



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

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

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: September 13, 2019

RE: September 17, 2019 CHA Board Meeting Agendas & Materials

Enclosed are the agenda packets for the CHA Board meetings next Tuesday, September 17, 2019. Included in the packet are staff memos and information related to each resolution. Please note the following:

CHA BOARD AGENDA ITEMS

PUBLIC HEARINGS

- We will have the first of two public hearings on the FYE2020 PHA Plan and the FYE2020 Budget.

Resolutions

- **Resolution 2828:** To authorize the submission of an application to MHDC for LIHTC funding for our Providence Walkway Apartments project.
- **Resolution 2828:** To approve an option agreement with the Providence Walkway Housing Development Group, LP for the replacement of the Providence Walkway Apartments.

BOARD REPORTS

- **Affordable Housing Initiative:** Enclosed is an update on the CHA Affordable Housing Initiative.
- **CHA Management Reports:** Public Housing & Affordable Housing Properties, Housing Choice Voucher Program, Human Services, and Safety.
- **CHA Financial Reports:** Financial reports for August and September will be presented next month.
- **Current Events:** A report on current events is enclosed.

Please contact me if you have any questions or need additional information about any of the items on the meeting agenda.

Please note: Box dinners will be available for Commissioners at 5:00 p.m.



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Open Meeting Notice

CHA Board of Commissioners Meeting

Date: Tuesday, September 17, 2019

Time: 5:30 p.m.

Place: Columbia Housing Authority, 201 Switzler Street

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of August 20, 2019 Open Meeting Minutes
- V. Recognition of Achievement
- VI. Public Comment (Limited to 5 minutes per speaker)

PUBLIC HEARING

- VII. Proposed CHA Budget – FYE January 1, 2019 – December 31, 2019
 - A. Budget Presentation
 - B. Board Discussion
 - C. Public Comment
 - D. Continuation of Public Hearing/Future Hearing Dates
- VIII. Proposed FYE2019 CHA Annual Plan and Five-Year Plan
 - E. FYE2019 CHA Annual Plan and Five-Year Plan Presentation
 - F. Board Discussion
 - G. Public Comment
 - H. Continuation of Public Hearing/Future Hearing Dates

RESOLUTIONS

- IX. **Resolution 2828:** A Resolution Authorizing the Housing Authority of the City of Columbia, Missouri to Submit and Application for Funding for the Providence Walkway Apartments to the Missouri Housing Development Commission and Certifying that the Information Being Provided is Correct, Complete and Accurate and in Compliance with all Applicable Regulations.
- X. **Resolution 2829:** Resolution of the Housing Authority of the City of Columbia, Missouri Authorizing Entering into an Option Agreement with the Providence Walkway Housing Development Group, LP in Connection with the Providence Walkway Apartments Project.

- XI. Resolution 2830:** A Resolution to Accept the Single Audit of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2018

REPORTS

- XII.** Affordable Housing Initiative Report & Bryant Walkway Open House
- XIII.** Monthly Management Reports for Public Housing & Affordable Housing Properties, Section 8 Housing Choice Voucher Program, Human Services, and Safety.
- XIV.** Current Events

PUBLIC AND COMMISSIONER COMMENT

- XV.** Public Comment (Limited to 5 minutes per speaker)
- XVI.** Commissioner Comment
- XVII.** Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact Ms. Charline Johns, Executive Assistant at (573) 443-2556, extension 1122, at least one working day prior to the meeting.
(Email: www.columbiaha.info@gmail.com)

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

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



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING August 20, 2019 MEETING MINUTES

I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session on August 20, 2019, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Bob Hutton, Chair, called the meeting to order at 5:30 p.m.

II. Roll Call:

Present: Bob Hutton, Chair Commissioner
Robin Wenneker, Vice Chair Commissioner
John French, Commissioner – By Phone
Rigel Oliveri, Commissioner
Max Lewis, Commissioner

CHA Staff: Phil Steinhaus, CEO
Charline Johns, Executive Assistant
Andrea Tapia, Chief Operations Officer
Becky Markt, Director of Human Services
Laura Lewis, Director of Affordable Housing Operations
Mary Harvey, Director of Finance

Guest: Karen Baxter, Oak Tower Resident

III. Adoption of Agenda:

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

IV. Approval of July 16, 2019 Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of July 16, 2019. A motion was made by Ms. Wenneker and second by Mr. Lewis. All Commissioners voted “aye” and Ms. Rogers declared the motion approved.

V. Recognition of Achievement:

Mr. Hutton inquired about recognitions for the meeting and Mr. Steinhaus advised him that there were none this month. Mr. Hutton then asked if there were any public comments.

VI. Public Comment.

There were no public comments.

RESOLUTIONS

VII. Resolution 2825: A Resolution Approving a Change in the Custodian/Record Keeper for the Columbia Housing Authority's Employee Retirement Plan from TPP to One America.

Mr. Steinhaus explained that the financial advisor for Columbia Housing Authority, Mike Benson from UBS reviewed a benchmarking analysis from a firm called Fiduciary Benchmarks Inc., looking at the administrative costs charged by CHA's current retirement plan custodian/record keeper.

Mr. Steinhaus stated that Mr. Benson then asked for a quote from One America who happens to have a niche in the tax-exempt market place and they came in with a much better rate. Mr. Steinhaus noted that CHA is currently paying TPP .394% of plan assets and the charge from One America will go down to a fee of .25% and the CHA will also receive a fee reduction from UBS.

Mr. Steinhaus reported that One America also offers more services such as, local representatives, employee call center, plan document services and potential payroll integration. Ms. Wenneker asked Mr. Steinhaus if CHA is in a contract with TPP or was it a business arrangement that they had with them? Mr. Steinhaus reported that it was a business arrangement and that a new agreement will be signed upon approval from the Board.

Mr. Hutton asked do the employees have the option of choosing what funds they invest in and are there a variety of options? Mr. Steinhaus stated yes and noted that there is a list of various investment options.

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

Mr. Hutton called for a motion to approve Resolution 2825 as presented. A motion was made by Ms. Wenneker. Second by Mr. Lewis. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, French, Oliveri, Wenneker, Hutton

No: None

VIII. Resolution 2826: A Resolution Authorizing the Submission of a Continuum of Care Grant Renewal Application to the Department of Housing and Urban Development, Through the Balance of State Continuum of Care Application Process, to Provide Rental Housing Assistance to Homeless Persons with Disabilities and Authorizing the Execution of All Applicable Grant Contract Award Agreements and the Implementation of the Program as Described in the Grant Application.

Mr. Steinhaus stated that CHA has been receiving this grant since back in 1995. Mr. Steinhaus reported that last year CHA received \$412,501 and the grant supports a minimum of 42 housing choice vouchers for homeless persons with disabilities. He noted the CHA is currently applying for an estimated \$406,909 for 2019 which would support a minimum of 42 vouchers but, supports closer to 55 to 60 vouchers and targets homeless persons with disabilities. Mr. Steinhaus added that there must be a match from the agencies that make the referrals.

Mr. Steinhaus reported that this is a long-standing program that CHA has that meets the target needs of the community and this is one of the two main programs the CHA has serving the homeless. Mr.

Steinhaus stated that the program was once called Shelter Plus Care but now is called Continuum of Care and the other is called the HUD VASH Program.

Ms. Wenneker asked when the agencies refer to this program, do they match funds? Mr. Steinhaus stated that the agencies provide matching services, so they must provide the supportive services. Mr. Steinhaus then went on to explain the goals of the Functional Zero Task Force.

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

Mr. Hutton called for a motion to approve Resolution 2826 as presented. A motion was made by Mr. Lewis. Second by Ms. Oliveri. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, French, Oliveri, Wenneker, Hutton

No: None

IX. Resolution 2827: A Resolution Approving the Placement of Two African-American Heritage Trail Markers on Columbia Housing Authority Property Recognizing the Location of Historical African-American Business.

Mr. Steinhaus noted that he passed out some documents regarding resolution 2827 that he had not included in the Board packet. Mr. Steinhaus stated that CHA has two markers on its property right now, one recognizing the location of the 3rd Street Market, Blue & White Café, and The Harvey House and the other recognizing the location of the Annie Fisher House.

Mr. Steinhaus explained that the planning committee would like to place two additional markers on the CHA property recognizing the existence of the following African-American businesses: Coleman Coal and Salvage, Tiger Lounge, Noble's Merchandise Exchange, and Nora Stewart School and Monta's Chicken and Rib Shack.

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

Mr. Hutton called for a motion to approve Resolution 2827 as presented. A motion was made by Mr. Lewis. Second by Ms. Wenneker. Upon a roll call vote of the motion, the following vote was recorded:

Yes: Lewis, French, Oliveri, Wenneker, Hutton

No: None

X. Affordable Housing Initiative Report.

Mr. Steinhaus stated that Bryant Walkway is complete with just a few punch lists to complete. Mr. Steinhaus noted that CHA has been issued both occupancy and yard permits for all the buildings, as of today 597 public housing units have been renovated. Mr. Steinhaus stated that he would like to plan an open house for Bryant Walkway on October 10, 2019 from 4 P.M. to 6 P.M.

Mr. Steinhaus explained that CHA is still in the planning process of Providence Walkway and plans to tear down 34 units and build 35 units with one additional one-bedroom unit, so that CHA could meet the current unit mix.

Mr. Steinhaus indicated on the map that along Providence Road there are three 8-plexes, one that has one-bedroom units and the other two are two-bedroom units, all the units along Trinity Place are three-bedroom townhomes and a tri-plex of two-bedroom units facing the administration building. Mr. Steinhaus added that part of the CHA design includes getting approval from the city to get angled in parking on Trinity Street, seeing as Trinity Street is a one-way street, the CHA could take it down to one lane and solve some of CHA's parking issues. Mr. Hutton inquired had there been a discussion about the parking. Mr. Steinhaus stated that he would have to get a notice out to the neighbors regarding that.

Mr. Hutton asked whether CHA was through with the plans until the funds were approved? Mr. Steinhaus reported that floor plans for the units were available if Mr. Hutton would like to see those but still had a few other things that would need to be ironed out before moving forward. Mr. Steinhaus indicated that since new construction is taking place, there is a lot of research that must take place such as title searches as a planned development must take place so that CHA can build within the space that CHA has.

Mr. Steinhaus stated that CHA has had meeting with all the residents and they have all received the information. Ms. Wenneker inquired whether the Councilman knew about this plan? Mr. Steinhaus explained that he will send out notification to all parties that will be involved in the process. Mr. Steinhaus noted that in 2014, the city council passed a resolution stating that Low-Income Housing Tax Credit (LIHTC) for CHA property renovations were their highest priority over any other LIHTC properties in Columbia, MO.

XI. Monthly Management Reports for Public Housing and Affordable Housing Properties, Housing Choice Voucher Programs, Human Services, and Safety.

Mr. Steinhaus reported that CHA has been consistently doing well with getting tenant generated work orders done under two days and are filling units as quickly as possible. Mr. Steinhaus noted that on the termination report most of the terminations are for failure to pay and once they do pay the termination is reversed, three terminations were for criminal, one for unauthorized guest and one unlawful detainer. Mr. Steinhaus added that there about three additional unlawful detainers that are being processed. Mr. French asked were there any major concerns that has caused the number of unlawful detainers to rise. Mr. Steinhaus reported that it is believed to relate to the new residents that have moved in and don't necessarily understand the culture of the housing authority and rules and regulations. Ms. Wenneker stated that is more so the problem with new residents rather than where the tenants live, and Mr. Steinhaus stated yes.

