased rental assistance provided during the year.

Due to increases in gasoline prices and some types of materials, costs for maintenance materials and contracts increased 23% from 2020 to 2021. This is expected to continue in 2022.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Management's Discussion And Analysis (*Continued*)

Due to a cold winter, natural gas expenses increased by 15% from 2020 to 2021.

Future Events that will Financially Impact the Housing Authority

The Housing Authority amended its waitlist policies and procedures in 2021 to remove the working preference which will reduce barriers to homeless and housing insecure populations seeking assistance. CHA also no longer opens its waitlist every 18 to 24 months and keeps the waitlist open on a rolling basis. CHA HCV and CHA property management staff are now able to work through waitlists more efficiently with applications that are less dated, thereby increasing lease up and occupancy rates. CHA currently maintains over 1,200 households on all of its combined waitlists for Section 8 and CHA owned properties.

The Housing Authority completed the addition to the existing administration office in 2021 and consolidated several staff and offices to a central location. The consolidation of staff has resulted in freeing up housing units that were formerly occupied by staff offices, which are now to be utilized for housing.

The Housing Authority has 120 units of Public Housing remaining in its portfolio that still need replacement. These Public Housing units are 60 years old and were built under the 1960 building codes. The goal in replacing these units is to bring them up to current building code and modern building standards. This will require the approval of local funding and LIHTC funding to complete the necessary replacement of these units. The plan is to replace these units with new construction through the HUD Rental Assistance Demonstration program using local support and LIHTC funding. These properties will serve low-income and very low-income households by providing rental subsidies through Project-Based Vouchers.

Affordable Housing Initiative

The Housing Authority applied for \$2 million in local HOME ARP funds in December of 2021 from the City of Columbia. CHA was awarded the full \$2 million request in February of 2022 and utilized this funding award to leverage a \$1.3 million donation from the Veterans United Foundation. Both sources of funds will be utilized to complete construction of the Kinney Point Apartments located on the northeast corner of Garth and Sexton. CHA will be submitting a 4% rolling federal credit application to the Missouri Housing Development Commission in 2022 to fill the remaining \$3 million funding gap for Kinney Point and expects to begin construction in early 2023.

There were no pending lawsuits or fair housing complaints at the end of FY2021.

FINANCIAL CONTACT

The individual to be contacted regarding this report is Debbi Simmons at 573-554-7011. Specific requests may be submitted to the Housing Authority of Columbia, Missouri at 201 Switzler St, Columbia, MO 65203.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

STATEMENT OF NET POSITION December 31, 2021

Assets

Current Assets

Cash and cash equivalents	\$ 2,338,597
Accounts receivable - grants	373,023
Accounts receivable - other	83,018
Tenant accounts receivable	51,420
Allowance for doubtful accounts	(40,513)
Accrued interest receivable	89,175
Prepaid expenses	109,403
Inventory	32,937
Assets held for sale	2,700
Total Current Assets	3,039,760

Restricted Assets

Cash and cash equivalents	4,325,545
Investments	1,083,030
Total Restricted Cash And Investments	5,408,575

Capital Assets

Land	1,539,832
Buildings and building improvements	80,774,007
Furniture and fixtures	2,233,035
	84,546,874
Less: Accumulated depreciation	36,264,133
Net Capital Assets	48,282,741

Other Assets

Tax credit fees, net	832,063
Total Assets	\$ 57,563,139

Liabilities And Net Position

Current Liabilities

Accounts payable	\$ 337,909
Accrued wages and payroll taxes	120,296
Accrued compensated absences	89,317
Accrued interest payable	72,367
Tenant security deposits	309,053
Unearned revenue	246,956
Current portion of capital debt	203,907
PILOT liability	36,870
Total Current Liabilities	1,416,675

Noncurrent Liabilities

Long-term capital debt	12,135,906
FSS escrow liability	274,980
Accrued compensated absences	59,544
Total Noncurrent Liabilities	12,470,430
Total Liabilities	13,887,105

Net Position

Net investment in capital assets	35,942,928
Restricted for other purposes	5,118,280
Unrestricted	2,614,826
Total Net Position	43,676,034
Total Liabilities And Net Position	\$ 57,563,139

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION For The Year Ended December 31, 2021

Operating Revenues	
Rent and other tenant revenue	\$ 2,035,963
Operating grants	12,468,445
Other revenue	1,405,903
Total Operating Revenues	<u>15,910,311</u>
Operating Expenses	
Administrative	2,336,172
Tenant services	1,324,570
Utilities	629,260
Maintenance and operations	1,548,857
Protective services	194,599
General expense	918,060
Housing assistance payments	7,635,164
Depreciation and amortization	2,384,355
Total Operating Expenses	<u>16,971,037</u>
Operating Loss	<u>(1,060,726)</u>
Non-Operating Revenues (Expenses)	
Investment income	131,318
Gain on disposition of capital assets	17,350
Interest expense	(365,785)
Total Non-Operating Expenses	<u>(217,117)</u>
Change In Net Position	(1,277,843)
Net Position - Beginning Of Year	<u>44,953,877</u>
Net Position - End Of Year	<u>\$ 43,676,034</u>

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

STATEMENT OF CASH FLOWS For The Year Ended December 31, 2021

Cash Flows From Operating Activities	
Received from tenants	\$ 1,838,786
Received from grants	12,252,397
Received from other sources	1,181,144
Paid for salaries and benefits	(3,748,665)
Payments to tenants for housing assistance	(7,635,164)
Paid to vendors and landlords	(2,812,147)
Net Cash Provided By Operating Activities	<u>1,076,351</u>
Cash Flows From Capital And Related Financing Activities	
Purchase of capital assets	(985,706)
Proceeds from the sale of capital assets	17,350
Principal and interest paid on capital debt	(584,759)
Net Cash Used In Capital And Related Financing Activities	<u>(1,553,115)</u>
Cash Flows From Investing Activities	
Purchase of investments	(59,829)
Interest earned on cash and investments	131,318
Net Cash Provided By Investing Activities	<u>71,489</u>
Net Decrease In Cash And Cash Equivalents	(405,275)
Cash And Cash Equivalents - Beginning Of Period	<u>7,069,417</u>
Cash And Cash Equivalents - End Of Period	<u>\$ 6,664,142</u>
Reconciliation Of Operating Income To Net Cash From Operating Activities	
Operating loss	\$ (1,060,726)
Adjustments to reconcile operating loss to net cash from operating activities:	
Depreciation and amortization	2,384,355
Forgiveness of PPP loan	(126,300)
Changes in assets and liabilities:	
Tenant accounts receivable	53
Accounts receivable/payable - grants	(216,049)
Other accounts receivable	(52,273)
Accrued interest receivable	(89,175)
Prepaid costs, other assets, and inventory	233,842
Accounts payable	43,067
Accrued expenses	(40,443)
Net Cash Provided By Operating Activities	<u>\$ 1,076,351</u>

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

NOTES TO FINANCIAL STATEMENTS

December 31, 2021

1. Summary Of Significant Accounting Policies

Basis Of Presentation

The financial statements of the Housing Authority of the City of Columbia, Missouri (Authority) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and therefore, presents only the financial statements required for the enterprise fund, in accordance with GASB Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*.

The Authority has multiple programs, which are accounted for in one enterprise fund, which is presented as such in the basic financial statements.

Measurement Focus And Basis Of Accounting

The basic financial statements of the Authority have been prepared using the economic resource measurement focus and the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

Revenues, expenses, gains, losses, assets, liabilities and deferred inflows and outflows from exchange and exchange-like transactions are recognized when the exchange transaction takes place, while those from government-mandated nonexchange transactions (principally federal grants) are recognized when all applicable eligibility requirements are met. Internal activity and balances are eliminated in preparation of the financial statements unless they relate to services provided and used internally. The Authority first applies restricted net position when an expense or outlay is incurred for purposes for which both restricted and unrestricted net position are available.

Enterprise funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an Enterprise fund's principal ongoing operations.

These financial statements do not contain material inter-program balances, revenues or expenses for internal activity. The Authority's policy is to eliminate any material interprogram balances, revenues and expenses for these financial statements.

Cash And Cash Equivalents

Cash and cash equivalents include all highly liquid investments with an initial maturity of three months or less.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (*Continued*)

Investments

The Authority accounts for its investments at fair value and categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. At December 31, 2021, the Authority's investments were held in money market mutual funds, which are classified as Level 1 investments, and repurchase agreements, which are classified as Level 2 investments.

Accounts Receivable

Grants receivable consist of grant revenue proceeds due from HUD and other various grantor agencies. Tenant accounts receivable are rental revenues and other miscellaneous proceeds due from tenants. Other accounts receivable consist primarily of construction advances due from affiliates and other miscellaneous receivables. All receivables are carried and reported at the amounts considered by management to be collectible.

An allowance for doubtful accounts based on management's assessment of credit history with tenants having outstanding balances and current relationships with them has been established.

Prepaid Items And Inventory

Prepaid Items and Inventory consist of payments made to vendors for services and materials that will benefit future periods.