Mr. Steinhaus stated that the Housing Choice Voucher (HCV) Department has begun pulling applicants from the 2018 HCV Waitlist. Mr. Steinhaus explained that CHA had gotten down in their number of vouchers issued because of the 811 Mainstream Voucher Program applicants had to be placed on the 2015 HCV wait list which was short. Mr. Steinhaus noted that all the applicants from the 2015 HCV wait list were pulled, which now allows CHA to move forward with pulling applicants from the 2018 wait list and hoping to get those numbers back up.

Mr. Steinhaus noted that CHA received notification from the Institute for Community Alliance (ICA) that CHA was found to follow all HUD and COC HMIS policies. Mr. Steinhaus stated that the Family Self-Sufficiency (FSS) Coordinators have been working hard to recruit FSS participants and have gotten their numbers up to continue receiving funding for those positions. Mr. Steinhaus indicated that there were 12 current voucher holders out looking for places and there were 13 vouchers in attrition. Mr. Steinhaus

noted that with CHA only using 92% of their funding currently it is their goal to get the numbers back up.

Mr. Steinhaus indicated that CHA is doing well on their Project-Based Vouchers, which is everything in Public Housing that was converted over using Rental Assistance Demonstration (RAD). Mr. Steinhaus added that CHA is using only 95% of their funding because there are some vacant units that have just been completed on Bryant Walkway that will be filled. Mr. Steinhaus explained that there has been some turnover, that was surprising to him because he figured once applicants were given a newly renovated unit that they wouldn't want to leave, some moving out voluntarily and others by termination. Mr. Steinhaus added that his entire team at CHA do a really good job.

Mr. Steinhaus reported that the Human Services department is doing well and that some renovations are being taken place at the Blind Boone Center. Mr. Steinhaus stated that the flooring in the lower room needed to be replaced because the tile was gaping, and the flooring was unlevel. Mr. Steinhaus noted that there is also a sewer issue there at the Blind Boone Center that will be addressed sometime in the fall. Mr. Steinhaus pointed out on the chart that Ms. Markt had provided, some of the services that human services have made with residents and Moving Ahead families. Mr. Steinhaus stated that Ms. Markt would come and do a report on Moving Ahead at the October Board Meeting.

Mr. Steinhaus reported that there has been some reported drug activity on CHA property and the Safety Department has investigated 26 trespassing incidents and that more activity has been reported at both Oak and Paquin Towers. Mr. Steinhaus stated that Paquin Tower has always seen these types of incidents, but it is more unusual for Oak Tower, in which he believes is due to newer residents. Mr. Steinhaus noted that he had a meeting at Oak Tower a few weeks ago because they were having issues with loud music and residents drinking out on the patio. Ms. Wenneker asked what the attendance was like at this meeting, noting that it was voluntary. Mr. Steinhaus indicated that the room was full, and everyone was attentive and interested. Mr. Steinhaus did note that there was one individual that was argumentative about it but was also one of the individuals that CHA had been receiving the complaints on. Ms. Wenneker inquired about what the term paper service meant. Mr. Steinhaus explained that paper service meant that when CHA files for an unlawful detainer with the court, they are given several options such as service by posting, service by process server or special process server. Mr. Steinhaus stated that CHA always serves by posting because it is cheaper but the downside to serving by posting is that if they don't show up for court and CHA wins automatically they aren't awarded any monetary damages, but most people can't pay or won't pay. Mr. Steinhaus stated that it doesn't make sense to drag it out for two more weeks and CHA pay \$30 more dollars.

XII. Financial Report for June and July 2019.

Mr. Steinhaus shared some properties are over budget and some properties are under budget.

XIII. Current Events.

Mr. Steinhaus reported that there were a few news articles about the new cameras that are to be installed at Paquin Tower and the cost of that will come out of replacement funds rather than cash flow. Ms. Wenneker inquired about the meeting Mr. Steinhaus had with Tom Jenson from Industrial Energy Renovation, asking was this the follow-up following the solar power meeting. Mr. Steinhaus explained that they are still exploring potential options that could save CHA energy and pay for itself.

Mr. Steinhaus reported that after a four-hour long state inspection was given, no traces of the legionnaires' disease were found.

XIV. Public Comment

Mr. Hutton called for public comment. Ms. Baxter, Oak Tower resident inquired about the property that CHA owns that has a flower bed on it. Ms. Baxter stated that she was wondering if another Civic group may want to adopt a spot on that property and take care of that flower bed. Mr. Steinhaus stated that CHA would probably just remove that flower bed and just place some grass there. Mr. Steinhaus explained that CHA has plans to redevelop that property once they are finished up renovations on the properties that CHA already has.

Ms. Baxter reported that the meeting that Mr. Steinhaus held at Oak Tower she felt was a real success, suggesting that maybe lights should be added outside under the pavilion because she doesn't feel CHA can see what's going on out there at night. Mr. Steinhaus stated that had been discussed but was a matter of CHA running electricity outside or solar options as well.

XV. Commissioner Comment

Mr. French asked if Mr. Steinhaus had any concerns of Legionnaires' disease. Mr. Steinhaus stated that he has no concerns of the Legionnaires' disease because the building has been checked out and does not believe that person contracted that disease at the facility.

XVI. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Second by Mr. Lewis. Mr. Hutton called the meeting adjourned at 6:33 P.M.

Bob Hutton, Chair

Date

Phil Steinhaus, Chief Executive Officer

Date

Certification of Public Notice

I, Phil Steinhaus, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on August 16, 2019, I posted public notice of the August 20, 2019 Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

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

Phil Steinhaus, Chief Executive Officer

Date



Housing Authority of the City of Columbia, Missouri

Budget Report - Staff Memo

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Date: September 17, 2019

RE: First Draft of Budget for Fiscal Year of January 1, 2020 – December 31, 2020

Acronyms in this Report

RAD – Rental Assistance Demonstration Program

LIHTC – Low-Income Housing Tax Credit Program

HAP – Housing Assistance Payments

HCV – Housing Choice Voucher Program (Section 8)

PBV – Project-Based Voucher Program

COCC – CHA Central Office Cost Center

FSS – Family Self-Sufficiency

There are several assumptions built into this budget that may change as we receive additional information. For all programs the basic assumptions are as follows:

- A 3% COLA effective January 1, 2020. This does not include grant employees. Grant employee salaries are based on their individual grant award.
- Employee health insurance January 1, 2020 renewal is estimated with a 10% increase. If the renewal comes in higher than 10%, the COLA will be reduced.
- Retirement expenses are calculated at 6% of salaries.
- Workers Comp Insurance is based on current rate of 1.9% of salaries.
- 2% inflation factor for Administrative and Maintenance expenses with the exceptions of:
 1. Property Insurance is based on a 2% increase in property replacement values and a 3% increase in rates.
 2. A 5% increase has been budgeted for both Janitorial and Landscaping/Grounds.
- 2% inflation factor for Utilities except for Water which has a 5% inflation factor due to increased summer rates.

Housing Choice Voucher Rental Assistance Programs

Revenues

- Administrative Fees earned are budgeted for an average of 958 HCV vouchers (including Homeownership & Port-Out vouchers); 90 VASH vouchers and 622 Project Based Vouchers (PBV) prorated at 80%.
- Housing Assistance Payment revenue is based on 2019 estimated expenditures with a 2% inflation factor, prorated to 99%.

Housing Choice Voucher Rental Assistance Programs (continued)

Expenditures

- Administrative salaries are based on 8.2 employees. An additional staff person has been added due to increased workloads. This includes a portion of the Intake Coordinator and the LIHTC property managers that are managing the PBV vouchers for their projects.
- Administrative expenses were increased based on the increased staff.
- Inspections were based on year to date expenses with a 3% inflation factor.
- HAP expenses are based on year to date average monthly HAP for each voucher type increased .5% for inflation. HAP expenses are budgeted for more than HAP revenue because of an excess of HAP funds awarded in 2019 that were not spent.

Continuum of Care Rental Assistance Program

A Voucher Specialist is budgeted for 10 hours/week for the Continuum of Care caseload. The monthly average assistance per voucher is budgeted for \$587.50 and the average vouchers leased is budgeted at 55 vouchers per month. All direct program expenses are reimbursed by the grant.

Public Housing - Downtown

Revenue

Gross Potential Rent

- For Public Housing's 120 Units the Gross Potential Rent is based on the current average rents of each unit size.

Vacancy Losses

- The property has averaged a 7% vacancy rate, but in anticipation of the need for vacant units when the 34 units of Providence Walkway are converted to a LIHTC property, no vacated units will be re-leased. Vacancy Losses are budgeted for 18% based on the annual average of vacated units.

Non-Dwelling Rental Income

- Rent for use of the Blind Boone Community Center
- Rent for the Head Start program use of the Park Avenue Community Building.
- Two dwelling units taken off-line during the Bryant Walkway RAD conversion that are being rented without HUD subsidies.

Other Income

- Laundry Income is estimated based on the past 12 months income. Though AMP 1's occupancy will go down in preparation of Providence Walkway's RAD conversion, the Bryant Walkway projects that were in rehab are now fully occupied.
- Work Order income is estimated based on historical data.

Public Housing – Downtown (continued)

Revenue

The Public Housing Operating Subsidy funding is based on the 2019 subsidy eligibility estimated with a 2% inflation factor and pro-rated at 85%.

The Capital Fund grant income is based on a 2% inflation factor of the 2019 Capital Fund grant award. 10% of this grant will be used for the COCC Capital Fund management fees.

Administrative Expenses

- Administrative salaries:
Downtown has one Public Housing Manager to manage the 120 Public Housing units.
8% of the full-time Intake Specialist is charged to public housing.
- Management Fees are based on 82% occupancy:
Management fees are \$45.49 per month per unit leased.
Bookkeeping fees are \$7.50 per month per unit leased.

Resident Services Expenses

- Resident services salaries are based on:
A part-time employee that works 20 hours per week at the Downtown Food Bank is split between Downtown; the Bryant Walkway projects; and the family units of Stuart Parker.
- Computer lab expenses are based on historical cost of providing a computer lab at the Blind Boone Center times a 2% inflation factor. This cost is split between Downtown; the Bryant Walkway projects; and the family units of Stuart Parker.
- Resident participation funds are budgeted at \$25 x 120 units.

Utility Expenses

- Utility Expenses are based on the past 12 month's expenses times the inflation factors.
Gas and Electricity were also increased with the expectation that the vacated units will not be reoccupied.

Maintenance Expenses

- Downtown has four maintenance staff which work overtime to restore units when necessary. The budget includes overtime based on the year to date payroll costs.
- Maintenance materials are budgeted based on 2018 expenses with a 2% inflation factor because AMP 1 had a larger than normal number of unit restorations due to tenants relocating back to the Bryant Walkway units.
- The unit restorations contract costs are for the unit restorations completed by maintenance staff from the other properties which are then billed to AMP 1.

Protective Services

Protective service expenses are split between the seven properties.

- Protective Services has 1 Safety Director; 1 full-time and 2 part-time Safety Officers.

Public Housing – Downtown (continued)

Insurance Expenses

- The Property and Liability insurance are based on Downtown's assets with a 2% increase in property values and 3% rate increase.

Other General Expenses

- Other General Expenses are expenses expected in preparation of the RAD conversion.
- Payment in lieu of taxes is calculated on 10% of Tenant Revenue less utility expenses.
- Bad Debt is based on the projects year to date rate of 2.4% of tenant revenue written-off.
- Extraordinary Maintenance is budgeted for larger maintenance repairs that may be needed due to the age of the property.

Other Financing Sources (Uses)

- 90% of the Capital Funds will be placed in reserves for the RAD conversion of the Providence Walkway units.
- AMP 1 has several aging maintenance vehicles that are scheduled for replacement.

CHA Central Office Cost Center (COCC) & CHA Business Activities (CHA BA)

HUD requires the Housing Authority to report the revenue and expenses from the federal HUD programs separately from the revenue and expenses from other non-federal programs.

The COCC budget reflects the revenue and expenses from managing the HCV and Public Housing programs.

The CHA BA budget reflects the non-federal revenue and expenses from managing the LIHTC projects.

Revenue

CHA Business Activities

- The Housing Authority has guaranteed non-dwelling leases with the LIHTC properties, which are then sub-leased by the Housing Authority. Non-dwelling leases are budgeted for \$110,380, \$67,822 is passed on to the LIHTC projects and expenses under Other General Expenses
- LIHTC management fees are estimated to be \$242,795.
- Investment Income includes interest earned from LIHTC seller financing.

Central Office Cost Center (COCC)

Management and bookkeeping Fees from Downtown and the HCV programs are estimated to be \$475,076.

Expenses

CHA administrative staff and administrative expenses are allocated based on the staff working for each program.

CHA BA's administrative salaries and benefits includes an estimate of LIHTC staff bonuses based on an estimate of LIHTC cash flow disbursements.

Housing Authority of the City of Columbia, Missouri
Housing Voucher Program Budgets
Fiscal Year January 1, 2020 - December 31, 2020
FIRST DRAFT

	Housing Choice Vouchers Administration	HCV Housing Assistance Payments	Continuum of Care	Total Housing Assistance Programs
Grant Revenue				
Housing Assistance Revenue		8,946,440	384,228	9,330,668
FSS Escrow Forfeitures		10,000		10,000
Administrative Fees Earned	978,851		22,681	1,001,532
Total Grant Revenue	978,851	8,956,440	406,909	10,342,200
Other Revenue				
Investment income - unrestricted	9,000	3,000		12,000
Fraud recovery-unrestricted	1,200			1,200
Fraud recovery-restricted		1,200		1,200
Total Revenue	989,051	8,960,640	406,909	10,356,600
Administrative Expenditures				
Administrative Salaries	297,051		13,000	310,051
FICA/MEDICARE	22,725		995	23,720
Employee-Health Ins.	63,952		3,444	426
Employee-Retirement	17,824		780	18,604
Auditing fees	25,000			25,000
Management Fee	236,220			236,220
Bookkeeping Fees	147,638			147,638
Advertising and Marketing	300			300
Office Supplies	6,885		368	7,253
Telephone	4,950			4,950
Postage	6,700		325	7,025
Computer/IT Expense	28,000			28,000
Memberships & Dues	500			500
Office Equipment/Furniture	1,300			1,300
Sundry, Miscellaneous	18,151		175	18,326
Staff Training	10,000			10,000
Travel	1,000		-	1,000
Port-Out Admin Fees	7,000			7,000
Inspections & Utility Updates	72,000		3,350	75,350
Total Administrative Expenditures	967,196	-	22,437	989,633
Total Utilities	3,925			
Total Maintenance	6,600			
Insurance				
Liability Insurance	1,360			1,360
Workmen's Compensation	5,644		247	5,891
All other Insurance	4,326			4,326
Total Insurance Premium	11,330	-	247	11,577
Total Operating Expenditures	\$ 989,051	\$ -	\$ 22,684	\$ 1,011,735
Excess Revenue Over Operating Expenditures				
	\$ -	\$ 8,960,640	\$ 384,225	\$ 9,344,865
Housing Assistance Payments				
FSS Escrow Deposits		9,077,518	384,225	9,461,743
Depreciation expense	-	120,000		120,000
Total Expenditures	\$ 989,051	\$ 9,197,518	\$ 406,909	\$ 10,593,478
Excess (Deficiency) of Revenue Over (Under) Expenditures				
	-	(236,878)	-	(236,878)
Beginning Balance of operating cash & H	240,000	490,000	-	730,000
Ending Balance of operating cash & H	240,000	253,122	-	493,122

Housing Authority of the City of Columbia, Missouri
Project Budgets January 1, 2020 - December 31, 2020
First Draft 9/1/2019

Public Housing Properties

Description	Downtown
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Gross Potential Rent	396,125
Vacancy Loss- Rent	(71,303)
FSS Loss - Rent	20,262
Other Income - Cable	
Non-Dwelling Rentals	15,050
Other Income	2,852
Laundry Income	11,076
Other Income-Work Orders	13,359
Total Tenant Revenue	387,422

HUD PHA operating grant	483,755
Capital grants	244,381
Net Operating & Capital Grants	728,136

Investment Income	17,973
Other revenue (Fees for Service)	10,115
Total Other Revenue	28,088

TOTAL REVENUE **\$ 1,143,646**

Administrative salaries	40,302
FICA/MEDICARE	3,084
Employee-Health Ins.	8,270
Employee-Retirement	2,418
Auditing fees	5,000
Management Fees	57,222
Management Fees CFP	24,438
Book-Keeping Fee	8,856
Advertising and Marketing	100
Office Supplies	1,350
Telephone	4,000
Postage	1,025
Computer/IT Expense	5,000
Memberships & Dues	500
Legal Expense	1,500
Staff Training	2,300
Travel	
Sundry, Miscellaneous	4,500
Professional Services	-
Total Operating-Administrative	169,865
Per Unit Month	118

Asset Management Fee	14,400
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Housing Authority of the City of Columbia, Missouri
Project Budgets January 1, 2020 - December 31, 2020
First Draft 9/1/2019

Description	Downtown
Tenant services - salaries	3,706
FICA/MEDICARE	284
Employee-Health Ins.	-
Employee-Retirement	222
TV Cable Services & Computer Labs	6,800
Resident Participation Funds	3,000
Tenant Services - Programs	1,200
Total Tenant Services	15,212

Water	28,476
Sewer	29,111
Electricity	21,835
Gas	13,312
Total Utilities	92,734

Maintenance - Labor	160,614
FICA/MEDICARE	12,287
Employee-Health Ins.	31,849
Employee-Retirement	9,637
Maintenance - Materials	37,260
Maint.-Tools & Equipment	2,500
Maint.-Gasoline	6,200
Maint. - Misc Contracts	16,000
Maint.-Trash Removal Contracts	25,000
Maint.-Heating & Cooling Contracts	1,600
Maint.-Snow Removal Contracts	
Maint.-Elevator Maintenance Contracts	
Maint.-Landscape/Grounds Contracts	24,000
Maint.- Unit Turnaround / Restoration	12,000
Maint.- Electrical Contracts	1,200
Maint.- Plumbing Contracts	2,400
Maint.- Extermination Contracts	15,000
Maint. - Janitorial Contracts	4,800
Maint.-Vehicles & Equipment	6,500
Total Maintenance	368,847

Protective services - Labor	26,255
FICA/MEDICARE	2,009
Employee-Health Ins.	2,558
Employee-Retirement	1,576
Protective services supplies	600
Total Protective Services	32,998

Property Insurance	36,713
Liability Insurance	3,825
Workmen's Compensation	4,387
All other Insurance	3,877
Total Insurance Premiums	48,802

Housing Authority of the City of Columbia, Missouri
Project Budgets January 1, 2020 - December 31, 2020
First Draft 9/1/2019

Description	Downtown
Other General Expenses	45,000
Amortized Loan Cost	
Payments in lieu of taxes	23,209
Bad debt - tenant rents	8,671
Extra Ordinary Maintenance	22,926
Interest Expense	8,962
Total Other General Expenses	108,768
Total Operating Expenses	\$ 851,626
Excess Revenue Over Operating Expenditures	292,020
Housing Assistance Payments	
Depreciation expense	158,976
Total Other	158,976
Principal payments on EPC Loan	23,786
Excess (Deficiency) of Revenue Over (Under) Expenditures	268,234
Capital Fund Reserves	220,000
Equipment Replacement	48,234
Total Other Financing Sources/Uses	268,234
Cash Flow After Debt Service	-

Housing Authority of the City of Columbia, Missouri

Agency Wide Budgets - Revised 2/19/2019

Fiscal Year January 1, 2019 - December 31, 2019

Description	CHA Business Activities	Central Office Cost Center
Non-Dwelling Rentals	110,380	
Other Income	6,125	-
Total tenant revenue	116,505	-
Management Fees PHA		57,222
Management Fees CFP		24,438
Management Fees HCV		236,220
Mgmt Fees CHALIS & Component Units	238,225	
Asset Management Fee		14,400
Book-Keeping Fees PHA		8,856
Book-Keeping Fees HCV		147,638
Developer Fees		
Total Fee Revenue	238,225	488,774
Investment income - unrestricted	99,586	4,800
Investment income - restricted	374,345	
Other revenue		15,000
Total Other Revenue	473,931	19,800
Total Revenue	828,661	508,574
Administrative salaries	264,042	332,465
FICA/MEDICARE	20,200	25,434
Employee-Health Ins.	49,485	45,837
Employee-Retirement	15,843	19,948
Auditing Fees	12,000	6,000
Advertising and Marketing	100	100
Office Supplies	1,000	2,500
Telephone	2,600	4,880
Publications		825
Postage	300	2,000
Computer/IT Expense	14,000	28,000
Memberships & Dues	1,000	2,150
Legal Expense	1,000	3,000
Staff Training	3,000	4,000
Travel		2,000
Sundry, Miscellaneous	3,034	9,593
Total Operating-Administrative	387,604	488,732
Total Utilities	3,925	3,925
Total Maintenance	7,200	7,200
Property Insurance	1,940	800
Liability Insurance	6,150	1,200
Workmen's Compensation	5,017	6,317
All other Insurance	1,490	400
Total Insurance Premiums	14,597	8,717

Housing Authority of the City of Columbia, Missouri

Agency Wide Budgets - Revised 2/19/2019

Fiscal Year January 1, 2019 - December 31, 2019

Description	CHA Business Activities	Central Office Cost Center
Other General Expenses	67,822	
Total Operating Expenses	481,148	508,574
Excess Revenue Over Operating Expenses	347,513	-
Total Expenses	\$ 481,148	\$ 508,574
Net Operating Income/(Loss)	\$ 347,513	\$ -
Operating/Replacement Reserves	347,513	
Debt Payments & Replacement Reserves		
Cash Flow After Debt Service	-	-

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																														
A.1	<p> PHA Name: <u>Housing Authority of the City of Columbia, Missouri</u> PHA Code: <u>MO-007</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>120</u> Number of Housing Choice Vouchers (HCVs) <u>1,807 (Includes 150 VASH & 597 RAD PBV)</u> Total Combined <u>1,927</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																											
				PH	HCV																										
Lead PHA:																															