Paycheck Protection Program Loan

The Authority had a loan that was part of the Paycheck Protection Program (PPP) established under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) and administered by the U.S. Small Business Administration (SBA). In accordance with the requirements of the CARES Act, the Authority used the proceeds from the loan exclusively for qualified expenses under the PPP, including payroll costs, mortgage interest, rent and utility costs, as further detailed in the CARES Act and applicable guidance issued by the SBA. The Authority considered the PPP loan to be debt as of December 31, 2020, subject to the provisions of GASB Statement No 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*.

During 2021, the Authority received forgiveness of all principal and interest on the loan. The Authority reduced the full liability and recorded the debt forgiveness as other revenue during 2021.

Unearned Revenue

The Authority recognizes revenues as earned. Funds received before the Authority is eligible to apply them are recorded as a liability under Unearned Revenue.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

FSS Escrow Liability

The Family Self Sufficiency (FSS) program is a voluntary 5-year program whereby the program participant meets with an FSS coordinator who assists them working towards self-sufficiency. The participant's current earned income at enrollment is used to determine any increases in the participant's earned income. If the participant's earned income increases, the participant's portion of the rent increases, and the difference in the rent paid by the participant is deposited into an escrow account. Partial distributions can be made during this time to remove obstacles to success in completing goals. If the participant successfully completes the program, they receive a full distribution of their escrow account balance.

The escrowed funds are deposited in an interest-bearing bank account and interest income is allocated monthly to each escrow balance based on its percentage of the total. At December 31, 2021, the liability account for participants was \$274,980.

Capital Assets

Property and equipment are recorded at cost. Donated property and equipment are recorded at acquisition value. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. The costs of maintenance and repairs are expensed, while significant renewals and betterments are capitalized. Small dollar value minor equipment items are expensed. Depreciation on assets has been expensed in the statement of income and expenses. Estimated useful lives are as follows:

Buildings and improvements	15 - 40 years
Furniture and fixtures	3 - 10 years

Indirect Costs

Direct costs are charged to the Authority's applicable programs. The Authority charges indirect costs to its Central Office Cost Center, and charges the programs management fees based on fee rates provided by the Department of Housing and Urban Development.

Budgetary Control

The Authority maintains budgetary controls over its enterprise fund, as required by the Budget and Fiscal Control Act and the terms of the Authority's Annual Contributions Contract with HUD. An annual budget is adopted for its enterprise fund, except for the Authority's Capital Fund Grant Program. A multi-year budget is adopted for each Capital Grant within the Capital Fund Grant Program. The annual budget was prepared on the accrual basis of accounting.

Capital Contributions

Capital contributions to the Authority from HUD represent government grants and other aid used to fund capital projects. Capital contributions from HUD are recognized as revenue when the expenditure is made and the amount becomes subject to claim for reimbursement. Capital contributions from limited partners represent contributions from investors to fund capital projects of the blended component units (Note 2).

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (*Continued*)

Significant Estimates

These financial statements are prepared in accordance with generally accepted accounting principles. The financial statements include some amounts that are based on management's best estimates and judgments. The most significant estimates relate to depreciation and useful lives, and inventory and accounts receivable valuations. These estimates may be adjusted as more current information becomes available, and any adjustment could be significant.

Subsequent Events

Management has evaluated subsequent events through the date the financial statements were available for issue, which is the date of the Independent Auditors' report.

2. Financial Reporting Entity

The Authority was established by the City Council of the City of Columbia pursuant to the laws of the State of Missouri to transact business and to have powers as defined therein. The Authority was created for the purpose of providing safe and sanitary housing for the low-income citizens of the City of Columbia. The Authority's Board of Commissioners are appointed by the City's Mayor. However, the Authority has complete legislative and administrative authority and it recruits and employs its own personnel. The Authority adopts a budget that is approved by the Board of Commissioners. Subsidies for operations are received primarily from HUD. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report. The Authority is responsible for its debts and is entitled to surpluses.

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in Statement No. 14 (amended), of the Governmental Accounting Standards Board: *The Financial Reporting Entity, Statement No. 39: Determining Whether Certain Organizations are Component Units, and Statement No. 61: The Financial Reporting Entity: Omnibus*. These criteria include manifestation of oversight responsibility including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable. Based upon the application of these criteria, the reporting entity includes the following blended component units:

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (*Continued*)

CHA Low-Income Services, Incorporated (CHALIS) is a not-for-profit corporation, incorporated under the laws of the State of Missouri in April 2003. CHALIS was established to expand services to residents of the Authority and other low-income persons in Columbia and Boone County, Missouri. The Directors of CHALIS are the same individuals who serve on the Board of Commissioners for the Authority. Because it provides services that exclusively, or almost exclusively benefit the Authority, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes. This component unit's financial position and current year activity is reported in the accompanying schedules in the Child and Adult Care Food Program, Summer Food Service, Community Learning Center, and Blended Component Units (Non-Federal) columns. The organization's year end is December 31. CHALIS does not issue separate financial statements.

Columbia Community Housing Trust (CCHT) was incorporated under the laws of the State of Missouri in September 2013 as a not-for-profit corporation to manage property donated by the City of Columbia to be used as low-income rental property. The Directors of CCHT are the same individuals who serve as the Board of Commissioners for the Authority. Because it provides services that exclusively, or almost exclusively benefit the Authority, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes. This component unit's financial position and current year activity is reported in the accompanying schedules in the Blended Component Units (Non-Federal) column. The organization's year end is December 31. CCHT does not issue separate financial statements.

CHA Affordable Housing Development LLC (CHADEV) was incorporated under the laws of the State of Missouri as a not-for-profit corporation as an instrumentality of the Authority to develop low-income dwelling property in the City of Columbia. The Directors of CHADEV are the same individuals who serve as the Board of Commissioners for the Authority. Because it provides services that exclusively, or almost exclusively benefit the Authority, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes. This component unit's financial position and current year activity is reported in the accompanying schedules in the Blended Component Units (Non-Federal) column. The organization's year end is December 31. CHADEV does not issue separate financial statements.

Mid-Missouri Veterans Housing Development Group, LP (MMVHDG) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for veterans in the City of Columbia. MMVHDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for MMVHDG. MMVHDG also provides services that exclusively or almost exclusively benefit the Authority by providing housing to Authority participants through the Project-Based Voucher program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (*Continued*)

Bear Creek Housing Development Group, LP (BCHDG) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for citizens in the City of Columbia. The apartment complex was constructed through the U.S. Department of Housing and Urban (HUD) Rental Assistance Demonstration (RAD) program, which shifted units from the public housing program to the Section 8 program. BCHDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for BCHDG. BCHDG also provides services that exclusively or almost exclusively benefit the Authority by providing housing to Authority participants through the RAD program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

Stuart Parker Housing Development Group, LP (SPHDG) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for citizens in the City of Columbia. The apartment complex was constructed through the U.S. Department of Housing and Urban (HUD) Rental Assistance Demonstration (RAD) program, which shifted units from the public housing program to the Section 8 program. SPHDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for SPHDG. SPHDG also provides services that exclusively or almost exclusively benefit the Authority by providing housing to Authority participants through the RAD program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

Oak Towers Housing Development Group, LP (OTHDG) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for citizens in the City of Columbia. The apartment complex was constructed through the U.S. Department of Housing and Urban (HUD) Rental Assistance Demonstration (RAD) program, which shifted units from the public housing program to the Section 8 program. OTHDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for OTHDG. OTHDG also provides services that exclusively, or almost exclusively benefit the Authority by providing housing to Authority participants through the RAD program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (*Continued*)

Bryant Walkway Housing Development Group, LP (BWHDG) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for citizens in the City of Columbia. The apartment complex was constructed through the U.S. Department of Housing and Urban (HUD) Rental Assistance Demonstration (RAD) program, which shifted units from the public housing program to the Section 8 program. BWHDG has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for BWHDG. BWHDG also provides services that exclusively, or almost exclusively benefit the Authority by providing housing to Authority participants through the RAD program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

Bryant Walkway II Housing Development Group, LP (BWHDG II) is a mixed finance partnership formed for the purpose of rehabilitating, owning and administering a low-income apartment complex for citizens in the City of Columbia. The apartment complex was constructed through the U.S. Department of Housing and Urban (HUD) Rental Assistance Demonstration (RAD) program, which shifted units from the public housing program to the Section 8 program. BWHDG II has a December 31 year end and issues a separate financial statement. Governance is substantially the same because the Authority has a 100% interest in the general partner which is responsible for all operational, managerial and governance decisions. The Authority also has a financial burden according to clauses in the partnership agreement as well as fiscal responsibility for BWHDG II. BWHDG II also provides services that exclusively, or almost exclusively benefit the Authority by providing housing to Authority participants through the RAD program. Therefore, its financial balances and transactions are combined (blended) with those of the Authority for financial reporting purposes and are included in the accompanying financial data schedules in the Blended Component Units (Non-Federal) column.

Other component units consist of various related organizations with net position amounting to \$1,771,200 and are also reported in the accompanying schedules in the Blended Component Units (Non-Federal) column.