B.	Annual Plan Elements																		
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p><u>Statement of Housing Needs and Strategy for Addressing Housing Needs.</u></p> <p>Housing needs have remained high during the past year with 482 households on the Public Housing and Project-Based Voucher (PBV) waiting list and 931 households on the HCV Housing Choice Voucher Program waiting list. Of these households, 80% of Public Housing and PBV and 86% of HCV applicants have extremely low incomes at or below 30% AML. The HCV waiting list was open for one week in October 2018 and 933 households applied for housing. This represents a 20% decrease in applicants as compared to June 2015. However, this number far exceeds the number of families the CHA will be able to serve through this program in the next two years. We plan to open the HCV waiting list in sometime in 2022 for one week. Between 8,00 and 1,000 families will apply for assistance. Historical numbers of applicants for the Housing Choice Voucher Program are below:</p> <table border="1" data-bbox="509 987 1112 1106"> <tr> <th colspan="6">Number of Housing Choice Voucher Program Applicants</th></tr> <tr> <th>Year</th><th>2008</th><th>2010</th><th>2012</th><th>2015</th><th>2018</th></tr> <tr> <td># Applicants</td><td>1,000</td><td>1,200</td><td>1,500</td><td>1,115</td><td>931</td></tr> </table> <p>The demand for efficiency and one-bedroom housing units remains high with 89% of Public Housing and PBV applicants and 50% of HCV applicants being eligible to receive assistance for this size of housing unit. Most of these 281 applicants are single person households. The 2015-2019 Consolidated Plan documents a continued high need for elderly housing and housing for persons with disabilities. The number of disabled families on the Public Housing and PBV waiting list (112) remains high, representing 26% of all applicants. Black/African American households continue to make up a disproportionate number of housing applicants. (Public Housing and PBV Family Sites: 52% and HCV Housing Choice Voucher Program: 66%)</p> <p>The public engagement process of the 2020-2024 Consolidated Plan consistently identified the need for affordable housing as a high priority.</p> <p><i>The Affordable Housing Focus Group identified the following needs & benefits of Affordable Housing:</i></p> <p>a. Stable housing = stable people. Safety, self-reliance, health & employment all identified as benefits of affordable housing. Revitalizing communities & increased accountability also cited as benefits.</p> <p>b. Stability in education, sense of safety & belonging. Improved health outcomes, improved grades. Access to healthy foods, & activities. Community & shared child care opportunity.</p> <p>c. Stability increases from renting, increased net worth, equity, appreciated assets. Greater neighborhood cohesiveness. Provides pathway to self-sufficiency.</p> <p>Other needs and benefits identified are:</p> <p>1.) Stable housing is good for children (less changing of schools & increased family stability);</p> <p>2.) Families are more safe, able to focus on goals, & have access to services.</p> <p>3.) persons with disabilities need affordable & accessible housing; &</p> <p>4.) Need to preserve affordable housing in the central city.</p> <p><i>The Neighborhood Congress identified the following needs & priorities:</i></p> <p>1.) Affordable housing is a major issue in COMO, people priced out of the market;</p> <p>2.) Over 15,000 cost burdened renters;</p> <p>3.) Greatest number served is the renovation of public housing;</p> <p>4.) Need for energy efficiency identified;</p> <p>5.) Affordable housing is a huge problem with 252 homeless & 13,800 cost burdened;</p> <p>6.) Low-cost rentals nearly impossible to find;</p> <p>7.) Need to increase affordable housing stock & rehab more central city homes;</p> <p>8.) Need affordable housing near employment centers; &</p>	Number of Housing Choice Voucher Program Applicants						Year	2008	2010	2012	2015	2018	# Applicants	1,000	1,200	1,500	1,115	931
Number of Housing Choice Voucher Program Applicants																			
Year	2008	2010	2012	2015	2018														
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	<p>9.) Highest need - poor, single mothers & persons with disabilities.</p> <p><i>The Infrastructure groups identified the following needs & priorities:</i></p> <p>1.) Have a program in place so funds can be paired up with other sources for example-fixing city sewers & also fixing INI issue; 2.) Focus monies in low-income neighborhoods, elderly citizens, fixed income, focus on people who cannot help themselves, preserving homes, and neighborhoods-strengthen neighborhoods and community; 3.) Shortage of affordable housing; 4.) Sanitary sewer-focus on areas of need; & 5.) Environmental concerns- sanitary sewer and aging infrastructure.</p> <p>It is worth noting that the Columbia Housing Authority periodically closes the public housing waiting list and quits filling units in CHA properties slated for renovation under the Rental Assistance Demonstration (RAD) program. The CHA stops filling vacancies at these sites in order to have enough vacant units to relocate families on-site while renovations to their homes are completed. Once properties are renovated, a large number of families are pulled off the waiting list to fill the newly renovated units. As a result, the number of families on the CHA Public Housing waiting lists does not always accurately reflect the larger number of families who would ordinarily be on our Public Housing & PBV waiting lists.</p> <p>Significant increases in utility costs make it more difficult for low income households to secure and maintain their housing. Poor energy efficiency of low-income housing puts families at financial risk often leading to unpaid utility bills and loss of housing. In turn, low-income families with large debts owed to utility companies are unable to get utilities turned on in their names without paying off their debt to the utility companies. This often forces families to move significant distances outside of their current utility provider's service area.</p> <p>The City of Columbia's 2015-2019 Consolidated Plan for the Community Development Block Grant and HOME Investment Partnerships Program provides significant documentation of the housing needs in Columbia and the surrounding Boone County MSA. [Exhibit A]</p> <p>Strategy for Addressing Housing Needs</p> <p>The Columbia Housing Authority strategy for addressing housing needs remains relatively unchanged from the CHA's FYE2019 PHA Plan with the added Significant Amendments of: 1.) plans to acquire property for developing affordable housing; and 2.) Plans to demolish the Providence Walkway Apartments and replace them with new apartments.</p> <ul style="list-style-type: none"> The CHA is continuing to implement its Strategic Plan for its Affordable Housing Initiative which has as its main focus, the revitalization of all of the CHA's 717 units of Public Housing stock through the HUD Rental Assistance Demonstration (RAD) program and developing new affordable housing including the Patriot Place Apartments, completed in April 2016. Significant Amendments to the FY2019 PHA plan included the following and are incorporated into this year's plan: <ol style="list-style-type: none"> The CHA will acquire property for developing new affordable housing or the replacement of current public housing stock. The CHA will demolish the Providence Walkway Apartments and replace these public housing units with new apartments. All residents living in the Providence Walkway Apartments are guaranteed the right to return to the property and will be temporarily relocated for less than one year. <p><u>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions</u></p> <ul style="list-style-type: none"> In FYE2017 the CHA added a preference for U.S. Military Veterans for our waiting lists to receive housing assistance. In FYE2017 the CHA added a preference for families living in CHA public housing being converted under the RAD program to allow them to be temporarily relocated to other public housing units while their unit was being renovated. In FYE2017 the CHA added a preference to the Project-Based Voucher waiting list for families living in CHA public housing that will allow the CHA to relocate families in public housing to newly renovated Project-Based Voucher units. All of these changes were approved by the Resident Advisory Board and the CHA Board of Commissioners. <p><u>Financial Resources</u></p> <ul style="list-style-type: none"> The CHA has converted 597 Public Housing units under the HUD Rental Assistance Demonstration (RAD) program during FYE2016 and FYE2017. As a result the public housing operating subsidies and capital funds for these housing units have been converted to long-term Project-Based Voucher contract funding. As a result of the conversion of 597 Public Housing units under the HUD RAD program, the CHA changed its fiscal year for FYE2017 from October 1 – September 30 to a fiscal year from January 1 – December 31. This has improved the financial reporting for the Columbia Housing Authority and aligned its accounting and budgeting cycle with the fiscal years of the public housing units which were renovated with Low-Income Housing Tax Credits. Low-Income Housing Tax Credits require accounting and budgeting cycles based on the calendar year of January 1 – December 31. The requested change in the Columbia Housing Authority's fiscal year resulted in a lengthened accounting and budgeting cycle for FYE2017 (October 1, 2016 to December 31, 2017). Following this budget cycle, the CHA's fiscal year for 2018 is now from January 1, 2018 – December 31, 2018. This same accounting and budget cycle will continue in subsequent years. <p><u>Significant Amendment</u></p> <ul style="list-style-type: none"> The CHA's participation in the HUD Rental Assistance Demonstration (RAD) program is considered a significant amendment to the PHA plan. This was included as a significant amendment to the PHA plan last year and is included in this year's plan as well. [Attachment PHA Plan Amendment R - HUD RAD]
<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p>

	<div data-bbox="180 132 1284 304"> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). </div> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><u>Demolition and/or Disposition</u></p> <ul style="list-style-type: none"> The CHA is planning to donate the childcare center located at 403 Park Avenue to the Columbia Public School District. The CHA owns the building and the school district owns the land underneath the center. The center is currently being used to provide a Head Start early education program and a Title I preschool. <p><u>Conversion of Public Housing to Project-Based Assistance under RAD.</u></p> <ul style="list-style-type: none"> The CHA has converted 597 Public Housing units under the RAD program by the end of FYE2017. The CHA will apply for Low-Income Housing Tax Credit funding in FYE2019 in order to convert an additional 34 Public Housing units under RAD. If funding is awarded, construction would be expected to start in late 2020 or early 2021. <p><u>Units with Approved Vacancies for Modernization</u></p> <ul style="list-style-type: none"> In association with the Public Housing units being renovated through the RAD program, the CHA has and will continue to have units that are approved vacancies for modernization. These units will be occupied as soon as renovations are complete.
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. (FYE2015-FYE2019)</p> <p>I. PHA Goal: Expand the supply of assisted housing</p> <ul style="list-style-type: none"> The CHA applied for and received 25 Project-Based VASH Vouchers and utilized these vouchers as permanent rent assistance for Veterans participating in the HUD-VASH program. These 25 Project-Based VASH Vouchers enabled the CHA to leverage Low-Income Housing Tax Credit funding and other public and private funding sources to construct 25 one-bedroom apartments for homeless Veterans known as the Patriot Place Apartments. The CHA partnered with the Truman VA on this project and the first Veterans were moved into the apartments on April 11, 2016. The Patriot Place Apartments are 100% occupied. In FYE2015-FYE2019, the CHA applied for 42 Continuum of Care vouchers through the Balan of State Continuum of Care and received continued funding to provide housing with supportive services for homeless persons with disabilities. In FYE2016, CHA applied for and received HOME funding from the City of Columbia to assist with the renovation of the Stuart Parker Apartments and the Oak Towers Apartments. In FYE2017, CHA applied for and received HOME funding from the City of Columbia to assist with the renovation of the Bryant Walkway Apartments II. In FYE2019, CHA applied for and was recommended for HOME funding from the City of Columbia to assist with the renovation of the Providence Walkway Apartments. The CHA applied for and received AHAP funding from the Federal Home Loan Bank of Des Moines to assist with the development of the Patriot Place Apartments and the renovation of the Stuart Parker Apartments with Paquin Tower, the Bear Creek Apartments, and Oak Towers. In FYE2017, the CHA applied for AHAP funding from the Federal Home Loan Bank of Des Moines to assist with the renovation of the Bryant Walkway Apartments and Bryant Walkway Apartments II. Funding was not awarded for these projects. The CHA converted 597 units of Public Housing under the RAD program during FYE2017. Renovation of 360 of these units was completed in FYE2017. The renovation of the Oak Towers Apartments (147 units) was completed in September of 2018. The CHA was awarded 9% Low-Income Housing Tax Credit funding in December 2016 to renovate 54 public housing units referred to as the Bryant Walkway Apartments. Renovation of these apartments started in January 2018 and were completed in August 2019. The CHA was awarded 4% Low-Income Housing Tax Credit funding and tax-exempt bonds in December 2016 to renovate 36 public housing units referred to as the Bryant Walkway Apartments II. Renovation of these apartments started in early 2018 and were completed in December 2018. The CHA submitted an application for 9% Low-Income Housing Tax Credit funding to the Missouri Housing Development Commission in March 2018 to renovate 50 public housing units referred to as the Providence Walkway Apartments. The application was not funded. The CHA will submit a new application in FYE2019 to demolish and replace 34 units of public housing known as the Providence Walkway Apartments.

- The CHA is planning to convert its remaining 86 Public Housing units under the RAD program in the next four years. Depending on the Missouri Housing Development Commission's allocation of Low-Income Housing Tax Credits in FYE2020, the CHA may submit an application to renovate or replace some or all of these 86 final Public Housing units.
 - The CHA has expanded the number of families participating in our Public Housing and Housing Choice Voucher Program Family Self-Sufficiency programs.
- II. PHA Goal: Improve the quality of assisted housing**
- The CHA provides monthly management reports for all departments to the CHA Board of Commissioners on a monthly basis for the purpose of informing the Board and tracking the performance of management operations.
 - The CHA has implemented the transition to a paperless record-keeping system during FYE2015 and FYE2016.
 - The CHA employs 2.5 FTE Resident Service Coordinators to provide resource and referral to our public housing and PBV assisted households.
 - The Truman VA provides a full time social worker stationed at the Patriot Place Apartments to provide supportive services to the Veterans living there.
 - As noted previously, the CHA will have converted 597 units of Public Housing under the RAD program by the end of FYE2017. In addition, the CHA is planning to convert its remaining 120 Public Housing units under the RAD program in the next five years. The CHA submitted an application for 9% Low-Income Housing Tax Credit funding to the Missouri Housing Development Commission in March 2018 to renovate 50 public housing units referred to as the Providence Walkway Apartments. These 50 units are included in the aforementioned 120 public housing units to be renovated. This application was not funded, and the CHA has scaled down the application for FYE2019 to demolish and replace 34 units of public housing known as the Providence Walkway Apartments. The CHA plans to replace the remaining 86 units of public housing in future years.
- III. PHA Goal: Increase assisted housing choices**
- The CHA increased its payment standards for the Housing Choice Voucher Program to match 100% of the HUD established Fair Market Rent for the Boone County, Missouri MSA.
 - The CHA has added additional VASH vouchers in partnership with the Truman VA. The CHA currently administers 125 VASH Tenant-Based Vouchers and 25 VASH Project-Based Vouchers.
 - In 2018 the CHA applied for and received fourteen 811 vouchers which provide housing assistance to persons that are homeless or at risk of becoming homeless, and persons with disabilities in institutional or segregated facilities.
 - In 2019 the CHA applied for HOME funding for Tenant-Based Rental Assistance from the City of Columbia and was recommended to receive a recommendation to receive \$83,000 in funding in FYE2020.
- IV. PHA Goal: Provide an improved living environment**
- The CHA continues to employ the public housing security improvements as stated in our five-year plan. Monthly Safety Department reports document the actions of our Safety Officers and the incidents occurring on our properties.
 - Criminal activity has significantly decreased on all CHA properties, and is at an all-time low. This has been accomplished through a combination of expanded Family Self-Sufficiency, Independent Living, and Family Support services provided to our Public Housing and Project-Based Voucher residents and Housing Choice Voucher Program participants along with enforcement of our Lease Addendum for Crime-Free Housing and the services provided by our Safety Department. This has resulted in a significant improvement in the living environment and quality of life for the families being served by the CHA.
 - Oak Towers continues to be designated for the elderly, age 55 and older. Paquin Tower is designated for persons with disabilities and the elderly age 55 and older.
 - The CHA plans to add additional security cameras at Oak Towers and Paquin Tower in FYE2019.
 - The CHA has multiple partnerships with community agencies that provide a variety of services and support to our residents. A short list of agencies include Big Brothers/Big Sisters, Love, Inc., Columbia Center for Urban Agriculture, Services for Independent Living, the Food Bank, Parks and Recreation, and many others.
- V. PHA Goal: Promote self-sufficiency and asset development of assisted households**
- The CHA is partnering with the Columbia Public School District to provide adult education classes at the CHA's J.W. "Blind" Boone Community Center.
 - The CHA has expanded the Moving Ahead Program to provide a full-day program for 5 weeks during the summer in addition to the after-school program provided during the regular school year. The CHA has also expanded the number of children served to 100 children. Moving Ahead is a state-licensed program.
 - The CHA currently receives funding from the Boone County Children's Services fund to provide the Healthy Homes Connection program to families with children participating in our Housing Choice Voucher Program. This program addresses the mental health needs of children and promotes emotionally healthy families.
 - The CHA employs two Family Self-Sufficiency Coordinators serving CHA assisted households. There are currently 123 families participating in the Family Self-Sufficiency program.

	<ul style="list-style-type: none"> The CHA offers a free FDIC Money Smart program five times a year. The ten-week class covers a variety of topics including budgeting, repairing poor credit histories, and the homeownership process. <p>VI. PHA Goal: Ensure equal opportunity and affirmatively further fair housing</p> <ul style="list-style-type: none"> CHA staff have participated in fair housing training in the past year. CHA will collaborate with the City of Columbia update their plan for affirmatively furthering fair housing. CHA has partnered with the City of Columbia to provide fair housing training to those living in CHA properties. <p>VII. Coordinate activities of CHA Low-Income Services, Inc. (CHALIS)</p> <ul style="list-style-type: none"> The CHALIS staff have conducted and expanded activities with the three main goals: <ol style="list-style-type: none"> Helping youth succeed in school and in life; <p><i>Expanded programs include:</i> Moving Ahead After-School Program, Moving Ahead Summer Program, Going Places Teen Program, MAP for Mental Health, Healthy Homes Connection, Teen Outreach Program, and activities of the Youth Community Coalition.</p> Supporting families working toward self-sufficiency; and <p><i>Expanded programs include:</i> Family Self-Sufficiency Program, Resident Services Coordination, Healthy Homes Connection, Money Smart Financial Literacy, computer labs, Opportunity Gardens Program, Edible Landscaping, and the Annie Fisher Food Pantry.</p> Assisting seniors and persons with disabilities to live independently. <p><i>Expanded programs include:</i> Resident Services Coordination, transportation assistance for shopping and medical appointments, Annie Fisher Food Pantry & Share Shelves, Opportunity Gardens, Parks and Recreation Adaptive Recreation programs, fitness centers, computer centers, Buddy System, Nutrition and Meal programs, and Health Clinics.</p>
B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
Other Document and/or Certification Requirements.	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

D	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD:</p> <p>The 2018-2022 “Capital Fund Program Five-Year Action Plan” was submitted via HUD’s EPIC (Energy and Performance Information Center) “Activity Planning Module”. HUD approved the 2018-2022 Capital Fund Program Five-Year Action Plan through EPIC on August 8, 2018.</p>

Instructions for Preparation of Form HUD-50075-HP

Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

☐ **Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

☐ **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☒ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



Housing Authority of the City of Columbia, Missouri

Board Resolution Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: September 17, 2019

RE: **Resolution 2828:** A Resolution Authorizing the Housing Authority of the City of Columbia, Missouri to Submit an Application for Funding for the Providence Walkway Apartments to the Missouri Housing Development Commission and Certifying that the Information Being Provided is Correct, Complete and Accurate and in Compliance with all Applicable Regulations.

The Columbia Housing Authority is continuing its plan to renovate all 717 units of Public Housing property as approved under the HUD Rental Assistance Demonstration (RAD) program. On June 20, 2014 the Missouri Housing Development Commission (MHDC) approved Low-Income Housing Tax Credit (LIHTC) funding for the renovation of the CHA's Stuart Parker Apartments with Paquin Tower project. On December 5, 2014 the MHDC approved LIHTC funding for the renovation of the CHA's Bear Creek Apartments project. On December 4, 2015 the MHDC approved LIHTC funding for the renovation of Oak Towers. Finally, on December 2, 2016 the MHDC approved LIHTC funding for the renovation of the Bryant Walkway Apartments and Bryant Walkway II Apartments.

The next phase in our renovation plan will renovate 34 public housing units located in the Providence Walkway and Trinity Place area to be called the Providence Walkway Apartments. This will be the second year we have applied for LIHTC funding to renovate the Providence Walkway Apartments. A map of the site is attached for your reference. The Low-Income Housing Tax Credit application is due to MHDC by September 27, 2019. The phases of our plan are listed below.

Public Housing Renovation Phases							
Phase	Public Housing Sites	Type & # of Units	Rehab Level	LIHTC	Submission Date(s)	Construct Start	Complete Date
1	Stuart Parker Apartments	84 Townhomes	Major	4%	05-2014*	01-2016	09-2017
	Paquin Tower	200 High Rise Units	Minor				
2	Bear Creek Apartments	76 Townhomes	Modest	4%	09-2014*	06-2016	10-2017
3	Oak Towers	147 High Rise Units	Modest	4%	09-2015*	10-2016	06-2018
4	Bryant Walkway Apartments	54 Townhomes	Major	9%	09-2016*	01-2018	06-2019
5	Bryant Walkway II Apartments	36 Townhomes	Major	9%	09-2016*	01-2018	12-2018
6	Providence Walkway Apartments	34 Townhomes	Demo**	9%	09-2019	9-2020	3-2022
7	Trinity Place Apartments	16 Townhomes	Demo**	9%	9-2020	12-2021	3-2023
8	East Park Avenue Apartments	40 Townhomes	Demo**	9%	09-2021	12-2022	3-2024
9	Fisher Walkway Apartments	30 Townhomes	Demo**	9%	09-2022	12-2023	3-2025

* Proposals were funded.

** The cost of renovation is close to the cost of new and therefore demolition and new construction is planned.

CEO Recommendation: Adopt Resolution 2828 authorizing the Housing Authority of the City of Columbia, Missouri to submit an application for funding for the Providence Walkway Apartments to the Missouri Housing Development Commission and certifying that the information being provided is correct, complete and accurate and in compliance with all applicable regulations.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2828

A Resolution Authorizing the Housing Authority of the City of Columbia, Missouri to Submit an Application for Funding for the Providence Walkway Apartments to the Missouri Housing Development Commission and Certifying that the Information Being Provided is Correct, Complete and Accurate and in Compliance with all Applicable Regulations

WHEREAS, The Housing Authority of the City of Columbia, Missouri (Columbia Housing Authority or CHA) has launched an Affordable Housing Initiative designed to renovate Public Housing properties located in the City of Columbia, Missouri; and

WHEREAS, The CHA owns and operates 717 units of public housing in the City of Columbia governed by an Annual Contributions Contract with the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, The CHA has submitted an application to HUD to participate in the Rental Assistance Demonstration (RAD) Program that is designed to assist housing authorities in accessing funding for capital improvements from external funding sources such as the Missouri Housing Development Commission (MHDC); and

WHEREAS, The RAD Program provides protections for current Public Housing residents that ensure that they will be able to continue to receive housing assistance in the newly renovated CHA properties; and

WHEREAS, The CHA is preparing an application for funding to the Missouri Housing Development Commission (MHDC) to provide financial support for the demolition and replacement of 34 public housing units; and

WHEREAS, The CHA certifies that, to the best of our knowledge, all of the information in this application and all supporting documentation is correct, complete and accurate; and

WHEREAS, The CHA also certifies that the figures and the statements contained in the funding application being submitted to the MHDC to obtain a capital advance or mortgage loan under the State Housing Act of Missouri, Chapter 215 R.S.Mo. 1994, is true and correct to the best of our knowledge and belief; and

WHEREAS, The CHA certifies that the information being submitted in the application for a mortgage loan and/or tax credits is true, and that the MHDC is fully authorized to verify said information through credit reports, deposit verifications, reference checks and through any other means they determine necessary; and

WHEREAS, The CHA also certifies that should we receive HOME funds as any part of our funding award, we agree to comply with 24 CFR 135 ("Section 3"), and agree to give, to the greatest extent feasible and consistent with existing Federal, State and local laws and regulations, job training, employment, contracting and other economic opportunities to Section 3 residents and Section 3 business concerns; and

WHEREAS, The CHA further certifies that if MHDC approves and executes a conditional reservation for HOME funds for this application, we will submit a Section 3 plan to demonstrate the ability and willingness to train and employ Section 3 residents and contract with Section 3 business concerns to the greatest extent feasible for economic opportunities that may be generated in connection with the HOME-assisted project; and

WHEREAS, The CHA hereby certifies that we have read and agree to abide by the MHDC "Standards of Conduct" which requires that, if an Interested Party (as such term is defined in the Standards of Conduct) which has submitted a proposal, application, bid or response to a solicitation, request, notice or invitation to do so, for a competitive matter pending before the Commission desires to communicate with a commissioner or employee after the published response deadline for the purpose of lobbying the Interested Party's proposal, application, bid or response, the Interested Party (including anyone acting at its direction or on its behalf) may do so only by complying with the disclosure policy set forth in the Standards of Conduct; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, hereby adopts Resolution 2828 authorizing the submission of an application for funding for the Providence Walkway Apartments to the Missouri Housing Development Commission and certifying that the information being provided is correct, complete and accurate and in compliance with all applicable regulations.