3. Cash, Cash Equivalents And Investments

Cash And Cash Equivalents

The Authority's cash and cash equivalents consist of cash held in interest bearing checking and money market accounts with varying interest rates up to 5.8%. For deposits, custodial credit risk is the risk that in the event of bank failure, the Authority's deposits may not be returned to it. Protection of the Authority's deposits is provided by the Federal Deposit Insurance Corporation (FDIC) and by eligible securities pledged by financial institutions. As of December 31, 2021, the Authority's bank balances were entirely insured by the FDIC or collateralized with securities held by the bank in the name of the Authority.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

Investments

The Authority does not have a formal investment policy and instead adheres to guidance provided by HUD for approved investment instruments and how to monitor and manage invested funds. HUD requires housing authorities to invest excess funds in obligations of the United States government, certificates of deposit or any other federally-insured investments.

A summary of investments, maturities and credit risk as of December 31, 2021 is as follows:

<u>Investment</u>	<u>Carrying Value</u>	<u>Fair Value</u>	<u>Less Than One Year</u>	<u>Credit Risk</u>
Money market mutual funds	\$ 378,301	\$ 378,301	\$ 378,301	AAA-mf/Aaa
Repurchase agreements	704,729	704,729	704,729	Not rated
	<u>\$ 1,083,030</u>	<u>\$ 1,083,030</u>	<u>\$ 1,083,030</u>	

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. HUD's Investment Policy does not specifically address this risk.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. HUD investment policy states that funds in excess of insured amounts should be invested in securities that mature in one year or less. Operating reserves may be invested in securities up to 3 years to reduce the impact of interest rate volatility. Investments in securities must be capable of being liquidated on one day's notice.

Concentration Of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer. HUD's Investment Policy does not specifically address this risk.

Custodial Credit Risk

For investments, custodial credit risk is the risk that in the event of the failure of the counterparty to a transaction, the Authority will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. HUD's Investment Policy states for invested securities with depository or reporting dealers selling securities, the Authority must receive written representation that the investing entity has not received any adverse financial report from a credit reporting agency or state and federal regulatory agency. The Authority is to also limit credit risk by adherence to the list of HUD permitted investments, which are backed by the full faith and credit of or a guarantee of principal and interest by the U.S. Government.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (*Continued*)

The Authority had no realized gains or losses on the sale of investments. The calculation of realized gains or losses is independent of a calculation of the net change in the fair value of investments.

4. Commitments And Contingencies

The Authority had no significant outstanding contractual commitments as of December 31, 2021.

Grant amounts received or receivable are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

5. Risk Management

The Authority is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance for all risks of loss, including workman's compensation and employee health and accident insurance. The Housing Authority has not had any significant reductions in insurance coverage or any claims not reimbursed.

6. Concentration Of Risk

The Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

7. Retirement And Deferred Compensation Plans

CHA provides a defined contribution retirement plan (DC Plan) with the options of a salary deferral contribution and/or roth contribution for regular employees. The DC Plan is administered by OneAmerica. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Enrollment in the DC Plan is automatic at the next enrollment period upon completion of six months of employment for all full time employees age 21 and over, unless the employee selects the option to not enroll. Enrollment in the DC Plan is automatic for part-time employees age 21 and over at the next enrollment period after 1,000 hours of service within the first year of employment or at the next enrollment period after 1,000 hours of service within a calendar year starting with the first year after employment, unless the employee selects the option to not enroll.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

An employee may contribute up to the maximum allowed under IRS regulations of his or her gross wages as a salary deferral contribution and/or roth contribution. The Authority contributes to the DC Plan, on behalf of each participant and for each payroll period, an amount equal to one hundred fifty percent (150%) of the amount contributed by such participant as a salary deferral contribution and/or roth contribution under the Columbia Housing Authority Deferred Compensation Plan (the Plan). In applying this matching contribution formula, however, any salary deferral and/or roth contributions in excess of four percent (4%) of a participant's compensation shall be disregarded. Any such "Matching Contribution" shall be allocated to the participant's Matching Contribution Account. Employees shall be 100% vested at the time of their enrollment in the Plan. Enrollment in the Plan occurs during the months of January and July of each calendar year. Participant loans are permitted in accordance with the IRS definition of a financial hardship and Plan policies and the approval of the Trustees.

In 2021, the Authority made the required contributions to the plans in the amount of \$115,198 and employees contributed \$106,887. There were no significant liabilities due to the plans outstanding at December 31, 2021.

8. Restricted Cash And Investments

The Authority's restricted cash consists of the following as of the end of the year:

Replacement and repair reserve	\$ 1,504,635
Other escrow holdings	<u>3,903,940</u>
	<u>\$ 5,408,575</u>

9. Inter-Program Balances

The Authority manages several programs. Many charges, i.e., payroll, benefits, insurance, etc. are paid by the Authority and subsequently reimbursed by various funds. Additionally, the Authority's Business Activities Program has advanced funds to the Limited Partnerships to partially finance construction and renovation activity under executed promissory notes. Balances due for such advances are reflected in the Schedule of Assets, Liabilities and Net Position by Program, but are eliminated in the Authority's Statement of Net Position.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

Inter-program balances at December 31, 2021 consisted of the following:

Current Receivables (Payables)	
Central Office Cost Center	\$ 317,435
Continuum of Care Program	(91)
CHA Business Activities	31,120
CHA Development	(6,484)
Twenty-First Century Community Learning Centers	(29,314)
Resident Opportunity and Supportive Services	(95)
Section 8 Housing Choice Voucher Program	(7,104)
Emergency Housing Vouchers	(44)
CACFP	(6,950)
CHALIS Non-Federal	(158,625)
CCHT	(78)
General Partner	(89,774)
Mid-Missouri Veterans Housing Development Group, LP	(770)
Bear Creek Housing Development Group, LP	(27,803)
Stuart Parker Housing Development Group, LP	(10,418)
Oak Towers Housing Development Group LP	(5,888)
Bryant Walkway Housing Development Group LP	(2,628)
Bryant Walkway II Housing Development Group LP	(2,489)
	<hr/>
	\$ —
Current Notes Receivable (Payable)	
Business Activities	\$ 183,713
Mid-Missouri Veterans Housing Development Group, LP	(11,009)
Bear Creek Housing Development Group, LP	(38,393)
Stuart Parker Housing Development Group, LP	(70,000)
Oak Towers Housing Development Group LP	(59,014)
Bryant Walkway Housing Development Group LP	(5,297)
	<hr/>
	\$ —
Non-Current Notes Receivable (Payable)	
Business Activities	\$ 30,269,406
Mid-Missouri Veterans Housing Development Group, LP	(793,273)
Bear Creek Housing Development Group, LP	(5,066,253)
Stuart Parker Housing Development Group, LP	(13,916,159)
Oak Towers Housing Development Group LP	(7,124,139)
Bryant Walkway Housing Development Group LP	(1,285,835)
Bryant Walkway II Housing Development Group LP	(2,083,747)
	<hr/>
	\$ —

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

10. Capital Assets

Summaries of capital asset balances and activity at December 31, 2021 are as follows:

	Central Office	Resident Opportunity	Public Housing	Business Activities
Land	\$ 253,694	\$ —	\$ 507,229	\$ —
Building and improvements	—	7,699	7,317,592	470,526
Furniture and equipment	119,162	6,218	489,470	67,475
Construction in process	—	—	—	—
Less: Accumulated depreciation	(119,162)	(13,660)	(6,627,310)	(34,898)
Total Capital Assets	\$ 253,694	\$ 257	\$ 1,686,981	\$ 503,103

	Housing Choice Vouchers	Blended Component Units	Elimination Of Gain On Transfer	Total
Land	\$ —	\$ 3,589,696	\$ (2,810,787)	\$ 1,539,832
Building and improvements	354,155	64,054,178	8,569,857	80,774,007
Furniture and equipment	81,848	1,093,602	375,260	2,233,035
Construction in process	—	—	—	—
Less: Accumulated depreciation	(35,589)	(9,390,859)	(20,042,655)	(36,264,133)
Total Capital Assets	\$ 400,414	\$ 59,346,617	\$ (13,908,325)	\$ 48,282,741

	December 31, 2020 Balance	Additions	Transfers And Deletions	December 31, 2021 Balance
Land	\$ 1,539,832	\$ —	\$ —	\$ 1,539,832
Construction in process	91,558	430,047	(521,605)	—
Total Assets Not Being Depreciated	1,631,390	430,047	(521,605)	1,539,832
Buildings and improvements	79,812,502	961,505	—	80,774,007
Furniture and equipment	2,170,463	115,757	(53,185)	2,233,035
Total Capital Assets	83,614,355	1,507,309	(574,790)	84,546,874
Less: Accumulated Depreciation	(34,016,767)	(2,300,553)	53,187	(36,264,133)
Net Book Value	\$ 49,597,588	\$ (793,244)	\$ (521,603)	\$ 48,282,741

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

11. Long-Term Liabilities

On November 19, 2007, CHALIS received a construction loan from the Missouri Housing Development Commission for construction of the McBaine Townhomes project. The loan allowed maximum borrowings of \$669,000. Construction was completed during the year ended September 30, 2009, and \$696,504 has been capitalized for the project. The loan is secured with the constructed property. Upon construction completion, the loan converted to a long term loan that has a 0% interest rate and no payments required during its 20 year term. The loan is fully dischargeable upon maturity if the terms and covenants set forth in the loan agreement are met. As of December 31, 2021, the outstanding balance of the loan agreement was \$669,000.