BE IT FURTHER RESOLVED that if the funding application being submitted to the Missouri Housing Development Commission for the Providence Walkway Apartments should be approved, Resolution 2828 also authorizes the execution of all applicable contract award agreements and the implementation of all aspects of the development of the Providence Walkway Apartments as described in the application.

Bob Hutton, Chair

Phil Steinhaus, Secretary

Adopted September 17, 2019



Housing Authority of the City of Columbia, Missouri

Board Resolution Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: September 17, 2019

RE: **Resolution 2829:** A Resolution of the Housing Authority of the City of Columbia, Missouri Authorizing Entering Into an Option Agreement with the Providence Walkway Housing Development Group, LP in Connection with the Providence Walkway Apartments Project.

The Columbia Housing Authority is continuing its plan to renovate all 717 units of Public Housing property as approved under the HUD Rental Assistance Demonstration (RAD) program. To date the CHA has received Low-Income Housing Tax Credit (LIHTC) funding to renovate 597 aging public housing units in five phases as detailed in the chart below.

Public Housing Renovation Phases							
Phase	Public Housing Sites	Type & # of Units	Rehab Level	LIHTC	Submission Date(s)	Construct Start	Complete Date
1	Stuart Parker Apartments	84 Townhomes	Major	4%	05-2014*	01-2016	09-2017
	Paquin Tower	200 High Rise Units	Minor				
2	Bear Creek Apartments	76 Townhomes	Modest	4%	09-2014*	06-2016	10-2017
3	Oak Towers	147 High Rise Units	Modest	4%	09-2015*	10-2016	06-2018
4	Bryant Walkway Apartments	54 Townhomes	Major	9%	09-2016*	01-2018	06-2019
5	Bryant Walkway II Apartments	36 Townhomes	Major	9%	09-2016*	01-2018	12-2018
6	Providence Walkway Apartments	34 Townhomes	Demo**	9%	09-2019	9-2020	3-2022
7	Trinity Place Apartments	16 Townhomes	Demo**	9%	9-2020	12-2021	3-2023
8	East Park Avenue Apartments	40 Townhomes	Demo**	9%	09-2021	12-2022	3-2024
9	Fisher Walkway Apartments	30 Townhomes	Demo**	9%	09-2022	12-2023	3-2025

* Proposals were funded.

** The cost of renovation is close to the cost of new and therefore demolition and new construction is planned.

The renovation of the Providence Walkway Apartments will be the sixth phase in our renovation process. The LIHTC application is due to MHDC by September 27, 2019. The CHA is the current owner of the Providence Walkway Apartments which consists of 34 public housing units.

Resolution 2829 will authorize the CHA to sell the Providence Walkway Apartments and enter into an option contract with the limited partnership, the Providence Walkway Housing Development Group, LP which will replace the current housing units with new construction. A copy of the option contract is attached.

The organizational structure of the limited partnership will consist of the Providence Walkway Housing GP, LLC whose sole partner is the Columbia Community Housing Trust, and the federal low-income housing tax credit investors, Red Stone Equity Partners. Since the Missouri Housing Development Commission voted not to award state low-income housing tax credits this year, there will not be a state investor in this project.

This option agreement will expire at 4:00 pm on December 31, 2020. The purchaser shall have the right to extend the Option Expiration Date to May 31, 2021, provided that Purchaser sends written notice to the CHA no later than December 15, 2020, so extending the Option Expiration Date. Otherwise, the Option Expiration Date may be extended only upon the mutual written agreement of the parties.

The option contract will not be executed if LIHTC funding is not awarded to this project.

CEO Recommendation: Adopt Resolution 2829 authorizing the Housing Authority of the City of Columbia, Missouri to enter into an Option Agreement with the Providence Walkway Housing Development Group, LP in connection with the Providence Walkway Apartments Project.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2829

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI AUTHORIZING ENTERING INTO AN OPTION AGREEMENT WITH THE PROVIDENCE WALKWAY HOUSING DEVELOPMENT GROUP, LP IN CONNECTION WITH THE PROVIDENCE WALKWAY APARTMENTS PROJECT

The undersigned on September 17, 2019, at a regular meeting of the Board of Directors (the "Board") of the **Housing Authority of the City of Columbia, Missouri**, a Missouri municipal corporation (the "Housing Authority") at which a quorum was in attendance, acting pursuant to its Bylaws and Chapter 99 of the Revised Statutes of Missouri (the "Act"), the following resolutions were adopted:

WHEREAS, on or about September 27, 2019, the Housing Authority will submit the Project as a development proposal to the Missouri Housing Development Commission ("MHDC");

WHEREAS, the Housing Authority is the current owner of the Providence Walkway Apartments, which consist of Thirty-Four (34) multifamily housing units, located in Columbia, Missouri (the "Project").

WHEREAS, the Housing Authority has requested the authorization to sell the Project and the right to enter into an option contract ("Option Contract") with the Partnership (as defined below) which will rehabilitate the Project. A copy of the Option Contract is attached hereto.

WHEREAS, after the sale the Project will be owned by Providence Walkway Housing Development Group, LP, a Missouri limited partnership (the "Partnership");

WHEREAS, the organizational structure of the Partnership will consist of Providence Walkway Housing GP, LLC, a Missouri limited liability company ("Providence Walkway GP" or "General Partner") and the Trust which will serve as the sole member of the General Partner;

NOW THEREFORE BE IT RESOLVED, that the Housing Authority hereby authorizes, ratifies and confirms the actions previously taken in association with the Project.

RESOLVED FURTHER, that the Housing Authority is hereby authorized to enter into an Option Agreement and to provide the Partnership an option to purchase the Project for FIFTY-FIVE THOUSAND AND 00/100 Dollars (\$55,000).

RESOLVED FURTHER, that the term of the Option Agreement will expire on December 31, 2020 but may be extended, unless extended in writing by both agency and the purchaser.

RESOLVED FURTHER, that the Housing Authority is authorized to execute and deliver such documents and to take such actions as may be necessary to effectuate entering into the Option Agreement and the transfer of the Project.

RESOLVED FURTHER that the following officers of the Housing Authority are duly appointed and currently act as authorized signatories of the Housing Authority in the following capacity:

Philip Steinhaus	Chief Executive Officer of the Housing Authority
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Bob Hutton	Chair of the Board of the Housing Authority
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RESOLVED FURTHER, that Philip Steinhaus as the Chief Executive Officer or Bob Hutton as the Chair of the Board, are hereby authorized to sign for the Housing Authority and to take such other actions as he/she/they deem(s) necessary and/or desirable in connection with all matters relating, directly or indirectly, to the Option Agreement development or rehabilitation of the Project.

RESOLVED FURTHER, that Philip Steinhaus as the Chief Executive Officer or Bob Hutton as the Chair of the Board, are hereby authorized, on behalf of the Housing Authority, to enter into, execute and deliver all documents, instruments, agreements and notices necessary or appropriate to evidence, effectuate and consummate certain transactions undertaken for the purpose of acquiring, constructing, developing, securing the financing and maintaining of the Project.

RESOLVED FURTHER, that these Resolutions have not been amended, repealed or modified.

IN WITNESS WHEREOF, we have hereunto set out hands and the seal of the Housing Authority of the City of Columbia, Missouri as of September 17, 2019.

**HOUSING AUTHORITY OF THE
CITY OF COLUMBIA, MISSOURI,**
a Missouri municipal corporation

By: _____
Bob Hutton, Chair of the Board

By: _____
Philip Steinhaus, Secretary

OPTION CONTRACT

THIS OPTION CONTRACT ("Agreement") is entered into as of the 17th day of September, 2019, between the HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI, a municipal corporation (which together with any successor, public body or officer hereafter designated by or pursuant to law, is hereinafter referred to as "Agency"), and PROVIDENCE WALKWAY HOUSING DEVELOPMENT GROUP, LP, a Missouri limited partnership (hereinafter called "Purchaser").

WHEREAS, Agency desires to facilitate the construction of replacement low-income apartments in Columbia, Missouri, in furtherance of its responsibilities set out in Chapter 99, RSMo; and

WHEREAS, Agency owns low-income housing on real property in the City of Columbia (the "Premises") which it desires demolish and replace with new low-income housing, which property is situated in the County of Boone and State of Missouri and described as follows:

(See Exhibit A attached hereto)

and

WHEREAS, Agency is seeking financing for the project through a variety of sources, including through the grant of income tax credits and other available assistance from the Department of Housing and Urban Development ("HUD") and from the Missouri Housing Development Commission ("MHDC"); and

WHEREAS, Agency desires to work with Purchaser in the construction of thirty-five (35) low-income housing units in what will be known as PROVIDENCE WALKWAY APARTMENTS (the "Project") on the Premises; and

WHEREAS, Purchaser desires to purchase the Premises from Agency; and

WHEREAS, the Agency believes that the sale to Purchaser of the Premises and the demolition of existing apartments and construction of new apartments by the Purchaser of the apartments on the Premises pursuant to this Agreement is in the best interests of the City of Columbia; and

NOW, THEREFORE, in consideration of the premises and the mutual obligations set forth in this Agreement, the parties agree as follows:

**SECTION I
OPTION**

(a) Definitions. The Recitals set forth above, and defined terms set forth in the Recitals, hereby are incorporated herein. The words and phrases hereinafter set forth, when used in this Agreement, shall have the meanings hereinafter set forth, unless the context shall prohibit

or shall clearly indicate or require otherwise. This Section 1 and the following definitions also contain substantive terms, conditions and provisions of this Agreement. Other Sections and provisions of this Agreement may also contain additional defined terms.

“Option Expiration Date” means 4:00 pm on December 31, 2020, or as extended as provided herein. Purchaser shall have the right to extend the Option Expiration Date to May 31, 2021, provided that Purchaser sends written notice to Agency no later than December 15, 2020, so extending the Option Expiration Date. Otherwise, the Option Expiration Date may be extended only upon the mutual written agreement of the parties.

“Option Purchase Price” means the sum of FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00) plus property holding costs incurred by Agency prior to closing.

“Option Term” is the period commencing on: (a) the date of full execution of this Agreement; and (b) expiring on the Option Expiration Date.

“Title Company” means St. Louis Title, LLC, Clayton, Missouri 63105.

(b) Grant and Exercise of Option to Purchase. During the Option Term set forth above, the Agency hereby grants to Purchaser an option to purchase the Property (the “Option” or the “Option to Purchase”), for the Option Purchase Price set forth above, and upon and subject to all of the terms and conditions of this Agreement. Purchaser has heretofore deposited with the Title Company as “Escrow Holder” the sum of ONE HUNDRED AND NO/100 DOLLARS (\$100.00) as a Deposit (“Deposit”).

(c) In order to exercise the Option hereunder, the Purchaser shall give Agency written notice of exercise of the Option to Purchase hereunder (the “Option Exercise Notice”) on or before the twenty-first (21st) day preceding the Option Expiration Date, as extended. If Purchaser timely gives Agency an Option Exercise Notice exercising the Purchaser’s Option to Purchase the Property, the parties shall proceed to a Closing as hereinafter set forth in Section II hereof, and the Deposit shall be credited to Purchaser at Closing. If Purchaser fails to timely give Agency an Option Exercise Notice exercising Purchaser’s Option to Purchase the Property, Purchaser’s Option shall expire, and the Deposit shall be forfeited. The parties understand that the Purchaser may choose not to exercise its Option to Purchase for any reason, including, but not limited to the following:

(1) Purchaser does not approve the conditions of title as set forth in a title commitment issued by the Title Company or does not approve the survey of the Property;

(2) Purchaser does not approve the inspections studies of the Property and improvements thereon. Purchaser shall have until the twenty-first (21st) day preceding the Option Expiration Date, as extended, to conduct any all inspections and studies of the Property deemed appropriate by the Purchaser, including, but not by way of limitation, engineering, soil, environmental, and physical inspections and to obtain financing approvals.