In May of 2011, the Authority entered into a \$1,973,344 equipment lease purchase loan agreement with Central Bank of Boone County to finance energy performance improvements in various Public Housing properties. Varying principal and interest payments are due monthly and commenced in July of 2012. The loan bears interest at 3.96% and monthly payments during 2021 were \$2,322. The loan is secured with a leasehold interest in the improvements and will mature in December of 2026. Interest incurred and expensed during 2021 was \$5,113. As of December 31, 2021, the outstanding balance of the loan agreement was \$115,478. Future debt service requirements are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2022	\$ 20,194	\$ 4,210
2023	21,505	3,386
2024	22,880	2,510
2025	24,319	1,578
2026	26,580	588
<u>Total</u>	<u>\$ 115,478</u>	<u>\$ 12,272</u>

In May of 2015, the Authority issued bonds through UMB Bank (the Trustee), in the amounts of \$350,000 (Series A) and \$2,050,000 (Series B) for the purpose of loaning the funds to Mid-Missouri Veterans Housing Development Group, LP (MMVHDG - a blended component unit of the Authority) to partially finance the renovation of an apartment complex for veterans in Columbia. The bonds bear interest at 2.30%. Interest payments are payable monthly and the bonds mature in May of 2033 (Series A) and May of 2017 (Series B). MMVHDG paid off the Series B bonds during 2017. The bonds are ultimately secured with a Deed of Trust on the applicable property issued by MMVHDG for the benefit of the Trustee. Interest incurred and expensed during 2021 was \$9,014. The Series A bonds were converted to long-term debt during the period beginning October 1, 2016 and ended December 31, 2017 prior to their maturity. The balance outstanding on the Series A bonds was \$304,282 at December 31, 2021.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

Future debt service requirements are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2022	\$ 11,009	\$ 8,723
2023	11,334	8,398
2024	11,646	8,086
2025	12,013	7,719
2026	12,368	7,364
Thereafter	245,912	38,203
<u>Total</u>	<u>\$ 304,282</u>	<u>\$ 78,493</u>

In May of 2015, the Authority entered into an Affordable Housing Program loan agreement with Federal Home Loan Bank in the amount of \$500,000 to fund a loan the Authority made to Mid-Missouri Veterans Housing Development Group, LP, to partially finance the rehabilitation of an apartment complex for veterans. The agreement is mortgaged with an assigned security interest in the applicable property, matures in May of 2047 and will not bear interest as long as the Affordable Housing Program loan criteria are satisfied. The Authority's principal obligations under the agreement are limited to principal payments received by the Authority under the applicable loan made to MMVHDG. The outstanding principal balance on the loan as of December 31, 2021 was \$500,000.

In December of 2015, Stuart Parker Housing Development Group, LP issued a non-interest bearing HOME Financing Program promissory note to the City of Columbia in the amount of \$251,750 to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. The note is mortgaged with an assigned security interest in the applicable property and matures in December of 2060. The outstanding principal balance on the loan as of December 31, 2021 was \$251,750.

In December of 2015, the Authority entered into an Affordable Housing Program loan agreement with Federal Home Loan Bank in the amount of \$500,000 to fund a loan the Authority made to Stuart Parker Housing Development Group, LP, to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. The agreement is mortgaged with an assigned security interest in the applicable property, matures in December of 2050 and accrues interest at 1% compounded annually. The Authority's principal obligations under the agreement are limited to principal payments received by the Authority under the applicable loan made to SPHDG. The outstanding principal balance on the loan as of December 31, 2021 was \$496,678. Accrued interest at December 31, 2021 was \$19,868.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

In December of 2015, the Authority issued bonds through UMB Bank (the Trustee), in the amounts of \$4,300,000 (Series A) and \$9,200,000 (Series B) for the purpose of loaning the funds to Stuart Parker Housing Development Group, LP (SPHDG - a blended component unit of the Authority) to partially finance the renovation of an apartment complex for low-income citizens in Columbia. The bonds bear interest at 2.25% (Series A) and 1.49% (Series B). Interest payments are payable semi-annually starting in June 2018 and the bonds mature in December of 2050 (Series A). Authority management intends to refinance the Series B bonds with long-term debt prior to maturity. The bonds are ultimately secured with a Deed of Trust on the applicable property issued by SPHDG for the benefit of the Trustee. The Series B bonds were paid off in March 2018. Interest incurred during the fiscal year was \$200,281. The outstanding principal balance of the bonds was \$4,040,000 as of December 31, 2021. Future debt service requirements are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2022	\$ 70,000	\$ 198,413
2023	70,000	196,138
2024	75,000	193,688
2025	75,000	190,875
2026	80,000	187,875
Thereafter	3,670,000	2,760,668
<u>Total</u>	<u>\$ 4,040,000</u>	<u>\$ 3,727,657</u>

In May of 2016, the Authority entered into an Affordable Housing Program loan agreement with Federal Home Loan Bank in the amount of \$500,000 to fund a loan the Authority made to Bear Creek Housing Development Group, LP (BCHDG - a blended component unit of the Authority), to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. The agreement is mortgaged with an assigned security interest in the applicable property, matures in December of 2051 and accrues interest at 1% compounded annually. The Authority's principal obligations under the agreement are limited to principal payments received by the Authority under the applicable loan made to BCHDG. Accrued interest at December 31, 2021 was \$18,321. The outstanding principal balance on the loan as of December 31, 2021 was \$500,000.

In May of 2016, the Authority issued bonds through UMB Bank (the Trustee), in the amounts of \$1,350,000 (Series A) and \$3,400,000 (Series B) for the purpose of loaning the funds to Bear Creek Housing Development Group, LP (BCHDG - a blended component unit of the Authority) to partially finance the renovation of an apartment complex for low-income citizens in Columbia. The bonds bear interest at 2.09%. Interest payments are payable monthly starting in September 2018 and the bonds mature in May of 2036 (Series A). Authority management intends to refinance the Series B bonds with long-term debt prior to maturity. The bonds are ultimately secured with a Deed of Trust on the applicable property issued by BCHDG for the benefit of the Trustee. Interest incurred during 2021 was \$43,038. The Series B bonds were paid off in August 2018. The outstanding principal balance of the Series A bonds was \$1,231,327 as of December 31, 2021.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

Future debt service requirements are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2022	\$ 38,390	\$ 41,845
2023	39,735	40,500
2024	40,747	39,488
2025	42,563	37,672
2026	44,053	36,181
Thereafter	1,025,839	261,511
<u>Total</u>	<u>\$ 1,231,327</u>	<u>\$ 457,197</u>

In December of 2016, the Authority entered into an Affordable Housing Program loan agreement with Federal Home Loan Bank in the amount of \$500,000 to fund a loan the Authority made to Oak Towers Housing Development Group, LP (OTHDG - a blended component unit of the Authority), to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. The agreement is mortgaged with an assigned security interest in the applicable property, matures in December of 2052 and accrues interest at 1% compounded annually and is due upon maturity. Interest incurred for 2021 was \$5,000. The Authority's principal obligations under the agreement are limited to principal payments received by the Authority under the applicable loan made to OTHDG and is also due upon maturity. The outstanding principal balance on the loan as of December 31, 2021 was \$500,000.

In December of 2016, the Authority issued bonds through UMB Bank, N.A (the Trustee), in the amount of \$2,150,000 (Series A) and \$5,850,000 (Series B) for the purpose of loaning the funds to Oak Towers Housing Development Group, LP (OTHDG - a blended component unit of the Authority) to partially finance the renovation of an apartment complex for low-income citizens in Columbia. The Series A bonds bear interest at 1.99% until the Rate Adjustment Date (maturity date of the Series B bonds, including extensions) and 3.40% on or after the Rate Adjustment Date. The Series B bonds bear interest at 1.99%. Interest payments are payable quarterly. The Series A bonds mature in December of 2036 and the Series B bonds were paid in full during 2019. The bonds are secured with a Deed of Trust on the applicable property issued by OTHDG for the benefit of the Trustee. Interest expense during 2021 was \$70,245, with monthly payments of principal and interest. The outstanding principal balance of the Series A bonds was \$2,011,355 as of December 31, 2021. Future debt service requirements are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>
2022	\$ 59,014	\$ 68,406
2023	61,081	66,339
2024	63,037	64,383
2025	65,427	61,993
2026	67,719	59,701
Thereafter	1,695,077	452,432
<u>Total</u>	<u>\$ 2,011,355</u>	<u>\$ 773,254</u>

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (*Continued*)

Bryant Walkway II Housing Development Group LP, obtained financing on November 30, 2017 in the amount of \$100,000 from the City of Columbia. On October 24, 2018, the loan agreement was amended to increase the amount of the loan to \$200,000. The loan is non-interest bearing. No payments are due until January 1, 2038. Commencing from January 1, 2038 through December 1, 2049, annual payments equal to 45% of Net Available Cash Flow are payable. As of December 31, 2021, the balance of the Note was \$200,000.

In November of 2017, Bryant Walkway Housing Development Group, LP issued a HOME Financing Program promissory note to the Missouri Housing Development Corporation in the amount of \$500,000 to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. Interest is 1% per annum during the term of construction, and 0% per annum beginning on the conversion date of December 1, 2019. During 2019, the HOME Loan was amended to increase the available amount to \$550,000 and to extend the construction phase through March 1, 2020. On April 1, 2020, annual installments of principal in the amount of \$16,667 are due on the HOME Loan through March 1, 2040, the maturity date of the HOME Loan. Payments are deferred until the earlier of the Deferred Development Fee being paid in full or December 1, 2034. The payments are made from 50% of Surplus Cash as defined in the Regulatory Agreement. The HOME Loan is secured by a deed of trust on the Project. The outstanding principal balance on the loan as of December 31, 2021 was \$550,000. No accrued interest payable balance remained on the HOME Loan as of December 31, 2021.

In November of 2017, Bryant Walkway II Housing Development Group, LP issued a HOME Financing Program promissory note to the Missouri Housing Development Corporation in the amount of \$690,000 to partially finance the rehabilitation of an apartment complex for low-income citizens of Columbia. Interest is 1% per annum during the term of construction, and 0% per annum beginning on the conversion date of December 1, 2019. Monthly interest only payments are due through December 1, 2019. Beginning January 1, 2020, annual installments of \$23,000 are payable. Payments are deferred until the deferred developer fee is paid in full or December 1, 2034, whichever is earliest. All principal payments are payable solely from 50% of surplus cash. The note is mortgaged with an assigned security interest in the applicable property and matures in December 2039. The outstanding principal balance on the loan as of December 31, 2021 was \$648,812. There was no accrued interest at December 31, 2021.

Bryant Walkway Housing Development Group, LP entered into a loan agreement (the Note) with Missouri Housing Development Corporation ("MHDC") on November 29, 2017, which allows for total advances up to \$5,989,000 to fund the acquisition and rehabilitation of the project. The Construction phase interest is currently at 3.25%. During 2019, the Note was amended to extend the construction phase and delay repayment to begin on March 1, 2020 with the principal payment of \$5,739,000 or such amount necessary to reduce the outstanding balance of the Note to \$250,000. On April 1, 2020, monthly installments of principal and interest in the amount of \$1,088 are due on the Note through February 1, 2040, the maturity date of the Note. The amendment also delayed the failure-to-pay fee of \$57,490 and the additional interest of 3% charged on the outstanding balance. The Note is secured by a first mortgage on the property. As of December 31, 2021, the balance of the Note was \$241,133. Accrued interest payable on the Note as of December 31, 2021, was \$653.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

Year	Principal	Interest
2022	\$ 5,298	\$ 7,758
2023	5,473	7,584
2024	5,653	7,403
2025	5,840	7,217
2026	6,032	7,024
Thereafter	212,837	71,497
Total	\$ 241,133	\$ 108,483

During fiscal year 2018, Oak Towers Housing Development Group received financing from the City of Columbia HOME Funds under a loan commitment of \$80,000 maturing in December 31, 2059, secured by subordinate deed of trust, to provide improvement to the Project. The loan is non-interest bearing through maturity. As of December 31, 2021, the outstanding balance was \$80,000.

A summary of long-term liability activity for the period ended December 31, 2021, is as follows:

	Balance 12/31/20	Increase	Decrease	Balance 12/31/21	Due Within One Year
Capital Debt					
MHDC Loan	\$ 669,000	\$ —	\$ —	\$ 669,000	\$ —
EPC Loan	154,946	—	39,470	115,476	20,193
MMVHDG, LP Bonds	314,975	—	10,693	304,282	11,009
MMVHDG, LP FHLB AHP Loan	500,000	—	—	500,000	—
Stuart Parker HDG, LP HOME Loan	251,750	—	—	251,750	—
Stuart Parker HDG, LP FHLB AHP Loan	496,678	—	—	496,678	—
Stuart Parker HDG, LP Bonds	4,105,000	—	65,000	4,040,000	70,000
Bear Creek HDG, LP FHLB AHP Loan	500,000	—	—	500,000	—
Bear Creek HDG, LP Bonds	1,268,420	—	37,093	1,231,327	38,393
Oak Towers HDG, LP FHLB AHP Loan	500,000	—	—	500,000	—
Oak Towers HDG, LP Bonds Series A	2,068,372	—	57,017	2,011,355	59,014
Bryant Walkway II, City of Columbia Loan	200,000	—	—	200,000	—
Bryant Walkway HDG, LP HOME Loan	550,000	—	—	550,000	—
Bryant Walkway II HDG, LP HOME Loan	667,000	—	18,188	648,812	—
Bryant WW MHDC Note Payable Fund Balance	246,262	—	5,129	241,133	5,298
Oak Towers HDG, LP City of Columbia HOME Funds	80,000	—	—	80,000	—
Non-Capital Debt					
Accrued Compensated Absences	170,618	—	21,757	148,861	89,317
Paycheck Protection Program Loan	126,300	—	126,300	—	—
FSS Escrow Liabilities	225,066	49,914	—	274,980	—
PILOT Liability	17,158	19,712	—	36,870	36,870
Total Liabilities	13,111,545	69,626	380,647	12,800,524	330,094
Less: Current Portion	(403,221)	—	—	(330,094)	—
Total Long-Term Liabilities	\$ 12,708,324			\$ 12,470,430	

It is the Authority's policy to grant full time permanent employees vacation benefits in varying amounts to specified maximums depending on tenure with the Authority. Sick leave is also earned and accumulates to specified maximums. The employees are entitled to vacation leave balances at termination. Vacation leave accrued but not yet paid as of December 31, 2021, is shown as a liability allocated between current and non-current and totaled \$148,861.

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

12. Blended Component Unit Financial Statements

Condensed Blended Component Units (Non-Federal) - Statement of Net Position - December 31, 2021:

	CHALIS	CCHT	CHA Development Corporation	MMVHDG, LP	Bear Creek HDG, LP	Stuart Parker HDG, LP	Oak Towers HDG, LP	Bryant Walkway HDG, LP	Bryant Walkway II HDG, LP	Other Component Units	Inter- Component Unit Eliminations	Total Blended Component Units
Assets												
Current and restricted assets	\$ 230,291	\$ 199,304	\$ 606,393	\$ 245,177	\$ 741,306	\$ 2,176,120	\$ 1,027,192	\$ 347,095	\$ 255,141	\$ —	\$ (183,486)	\$ 5,644,533
Capital assets	620,566	211,567	—	3,570,384	8,154,493	22,522,012	13,786,757	8,692,414	4,988,744	—	(3,200,318)	59,346,619
Other non-current assets	—	—	—	80,088	90,716	410,314	179,011	45,963	25,971	2,031,748	(2,031,746)	832,063
Other non-current due from the Authority	—	—	300,000	—	—	—	—	—	—	—	—	300,000
Other non-current due from LPs	—	2,568,558	510,561	—	—	—	—	—	—	—	(3,079,119)	—
Total Assets	\$ 850,857	\$ 2,979,429	\$ 1,416,954	\$ 3,895,649	\$ 8,986,515	\$ 25,108,446	\$ 14,992,960	\$ 9,085,472	\$ 5,269,856	\$ 2,031,748	\$ (8,494,671)	\$ 66,123,215
Liabilities												
Current liabilities	\$ 117,523	\$ 2,948	\$ 17,969	\$ 31,664	\$ 378,290	\$ 728,385	\$ 236,209	\$ 76,273	\$ 78,692	\$ 169,121	\$ (183,486)	\$ 1,653,588
Current liabilities due to the Authority	158,626	77	6,484	11,779	66,196	80,418	64,902	7,926	2,489	89,774	—	488,671
Non-current liabilities	673,845	—	5,463	774	1,985	259,197	81,883	350	193	1,653	—	1,025,343
Non-current liabilities due to the Authority	—	—	—	793,273	5,066,253	13,916,160	7,124,139	785,835	2,083,747	—	—	29,769,407
Non-current liabilities due to CCHT	—	—	—	1,768,558	—	—	—	500,000	300,000	—	(2,568,558)	—
Non-current liabilities due to CHA Dev. Corp	—	—	—	—	206,260	—	—	304,302	—	—	(510,562)	—
Total Liabilities	\$ 949,994	\$ 3,025	\$ 29,916	\$ 2,606,048	\$ 5,718,984	\$ 14,984,160	\$ 7,507,133	\$ 1,674,686	\$ 2,465,121	\$ 260,548	\$ (3,262,606)	\$ 32,937,009
Net Position												
Net investment in capital assets	\$ (48,435)	\$ 211,567	\$ —	\$ 997,544	\$ 3,049,848	\$ 8,284,103	\$ 6,523,604	\$ 7,401,282	\$ 2,604,997	\$ —	\$ (631,760)	\$ 28,392,750
Restricted net position	22,328	115,565	—	164,721	511,272	1,573,778	776,911	282,439	176,684	—	—	3,623,698
Unrestricted net position	(73,030)	2,649,272	1,387,038	127,336	(293,589)	266,405	185,312	(272,935)	23,054	1,771,200	(4,600,306)	1,169,757
Total Net Position	\$ (99,137)	\$ 2,976,404	\$ 1,387,038	\$ 1,289,601	\$ 3,267,531	\$ 10,124,286	\$ 7,485,827	\$ 7,410,786	\$ 2,804,735	\$ 1,771,200	\$ (5,232,066)	\$ 33,186,205