(3) Purchaser is unable to satisfy itself that the Property is zoned for the intended use of affordable housing and that the Property is not in violation of applicable zoning ordinances.

(4) Purchaser is not approved for an award of federal and Missouri low-income housing tax credits for the development of the Property from Missouri Housing Development Commission acceptable to Purchaser.

(5) Purchaser is not able to obtain debt and equity financing commitments acceptable to Purchaser, including but not limited to a commitment for 9% Low-Income Housing Tax Credit financing from the Agency in the amount of up to approximately \$770,000 annually; and HOME financing From the Agency in the amount of up to approximately \$455,000.

(6) The Department of Housing and Urban Development ("HUD") requirements for the transfer of the Project have not been met or if HUD has not issued an allocation of Rental Assistance Demonstration ("RAD") funding.

(d) The Deposit shall be applied towards the Option Purchase Price at "Closing" (as hereinafter defined in Section 2 hereof).

(e) The Option to Purchase under this Agreement shall expire and this Agreement shall terminate at 4:00 pm on the Option Expiration Date, unless by 4:00 pm on the Option Expiration Date the Purchaser exercises the Option to Purchase by timely giving the Agency an Option Exercise Notice exercising the Purchaser's Option to Purchase the Property.

(f) If the Purchaser timely exercises the Option to Purchase and if all HUD requirements for the Project have been met and if HUD and MHDC approve the Project and its necessary funding, then on the Purchaser's receipt of an allocation of Rental Assistance Demonstration ("RAD") funding, Low-Income Housing Tax Credits, HOME funds and any other necessary financing, closing shall take place as provided in Section 2, below, and the Purchase Price shall be paid as follows: (i) the Deposit shall be delivered to Agency and applied against the Purchase Price; and (ii) Purchaser shall deliver a cash payment to Agency at Closing in the amount of the balance of the Purchase Price after taking into account items immediately above, plus all amounts required by the Escrow Holder from Purchaser in order to cause the Close of Escrow as provided in this Agreement.

SECTION II CLOSING

(a) Closing Date. Subject to the terms of this Agreement, the closing of the purchase of the Property (the "Closing" or "Closing Date") shall be held on the tenth (10th) calendar day after the Purchaser's Option Exercise Notice (or if such 10th day be a Saturday, Sunday or Legal Holiday, then the next business day); or upon such other date as the parties may agree upon in writing. Unless the parties agree otherwise in writing, the outside Closing Date hereunder shall be

the Option Expiration Date, as extended. The Closing shall take place starting at 10:00 a.m. at the offices of the Title Company, or at such other place as the parties may agree upon in writing.

(b) Prorations & Adjustments. At Closing, rents, real estate taxes, assessments, utilities and other items that are customarily prorated and adjusted shall be prorated, Agency to have the last day.

(c) At the Closing, Agency shall execute and deliver the following to Purchaser:

(1) A fully executed recordable General Warranty Deed, conveying the Property to Purchaser subject to the following: (A) all taxes and assessments; (B) all easements, restrictions, reservations and rights of way of record as of the date of this Agreement; (C) all zoning regulations; and (D) all matters that would be disclosed by an accurate survey and inspection of the Property.

(2) A FIRPTA Affidavit (Non-Foreign certification).

(3) Agency's Final Affidavit or ALTA Statement in the standard form required by the Title Company.

(4) A duly executed original of the Bill of Sale conveying all of Agency's title and interest in and to the Tangible Personal Property to Purchaser.

(5) A duly executed counterpart original of a General Assignment and Assumption Agreement conveying all of Agency's title and interest in and to the Intangible Property (including project reserves) to Purchaser.

(6) A duly executed and acknowledged counterpart original of the Assignment and Assumption of Rental Agreements conveying to Purchaser all of the Agency's title and interest in and to all leases and rental agreements for tenants at the Property, or any part thereof (collectively, the "Rental Agreements" or "HAP Agreements") together with all tenants' security deposits and advance payments.

(7) The HAP Assignment duly executed by Agency. Purchaser shall bear all costs payable to HUD in connection with the HAP assignment;

(d) The Agency and the Purchaser shall execute and deliver counterpart originals of the General Assignment and the Assignment and Assumption of Rental Agreements, the HAP Assignments duly executed by Purchaser and consented to by HUD.

(e) At the Closing, each of the parties shall execute, provide and deliver to the other party and to the Title Company: (1) appropriate Closing Statements; (2) such indicia of authority and related customary documents and instruments as may be required by the Title Company or as may be reasonably requested by the other party; and (3) such other documents and instruments as are necessary to consummate the transactions contemplated by this Agreement. At Closing, any escrow fees charged by the Title Company shall be paid by Purchaser. At Closing, Purchaser shall

pay the costs of any owner's and mortgagee's policies of title insurance. Purchaser shall pay all applicable survey charges in connection with its purchase of the Property.

(f) Notwithstanding anything to the contrary, Agency represents, covenants and warrants:

1. Agency is and immediately prior to Closing will be the owner of the Property and has and immediately prior to Closing will have good and marketable title thereto. In the event Closing takes place pursuant to this Agreement, Agency shall have the absolute right to sell, assign and transfer the Property to Purchaser free and clear of all debts, liens, mortgages, pledges and encumbrances of any kind.

2. To the best of Agency's actual knowledge, there are no actions, suits, or proceedings at law or in equity pending, threatened against, or affecting the Property or the Agency.

3. To the best of Agency's actual knowledge, no toxic or hazardous materials (as said terms are defined in any applicable federal or state laws) have been used, discharged, or stored on or about the Property, and to the best of Agency's actual knowledge, no such toxic or hazardous materials will at Closing be located on or below the surface of the Property.

4. Other than Agency, there are currently no adverse or other parties in possession of the Property or any part thereof. No party has been granted any license, lease or other right or interest relating to the use or possession of the Property or any part thereof.

5. Agency has not, nor to the best of Agency's knowledge or belief has any predecessor in title executed or caused to be executed any document with or for the benefit of any governmental authority restricting the development, use or occupancy of the Property that has not specifically been disclosed to Agency or would not be revealed by a title report.

The representations set forth in this paragraph shall survive Closing.

SECTION III REMEDIES

Except as otherwise provided in this Agreement, in the event of any default in or breach of this Agreement, or any of its terms or conditions, by either party or by any successor, such party (or successor, or in the case of the Purchaser, its limited partners), on written notice from the other, shall proceed immediately to cure or remedy such default or breach, and, in any event, shall remedy the breach within sixty (60) days after the receipt of such notice or if such breach cannot be cured within such sixty (60) day period then within such reasonable period of time as may be required to cure or remedy such breach. In case such action is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary and desirable in its opinion to cure and remedy such default or breach, including, but not limited to, proceedings to compel specific performance by the party in default or breach of its obligations.

SECTION IV
CONFLICTS OF INTEREST; AGENCY'S REPRESENTATIVES
NOT INDIVIDUALLY LIABLE

(a) No member, official or employee of the Agency shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official, or employee participate in any decision relating to this Agreement which affects his personal interest or the interests of any corporation, partnership or association in which he is, directly or indirectly, interested, except that they shall not be deemed to be "interested" if they may serve as officers and directors of a not-for-profit corporate general partner of the limited partnership as described in the proposal,

(b) No member, official, employee or agent of the Agency shall be personally liable to Purchaser or any successor in interest in the event of any default or breach of Agency or for any amount that may become due to Purchaser or its successor, or in any obligation under the terms of this Contract.

(c) No member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this Agreement or to any benefit that may arise therefrom; provided, however, that this subsection shall not be deemed to be applicable to any lease or rental or use of part of the facility to such member or delegate by the Purchaser in the ordinary course of business with respect to the facility constructed on the Property by the Purchaser pursuant to this Agreement,

SECTION V
MODIFICATIONS

This Agreement supersedes all prior understandings of the parties. This Agreement shall not be modified except in writing duly approved by the parties or their successors or assigns,

SECTION VI
NOTICE

(a) Any notice or demand given under this Agreement shall be in writing and signed by a duly authorized officer of the Agency or the Purchaser and delivered to the party to whom it is directed at the address of such party specified pursuant to subsection (b) of this Section. Any such notice or demand shall be deemed to have been given on the date it shall have been posted in the United States mail as provided in subsection (b).

(b) Any notice or demand shall be deemed sufficient if personally delivered or if sent by registered or certified mail, postage prepaid, or by a national overnight delivery service:

if to the Agency:

Housing Authority of the City of Columbia, Missouri
201 Switzler Street
Columbia, Missouri 65203
Attention: Executive Director

in the case of the Purchaser:

Providence Walkway Housing Development Group, LP
201 Switzler Street
Columbia, MO 65203

with a copy to:

Ken Nuernberger
1425 South 18th Street
St. Louis, MO 63104

or to such other address as the Agency or the Purchaser may respectively designate in writing from time to time as above provided,

SECTION VII MISCELLANEOUS

(a) Interpretation. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. This Agreement shall be construed in accordance with the laws of the State of Missouri.

(b) Titles and Captions. Titles and captions are for convenience only and shall not constitute a portion of these Instructions,

(c) Severability. If any term, provision, condition or covenant of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument, or the application of such term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or enforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

(d) Possession, Risk of Loss. Purchaser shall be entitled to possession of the Property on the Closing Date. All risk of loss or damage with respect to the Property shall pass from Agency to Purchaser at the Closing Date. If any casualty is sustained by the Property prior to the Close of Escrow which is covered by the insurance coverage maintained by Agency and costs less than \$100,000 to repair, then the obligations of the parties hereunder shall be unaffected (except as hereinafter provided), and the parties shall proceed to the Close of Escrow, but Agency shall assign and deliver to Purchaser all insurance proceeds relating to such insured casualty, other than loss rental or business interruption insurance for the period of time up to, but not including, the Closing Date. If any casualty is sustained by the Property prior to the Close of Escrow which is covered by the insurance coverage maintained by Agency and costs more than \$100,000 to repair, then Purchaser may (a) elect to terminate this Agreement by written notice to Agency, whereupon Purchaser shall receive a refund of the Deposit, together with all accrued interest thereon, or (b) proceed with the Close of Escrow at which time Purchaser shall be entitled only to a credit against the Purchase Price in an amount equal to any deductible under Agency's insurance, but Agency shall assign and deliver to Purchaser all insurance proceeds relating to such insured casualty, other than loss rental or business interruption insurance for the period of time up to, but not including, the Closing Date. In the event that the Property shall be damaged before the Close of Escrow by a material uninsured casualty (i.e., an uninsured casualty costing in excess of \$10,000 to repair),

Purchaser may elect to proceed with the Close of Escrow without any reduction in the Purchase Price, or terminate this Agreement by written notice to Agency, whereupon Purchaser shall receive a refund of Purchaser's Deposit, together with all accrued interest thereon. In the event that the Property shall be damaged before the Close of Escrow by an uninsured casualty costing \$10,000 or less to repair, Agency shall repair such casualty.

(e) Counterparts. This Agreement may be executed in counterpart by each of the parties, and all such pages shall collectively be construed as one (1) document.

(f) Relationship of Parties. The parties agree that their relationship is that of seller and buyer, and that nothing contained herein shall constitute either party the agent or legal representative of the other for any purpose whatsoever, nor shall this Agreement be deemed to create any form of partnership or other business organization between the parties hereto.