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

Notes To Financial Statements (Continued)

Condensed Blended Component Units (Non-Federal) - Statement of Revenues, Expenses and Changes in Net Position - For The Year Ended December 31, 2021:

	CHALIS	CCHT	CHA Development Corporation	MMVHDG, LP	Bear Creek HDG, LP	Stuart Parker HDG, LP	Oak Towers HDG, LP	Bryant Walkway HDG, LP	Bryant Walkway II HDG, LP	Other Component Units	Inter- Component Unit Eliminations	Total Blended Component Units
Operating Revenues												
Operating revenues	\$ 630,694	\$ 12,736	\$ 155	\$ 192,832	\$ 573,690	\$ 2,007,631	\$ 1,057,938	\$ 344,310	\$ 216,590	\$ 195,707	\$ (245,630)	\$ 4,986,653
Total Operating Revenues	630,694	12,736	155	192,832	573,690	2,007,631	1,057,938	344,310	216,590	195,707	(245,630)	4,986,653
Operating Expenses												
Operating expenses	608,623	7,990	265,613	149,816	528,491	1,680,808	896,981	284,961	187,671	201,781	(53,884)	4,758,851
Operating expenses (to the Authority)	1,500	944	—	9,634	28,577	114,607	62,984	20,659	12,881	—	—	251,786
Depreciation expense	17,413	3,400	—	123,324	225,294	788,102	490,042	297,743	161,504	—	—	2,106,822
Total Operating Expenses	627,536	12,334	265,613	282,774	782,362	2,583,517	1,450,007	603,363	362,056	201,781	(53,884)	7,117,459
Operating Income/(Loss)	3,158	402	(265,458)	(89,942)	(208,672)	(575,886)	(392,069)	(259,053)	(145,466)	(6,074)	(191,746)	(2,130,806)
Non-Operating Revenues/(Expenses)												
Non-operating revenues	1,101	3,130	32,027	2,334	8,375	28,434	11,195	2,183	2,983	—	(3,823)	87,939
Non-operating expenses	—	—	—	—	(7,299)	(85,669)	(27,417)	—	—	—	—	(120,385)
Total Non-Operating Revenues Over Expenses	1,101	3,130	32,027	2,334	1,076	(57,235)	(16,222)	2,183	2,983	—	(3,823)	(32,446)
Increase/(Decrease) In Net Position	4,259	3,532	(233,431)	(87,608)	(207,596)	(633,121)	(408,291)	(256,870)	(142,483)	(6,074)	(195,569)	(2,163,252)
Beginning Net Position	(103,396)	2,972,872	1,620,469	1,377,209	3,475,127	10,839,582	7,936,711	7,667,656	2,957,474	2,222,679	(5,616,926)	35,349,457
Withdrawals	—	—	—	—	—	(82,175)	(42,593)	—	(10,256)	—	135,024	—
Other Adjustments to Equity	—	—	—	—	—	—	—	—	—	(445,405)	445,405	—
Ending Net Position	\$ (99,137)	\$ 2,976,404	\$ 1,387,038	\$ 1,289,601	\$ 3,267,531	\$ 10,124,286	\$ 7,485,827	\$ 7,410,786	\$ 2,804,735	\$ 1,771,200	\$ (5,232,066)	\$ 33,186,205

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

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December 31, 2021

Housing Authority of the City of Columbia, MO (MO007)
COLUMBIA, MO

Entity Wide Balance Sheet Summary
Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2021	Project Total	10.508 CH-4 and Adult Care Pilot Program	10.559 Summer Food Service Program for Children	6.2 Component Unit - Blended	14.898 PHH Family Self-Sufficiency Program	1 Business Activities	84.297 Twenty-First Century Community Learning Centers	14.267 Continuum of Care Program	8 Other Federal Program 1	14.878 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.HCC HOV CARES Act Funding	14.EMV Emergency Housing Voucher	14.MDC Mainstream CARES Act Funding	14.PHC Public Housing CARES Act Funding	COCC	Sjtotal	ELIM	Total	
111 Cash - Unrestricted	327,148	7,572		1,387,799		30,159						38,042			238,824				3,025,544		2,029,544	
112 Cash - Restricted - Modernization and Development																						
113 Cash - Other Restricted	861,208			3,623,698		550,504						373,075							5,408,579		5,408,579	
114 Cash - Tenant Security Deposits	44,230			264,823															309,053		309,053	
115 Cash - Restricted for Payment of Current Liabilities																						
100 Total Cash	1,232,596	7,572		5,276,320		580,753						811,117			238,824				7,747,172		7,747,172	
121 Accounts Receivable - PHA Projects																						
122 Accounts Receivable - HUD Other Projects						3,702																
124 Accounts Receivable - Other Government		7,270		171,890			34,283			49,375			55,113	2,597					111,133		111,133	
125 Accounts Receivable - Miscellaneous										48,445			78,458						261,889		261,889	
126 Accounts Receivable - Tenants	11,195			40,305															51,420		51,420	
126.1 Allowance for Doubtful Accounts - Tenants	(8,361)			(28,872)															(30,233)		(30,233)	
126.2 Allowance for Doubtful Accounts - Other																						
127 Notes, Loans, & Mortgages Receivable - Current				100,000		183,713													283,713	(283,713)	4,500	
128 Fraud Recovery																			4,560		4,560	
128.1 Allowance for Doubtful Accounts - Fraud																			(2,280)		(2,280)	
129 Accrued Interest Receivable	10,496			53,666		1,015,174													11,907		11,907	
130 Total Receivables - Net of Allowances for Doubtful Accounts	15,250	7,270		326,583	3,702	1,197,487	34,283	348		49,375	48,445	147,821	2,597					3,266	1,065,575	(1,006,401)	86,174	
131 Investments - Unrestricted																						
132 Investments - Restricted																						
136 Investments - Restricted for Payment of Current Liability																						
142 Prepaid Expenses and Other Assets	7,890			31,827		11,704						27,673							30,908	109,403	109,403	
143 Inventories	25,134																		10,468	35,602	35,602	
143.1 Allowance for Obsolete Inventories	(2,189)																		(479)	(2,588)	(2,588)	
144 Inter Program Due From						37,587													117,435	355,432	(355,432)	
145 Assets Held for Sale						2,700														2,700		
150 Total Current Assets	1,278,625	14,842		5,644,536	3,732	1,830,641	34,283	348		49,375	48,445	586,011	2,597		238,824			301,603	10,093,881	(1,545,540)	4,448,335	
161 Land	507,229			2,589,696															263,884	4,360,819	(2,810,798)	1,639,831
162 Buildings	7,317,582			61,789,614		414,088						354,155	7,888						89,887,158	8,929,852	(76,453,015)	141,971
163 Furniture, Equipment & Machinery - Dwellings	20,294			117,687															541,578		541,578	
164 Furniture, Equipment & Machinery - Administration	460,186			880,918		67,475						81,847	6,218						119,162	1,715,804	(375,260)	2,001,944
165 Leasehold Improvements																						
166 Accumulated Depreciation	(8,827,310)			(8,336,859)		(34,888)						(13,588)	(13,660)						(110,160)	(8,221,477)	(20,042,655)	(36,264,132)
167 Construction in Progress																						
168 Infrastructure				2,284,564		56,428														2,320,992		2,320,992
100 Total Capital Assets - Net of Accumulated Depreciation	1,685,881			59,346,638		563,103						430,414	267						253,894	62,181,067	(13,508,326)	48,282,741

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

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Housing Authority of the City of Columbia, MO (MO007)
COLUMBIA, MO

Entity Wide Balance Sheet Summary
Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2021	Project Total	10 508 Child and Adult Care Food Program	10 559 Summer Food Service Program for Children	6 2 Component Unit - Blended	14 836 PHF Family Self-Sufficiency Program	Business Activities	84 287 Twenty-First Century Community Learning Centers	14 267 Continuum of Care Program	8 Other Federal Program 1	14 879 Mainstream Vouchers	14 235 HOME Investment Partnerships Program	14 871 Housing Choice Vouchers	14 870 Resident Opportunity and Supportive Services	14 HCC HOV CARES Act Funding	14 EHV Emergency Housing Voucher	14 HCC Mainstream CARES Act Funding	14 PHC PLUS Housing CARES Act Funding	COCC	Subtotal	ELIM	Total	
171 Notes, Loans, and Mortgages Receivable - Non-Current				300,000		31,288,406													30,569,406	(30,569,406)		
172 Notes, Loans, & Mortgages Receivable - Non-Current - Past Due																						
173 Grants Receivable - Non-Current				832,063															832,063		832,063	
176 Investments in Joint Ventures																						
181 Total Non-Current Assets	4,646,081			60,478,681		30,727,596						400,414	257						253,884	61,592,530	(44,877,232)	48,114,804
200 Deferred Outflow of Resources																						
395 Total Assets and Deferred Outflow of Resources	7,945,024	14,842		68,123,217	3,702	32,603,150	34,283	346		49,375	48,446	986,425	2,854		238,924			615,297	103,686,417	(46,123,276)	57,563,139	
511 Home Business																			4,956	6,956	8,956	
512 Accounts Payable < 30 Days	10,565	115		181,251		2,456	2,902	218		502		38,612	314		1,112				9,863	218,881	218,881	
513 Accounts Payable > 30 Days Past Due																						
521 Accrued Wage/Payroll Taxes Payable	9,751	201		60,115	3,535	10,748	2,018					12,356	2,076						19,496	120,736	120,266	
522 Accrued Compensated Absences - Current Portion	8,978			35,891		13,828						9,152							22,589	88,317	88,317	
524 Accrued Contingency Liability																						
525 Accrued Interest Payable	338			1,099,421		72,102														1,629,788	(1,099,491)	72,587
531 Accounts Payable - HUD PHA Programs																						
532 Accounts Payable - PHA Projects																						
533 Accounts Payable - Other Governments																						
541 Unsettled Security Deposits	44,230			264,924																309,054	309,054	
542 Unearned Revenue	5,543	7,572		124,068		1,855					8,891				101,007					246,956	246,956	
543 Current Portion of Long-Term Debt - Capital Proceeds/Mortgage Revenue	20,194			183,713																203,907	203,907	
544 Current Portion of Long-Term Debt - Operating Borrowings																						
545 Other Current Liabilities	30,124			6,746																36,870	36,870	
546 Accrued Liabilities - Other	1,720	4		2,343	167	351	48	37		34,286	41,535	2,231	112						30,043	114,080	114,080	
547 Inter Program - Due To		6,950		304,958			29,314		91			7,104	88						6,876	355,432	(355,432)	
588 Loan Liability - Current						283,712														283,712	(283,712)	
510 Total Current Liabilities	128,390	14,842		2,142,260	3,702	385,183	34,283	346		34,788	48,446	69,436	2,597		102,163				99,784	3,062,220	(1,645,546)	1,416,674
561 Long-Term Debt, Net of Current - Capital Proceeds/Mortgage Revenue	86,286			30,770,156																30,856,440	(16,729,834)	12,126,606
562 Long-Term Debt, Net of Current - Operating Borrowings																						
553 Non-current Liabilities - Other												274,989								274,989	274,989	
554 Accrued Compensated Absences - Non-Current	3,943			24,684		9,219						6,089							15,700	58,545	58,545	
555 Loan Liability - Non-Current						11,838,872														11,838,872	(11,838,872)	
556 PAB G Liabilities																						
557 Accrued Pension and OPEB Liabilities																						
500 Total Non-Current Liabilities	99,227			30,794,750		11,849,091						281,088							15,700	43,039,637	(20,569,406)	12,470,431
300 Total Liabilities	227,617	14,842		32,837,010	3,702	12,234,274	34,283	346		34,788	48,446	350,505	2,597		102,163				111,484	46,102,057	(32,214,952)	13,887,105
400 Deferred Inflow of Resources																						
508 & Net Investment in Capital Assets	1,571,503			28,392,749		503,103						480,413	257						253,684	31,121,719	4,821,208	35,942,927
511 & Residential Net Position	861,208			3,623,698		550,584						82,790								5,118,290	5,118,290	
512 & Unrestricted Net Position	305,328			1,189,790		19,315,179				14,587		152,727							250,199	21,344,387	(18,728,534)	2,615,853
513 Total Equity & Net Assets / Position	2,738,039			32,196,237		20,368,876				14,587		635,920	257		238,924				503,813	57,584,350	(13,908,326)	43,676,024
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	7,945,556	14,842		66,123,217	3,702	32,603,150	34,283	346		49,375	48,446	986,425	2,854		238,924				615,297	103,686,417	(46,123,276)	57,563,139

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For The Year Ended December 31, 2021

Housing Authority of the City of Columbia, MO (MO007)

COLUMBIA, MO

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 12/31/2021	Project Total	10.556 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	6.1 Component Unit - Blended	14.995 PHH Family Self-Sufficiency Program	1 Business Activities	84.287 Twenty-First Century Community Learning Centers	14.287 Continuum of Care Program	8 Other Federal Program 1	14.879 Mainstream Vouchers	14.230 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14 HCC HUD CARES Act Funding	14 EHV Emergency Housing Voucher	14 MSC Mainstream CARES Act Funding	14 PHH Public Housing CARES Act Funding	COGC	Subtotal	EIA	Total	
70300 Net Tenant Rental Revenue	292,005			4,150,032															4,442,037	(2,462,416)	1,979,621	
70400 Tenant Revenue - Other	7,804			46,530															54,342		54,342	
70500 Total Tenant Revenue	299,809			4,196,570															4,496,379	(2,462,416)	2,033,963	
70600 HUD PHA Operating Grants	727,801				92,629			350,239		100,976		10,884,456	79,723	287,060	145,920	241			12,668,445		12,668,445	
70610 Capital Grants																						
70710 Management Fee																			323,572	323,572	(323,572)	
70720 Asset Management Fee																			14,400	14,400	(14,400)	
70730 Book Keeping Fee																			156,188	156,188	(156,188)	
70740 Front Line Service Fee																						
70750 Other Fees																						
70760 Total Fee Revenue																			494,168	494,168	(494,168)	
70800 Other Government Grants		29,860	21,296	489,807			229,803		127,195		102,793								1,000,754		1,000,754	
71100 Investment Income - Unrestricted	18,256			87,939			10,042					10,893							4,388	131,318	131,318	
71200 Mortgage Interest Income							805,544												805,544	(805,544)	-	
71300 Proceeds from Disposition of Assets Held for Sale																						
71310 Cost of Sale of Assets																						
71400 Fraud Recovery	1,294											5,283								6,577	6,577	
71500 Other Revenue	78,103			298,280			381,387			534		30,378							31,188	783,327	(391,456)	391,871
71600 Gain or Loss on Sale of Capital Assets	17,250																		17,250		17,250	
72000 Investment Income - Restricted																						
78000 Total Revenue	1,142,572	29,860	21,296	5,074,596	92,629	1,178,973	229,803	350,239	127,195	101,110	102,793	10,720,800	79,723	287,060	145,920	241			829,736	20,212,568	(4,153,384)	16,059,384
81100 Administrative Salaries	34,219		2,594	536,297		207,593		1,093		519	114	90,721			344				360,696	1,235,881	1,235,881	
81200 Auditing Fees	3,803			85,783		4,673						39,131							13,475	150,843	150,843	
81300 Management Fee	88,884			317,349								234,888								640,021	(575,307)	64,714
81310 Book-keeping Fee	9,383											148,905								156,188	(156,188)	-
81400 Advertising and Marketing				1,229		260						1,876								3,105	6,200	6,200
81500 Employee Benefit Contributions - Administrative	10,607		141	140,401		82,836		342		50	16	23,817			47				82,900	320,757	320,757	
81600 Office Expenses	12,807			102,864		82,090		1,570	2,304	325	417	70,821		2,369	8,457				51,180	382,333	302,023	
81700 Legal Expense				2,725		1,575														6,570	9,970	9,970
81800 Travel	1,169			14,651		1,178		3,551	37	13	10	8,114		3,061	21				9,251	40,126	40,126	
81810 Allocated Overhead																						
81900 Other	8,517	454	71	35,221		9,940		11,487	1,750	28		119,898		12,203	83				13,315	198,856	198,856	
81000 Total Operating - Administrative	168,180	454	2,306	1,238,510		339,945		18,617	5,525	939	587	735,331		16,763	5,930				539,666	3,067,731	(731,545)	2,336,186
82000 Asset Management Fee	14,400																			14,400	(14,400)	-
82100 Tenant Services - Salaries	4,494	14,004	6,039	209,058	66,143		116,673						44,850	168,191						830,481		830,481
82200 Relocation Costs																						
82300 Employee Benefit Contributions - Tenant Services	344	1,191	525	110,644	17,224		17,831						12,134	56,133						229,226		229,226
82400 Tenant Services - Other	174	10,926	12,253	126,920		486	77,277					789		32,736	1,871	241			2,227	258,864	258,864	
82500 Total Tenant Services	5,012	26,141	18,817	627,622	83,387	466	210,981						56,983	287,080	1,875	241			2,227	1,324,571		1,324,571

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For The Year Ended December 31, 2021

Fiscal Year End: 12/31/2021	Project Total	10.558 Child and Adult Care Food Program	10.559 Summer Food Service Program for Children	6.2 Component Unit - Blended	14.896 PHF Family Self-Sufficiency Program	1 Business Activities	84.287 Twenty-First Century Community Learning Centers	14.267 Continuum of Care Program	8 Other Federal Program 1	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.HCC HOV CARES Act Funding	14.EHV Emergency Housing Voucher	14.MSC Mainstream CARES Act Funding	14.PHC Public Housing CARES Act Funding	COCC	Subtotal	ELM	Total	
9010E Water	32,732			119,471		268						422						261	183,294		153,094	
91200 Electricity	16,045			294,020		2,438						4,018						1,871	308,389		308,389	
9330E Gas	11,428			31,001		824						1,064						572	44,888		44,888	
93400 Fuel																						
93500 Labor																						
9360E Sewer	30,400			91,933		155						248						112	122,891		122,891	
93700 Employee Benefit Contributions - Utilities																						
9380E Other Utilities Expense																						
9390E Total Utilities	90,603			536,465		3,662						5,750						3,761	629,260		629,260	
9410E Ordinary Maintenance and Operations - Labor	148,696			318,254															466,950		466,950	
94200 Ordinary Maintenance and Operations - Materials and Other	77,122			145,266		2,103						2,752						2,843	229,806		229,806	
94300 Ordinary Maintenance and Operations Contracts	92,489			368,854		58,259						20,845						10,809	550,732	(50,834)	450,596	
94500 Employee Benefit Contributions - Ordinary Maintenance	52,042			111,570															163,612		163,612	
9480E Total Maintenance	370,349			943,744		60,362						23,395						13,328	1,411,178	(50,834)	1,360,344	
9510E Protective Services - Labor	24,408			127,071															151,479		151,479	
95200 Protective Services - Other Contract Costs																						
95300 Protective Services - Other	613			3,179															3,792		3,792	
95500 Employee Benefit Contributions - Protective Services	6,323			32,894															39,327		39,327	
9600E Total Protective Services	31,354			163,244															194,598		194,598	
96110 Property Insurance	37,314			208,083		804													804	244,985	244,985	
96120 Liability Insurance	5,250			3,896								6,528							248	15,990	15,990	
96130 Workmen's Compensation	4,812	265	173	28,818	1,389	4,754	2,205	21		10	2	2,312	836		6			7,388	52,902		52,902	
96140 All Other Insurance	2,940			8,334		15,711														26,885	26,885	
9610E Total Insurance Premiums	50,316	265	173	247,102	1,389	21,269	2,205	21		10	2	8,818	936		6			8,400	343,782		343,782	
9630E Other General Expenses	58,284			23,238		77,194						6,185							8,714	153,615	(38,845)	84,770
96210 Compensated Absences	29,697			155,758		7,873	34,336					33,152							41,555	307,413		307,413
96300 Payments in Lieu of Taxes	20,140			144,890																169,130	169,130	
9640E Bad debt - Tenant Rents	4,596			35,349																39,985	39,985	
96500 Bad debt - Mortgage																						
9660E Bad debt - Other																						
9680E Beverage Expense																						
9690E Total Other General Expenses	92,717			359,325		7,673	111,500					39,337	5,031						80,289	656,143	(88,845)	577,298
9671E Interest of Mortgage (or Bonds) Payable				330,492		322,578														653,070	(653,070)	
96720 Interest on Notes Payable (Short and Long Term)	5,112			490,299		22,881														518,259	(53,174)	265,785
96730 Amortization of Bond Issue Costs				83,803																83,803		83,803
9670E Total Interest Expense and Amortization Cost	5,112			904,561		345,459														1,235,132	(89,344)	445,560
9690E Total Operating Expenses	828,842	29,860	21,296	5,010,573	92,829	378,772	229,803	5,336		945	559	813,401	76,723	287,060	7,913	241			616,701	8,903,775	(1,891,194)	7,212,607
9700E Excess of Operating Revenue over Operating Expenses	113,728			84,023		298,200		344,683	127,195	100,185	182,234	5,307,419			138,107				(86,165)	11,204,780	(2,462,416)	8,846,373

HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

FINANCIAL DATA SCHEDULES

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For The Year Ended December 31, 2021

Fiscal Year End: 12/31/2021	Project Total	10.558 Child and Adult Care Food Program	10.959 Summer Food Service Program for Children	6.2 Component Unit - Blended	14.696 PIH Family Self-Sufficiency Program	1. Business Activities	84.287 Twenty-First Century Community Learning Centers	14.267 Continuum of Care Program	8 Other Federal Program	14.879 Mainstream Vouchers	14.239 HOME Investment Partnerships Program	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	14.HCQ HOV CARES Act Funding	14.EHV Emergency Housing Voucher	14.MSC Mainstream CARES Act Funding	14.PHC Public Housing CARES Act Funding	CGCC	Subtotal	ELM	Total
97100 Extraordinary Maintenance	12,295			57,542															59,837		69,837
97200 Casualty Losses - Non-capitalized	47,116			62,969		395													118,675		118,675
97300 Housing Assistance Payments								344,683		90,823	102,224	9,586,843			1,448			1,758	10,097,579	(2,482,118)	7,635,163
97350 HAP Portability																					
97400 Depreciation Expense	162,274			2,100,822		21,083						10,861			513				2,300,552		2,360,552
97500 Fixed Assets																					
97600 Capital Outlays - Governmental Funds																					
97700 Debt Principal Payment - Governmental Funds																					
97800 Dwelling Unit Rent Expense																					
99000 Total Expenses	1,250,581	29,860	21,286	7,237,848	92,829	898,250	229,853	350,238	-	81,368	102,793	10,381,499	80,236	287,060	9,259	241	-	429,268	21,490,418	(4,153,544)	17,335,834
10010 Operating Transfer In	352,553																		252,553	(252,553)	-
10010 Operating Transfer Out	(252,553)																		(252,553)	252,553	-
10030 Operating Transfers from/to Primary Government																					
10040 Operating Transfers from/to Component Unit																					
10050 Proceeds from Notes, Loans and Bonds																					
10060 Proceeds from Property Sales																					
10070 Extensions/Retires, Net Gain/Loss																					
10080 Special Items (Net Gain/Loss)																					
10091 Inter Project Excess Cash Transfer In																					
10092 Inter Project Excess Cash Transfer Out																					
10093 Transfers between Program and Project - In																					
10094 Transfers between Project and Program - Out																					
10100 Total Other Financing Sources (Uses)																					
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	91,389	-	-	(2,163,250)	-	277,723	-	-	127,195	9,543	-	339,331	(513)	-	126,661	-	-	(96,932)	(1,277,854)	-	(1,277,854)
11010 Required Annual Debt Principal Payments	20,194	-	-	183,713	-	183,713	-	-	-	-	-	-	-	-	-	-	-	-	387,620	-	387,620
11030 Beginning Equity	2,640,050	-	-	35,349,457	-	20,091,153	-	-	(127,195)	5,045	-	296,589	770	-	-	-	-	400,345	88,862,214	(13,909,320)	44,933,889
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors																					
11050 Changes in Compensated Absence Balance																					
11060 Changes in Contingent Liability Balance																					
11070 Changes in Unrecognized Pension Transition Liability																					
11080 Changes in Special Term/Severance Benefits Liability																					
11090 Changes in Allowance for Doubtful Accounts - Dwelling Units																					
11100 Changes in Allowance for Doubtful Accounts - Other																					
11170 Administrative Fee Equity												553,140							553,140		553,140
11180 Housing Assistance Payments Equity											82,780								82,780		82,780
11190 Unit Months Available	1440			7948				569		228	19744				306				29939	(7404)	22371
11210 Number of Unit Months Leased	1251			7253				555		190	19974				0				28823	(7174)	21640
11270 Excess Cash	191,507																		191,507		191,507
11610 Land Purchases																					
11620 Building Purchases																					
11630 Furniture & Equipment - Dwelling Purchases																					
11640 Furniture & Equipment - Administrative Purchases																					
11650 Leasehold Improvements Purchases																					
11660 Infrastructure Purchases																					
12510 CFFP Debt Service Payments																					
13901 Replacement Housing Factor Funds																					

Board of Commissioners
c/o Ms. Debbi Simmons
Housing Authority of The City of Columbia, Missouri
201 Switzler Street
Columbia, Missouri 65203

Dear Debbi:

Enclosed are your copies of the financial statements for the Housing Authority of the City of Columbia, Missouri (Authority) as of December 31, 2021.

One reporting package needs to be submitted electronically to the Single Audit Clearinghouse along with a pdf copy of the Single Audit Report and the Authority's financial statement. We will send you instructions to assist you in the electronic submission of the documents to the Clearinghouse.

We appreciate the opportunity to be of continued service to the Authority. If we may furnish you with any additional information, please feel free to contact us.

Very truly yours,

RubinBrown LLP

Renita D. Duncan, CPA,
Partner
Partner-In-Charge – Public Sector Services Group
Direct Dial Number: 314.678.3546
E-mail: renita.duncan@rubinbrown.com

RDD:eam

Enclosures