(g) Time of the Essence. Time shall be of the essence as to all dates and times of performance, whether contained herein or contained in any escrow instructions to be executed pursuant to this Agreement.

(h) Further Acts. Each party agrees to perform any further acts and to execute, acknowledge and deliver any documents which may be reasonably necessary to carry out the provisions of this Agreement.

(i) Recordation; Confidentiality. Purchaser shall not record this Agreement, any memorandum of this Agreement, any assignment of this Agreement or any other document which would cause a cloud on the title to the Property.

(j) Maintenance of Property During Escrow. During the term of the Escrow, Agency shall take all reasonable steps to preserve and maintain the current condition of the Property, and Agency agrees that, during the course of the Escrow, Agency shall not enter into, execute, cause or permit any new rental agreements, contracts, liens or encumbrances negatively affecting the Property without the prior written consent of Purchaser, except for rental agreements with low-income tenants in accordance with Agency's customary procedures.

(k) Prior Option. Any option between the parties hereto executed prior to the date hereof with respect to the Premises is hereby terminated and superseded by this Agreement.

[The remainder of this page is intentionally left blank; signature & notary pages follow.]

IN WITNESS WHEREOF, the Agency has caused this Agreement to be duly executed in its name and on its behalf by its Chair and its seal to be duly affixed and attested by its secretary, and the Purchaser has caused this Agreement to be duly executed in its name and on its behalf by an appropriate party on the day first above written.

AGENCY:

(SEAL)

HOUSING AUTHORITY OF THE CITY OF
COLUMBIA, MISSOURI, a municipal
corporation, a public body corporate and politic

By: _____
Bob Hutton, Chair

ATTEST:

Phil Steinhaus, Chief Executive Officer

PURCHASER:

(SEAL)

PROVIDENCE WALKWAY HOUSING
DEVELOPMENT GROUP, LP, a Missouri
limited partnership

By: PROVIDENCE WALKWAY
HOUSING GP, LLC, a Missouri limited
liability company, its General Partner

By: Columbia Community Housing
Trust, a Missouri non-profit
corporation, sole member

By: _____
Bob Hutton, President

ATTEST:

By: _____
Name: Phil Steinhaus
Title: Secretary

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

On this ____ day of September, 2019, before me personally appeared Bob Hutton, to me personally known, who, being by me duly sworn, did say that he is the Chair of the Housing Authority of the City of Columbia, Missouri, that the seal affixed to this instrument is the corporate seal of said corporation, and that the instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Bob Hutton acknowledges said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Columbia, Missouri, the day and year first above written.

Notary Public

My commission expires:

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

On this ____ day of September, 2019, before me personally appeared Bob Hutton, to me personally known, who, being by me duly sworn, did say that he is the President of Columbia Community Housing Trust, a Missouri non-profit corporation and the sole member of PROVIDENCE WALKWAY HOUSING, GP, LLC, a Missouri limited liability company, which is the General Partner of PROVIDENCE WALKWAY HOUSING DEVELOPMENT GROUP, LP, a Missouri Limited Partnership, and that said instrument was signed in behalf of said entities, by authority of their respective Member/General Partner, and said Bob Hutton acknowledges said instrument to be the free act and deed of said entities.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Columbia, Missouri, the day and year first above written.

Notary Public

My commission expires:

CONSENT BY ESCROW AGENT:

ESCROW AGENT

By: _____

Name: _____

Title: _____

LEGAL PROPERTY DESCRIPTION
PROVIDENCE WALKWAY APARTMENTS (34 UNITS)

A tract of land located in the northeast quarter of the southwest quarter of section 12, Township 48 north, range 13 west, being all of lot 1 and the east 115 feet of lot 6, Bergen's Addition, according to the plat in deed book 38, page 566, and the east part of lot 7, and all of lots 8 through 14, both inclusive, in Crouch's Addition, according to the plat in deed book 44 at page 556, and a portion of vacated Allen Street as described by City Ordinance no. 1499, section 1(c), recorded in book 320, page 320, and the vacated streets and alleys of Bergen's Addition, said tract being a portion of project MO007-002, Site B, of the Declaration of Trust recorded in book 4636, page 5, and being more particularly described as follows:

Beginning at the northwest corner of lot 1, of Bryant Walkway Apartments II-East as recorded in plat book 51, page 40, said point of beginning being located on the easterly right-of-way line of Trinity Place; thence with the said easterly right-of-way line of Trinity Place, n0°04'20"e, 399.98 feet to the southerly right-of-way line of Switzler Street; thence leaving the easterly right-of-way line of Trinity Place and with the said southerly right-of-way line of Switzler Street, s81°22'30"e, 323.22 feet to the westerly right-of-way line of Providence Road; thence leaving the southerly right-of-way line of Switzler Street and with the said westerly right-of-way line of Providence Road, s0°49'30"e, 357.24 feet to the vacated northerly right-of-way line of that portion of Allen Street as described by City Ordinance no. 1499, section 1(c), recorded in book 320, page 320; thence leaving the westerly right-of-way line of Providence Road and with the said vacated northerly right-of-way line, n85°28'20"w, 219.52 feet; thence leaving the said vacated northerly right-of-way line, s0°01'20"e, 20.06 feet to the northeast corner of said lot 1, Bryant Walkway Apartments II-East; thence with the north line of said lot 1, n85°28'20"w, 106.72 feet to the point of beginning and containing 2.77 acres.



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2830

A Resolution to Accept the Single Audit of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2018

WHEREAS, the Annual Contributions Contract with the U.S. Department of Housing and Urban Development (HUD) and the Missouri Housing Authorities Law requires that an annual audit of financial statements and single audit be performed by an independent public accounting firm; and

WHEREAS, the Single Audit Act of 1984 requires comprehensive single audits for state and local governments that receive Federal assistance; and

WHEREAS, the Housing Authority of the City of Columbia, Missouri, receives Federal assistance in the form of Public Housing operating subsidies, Section 8 Housing Choice Voucher rental assistance, and various other Federal grants; and

WHEREAS, the accounting firm of RubinBrown LLP has performed an audit of the financial statements of the Housing Authority of the City of Columbia, Missouri, for the fiscal year ended December 31, 2018 that is in accordance with generally accepted auditing standards of the Comptroller General of the United States, and the provisions of the Office of Management and Budget Circular A-133; and

WHEREAS, the CHA Board of Commissioners adopted Resolution #2816 on June 19, 2019 accepting the Audited Financial Statements of the Housing Authority of the City of Columbia, Missouri for Fiscal Year Ending December 31, 2018; and

WHEREAS, the Single Audit was not available at that time and is being presented to the CHA Board of Commissioners as this time.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, adopts Resolution 2830 accepting the single audit of the Housing Authority of the City of Columbia, Missouri for fiscal year ending December 31, 2018, performed by RubinBrown LLP.

Bob Hutton, Chair

Phil Steinhaus, Secretary

Adopted September 17, 2019

***HOUSING AUTHORITY OF
CITY OF COLUMBIA
SINGLE AUDIT REPORT
DECEMBER 31, 2018***

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**Independent Auditors' Report On
Internal Control Over Financial Reporting
And On Compliance And Other Matters
Based On An Audit Of Financial Statements
Performed In Accordance With
*Government Auditing Standards***

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the business-type activities of Housing Authority of City of Columbia, Missouri (the Authority), as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated June 20, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Department's internal control. Accordingly, we do not express an opinion on the effectiveness of the Department's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance And Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose Of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

RubinBrown LLP

June 20, 2019

**Independent Auditors' Report On Compliance
For Each Major Federal Program; Report
On Internal Control Over Compliance; And
Report On Schedule Of Expenditures
Of Federal Awards Required
By The Uniform Guidance**

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

Report On Compliance For Each Major Federal Program

We have audited Housing Authority of the City of Columbia, Missouri's (the Authority) compliance with the types of compliance requirements described in the Office of Management and Budget's *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal program as of and for the year ended December 31, 2018. The Authority's major federal program is identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations and the terms and conditions of its federal awards applicable to its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and the audit requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

Opinion On Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended December 31, 2018.

Other Matters

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as items 2018-001 and 2018-003. Our opinion on the major federal program is not modified with respect to these matters.

The Authority's responses to the noncompliance findings identified in our audit are described in the accompanying schedule of findings and questioned costs and corrective action plan. The Authority's responses and corrective action plan were not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on them.

Report On Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies, and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as discussed below, we identified certain deficiencies in internal control over compliance that we consider to be significant deficiencies. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2018-001 and 2018-002 to be significant deficiencies.

The Authority's responses to the internal control over compliance findings identified in our audit are described in the accompanying schedule of findings and questioned costs and corrective action plan. The Authority's responses and corrective action plan were not subjected to the auditing procedures applied in the audit of compliance, and accordingly, we express no opinion on them.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report On Schedule Of Expenditures Of Federal Awards Required By The Uniform Guidance

We have audited the Authority as of and for the year ended December 31, 2018, and have issued our report thereon dated August 30, 2019 which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the 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 financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated, in all material respects, in relation to the financial statements as a whole.

RubinBrown LLP

August 30, 2019, except for paragraph 13,
which is dated June 20, 2019

HOUSING AUTHORITY OF CITY OF COLUMBIA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For The Year Ended December 31, 2018

Federal Grantor/Pass-Through Grantor/Program Or Cluster Title	Federal CFDA Number	Grantor Identification Number	Federal Expenditures	Expenditures To Subrecipients
Department of Housing and Urban Development				
Direct Awards:				
Continuum of Care Program	14.267	MO0101L7E061609	\$ 404,116	\$ —
Public and Indian Housing	14.850		454,990	—
Resident Opportunity and Supportive Services	14.870		69,134	—
Family Self-Sufficiency Program	14.896		104,206	—
Housing Voucher Cluster -				
Section 8 Housing Choice Vouchers Program	14.871		9,921,911	—
Total Department of Housing and Urban Development			10,954,357	—
U.S. Department of Health and Human Services				
Direct Award:				
Community Services Block Grant	93.569		5,000	—
Total U.S. Department of Health and Human Services			5,000	—
U.S. Department of Education				
Passed through Missouri Department of Elementary and Secondary Education:				
Twenty-First Century Community Learning Centers	84.287	S287C170025	383,530	—
Total U.S. Department of Health and Human Services			383,530	—
U.S. Department of Agriculture/Food Nutrition Service				
Passed through Missouri Department of Health and Senior Services:				
Child and Adult Care Food Program	10.558	ERS46132829	45,079	—
Child Nutrition Cluster -				
Summer Food Service Program for Children (SFSPC)	10.559	ERS0462884S	15,421	—
Total U.S. Department of Agriculture/Food Nutrition Service			60,500	—
Total Federal Assistance			\$ 11,403,387	\$ —

HOUSING AUTHORITY OF CITY OF COLUMBIA

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

December 31, 2018

1. Basis Of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Housing Authority of the City of Columbia, Missouri (the Authority) for the year ended December 31, 2018 and is presented on the accrual basis of accounting. All federal awards received directly from federal agencies, as well as federal awards passed through other governmental agencies, are included on the schedule. This information in this schedule is presented in accordance with the requirements of the Uniform Guidance. Therefore, some amounts may differ from amounts presented in, or used in the preparation of, the basic financial statements.

2. Indirect Costs

The Authority has not elected to use the 10% *de minimis* indirect cost rate as allowed in the Uniform Guidance, Section 414.

HOUSING AUTHORITY OF CITY OF COLUMBIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

For The Year Ended December 31, 2018

Section I - Summary Of Auditors' Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with generally accepted accounting principles:

Unmodified

Internal control over financial reporting:

Material weakness(es) identified?

___ yes

 x no

Significant deficiency(ies) identified?

___ yes

 x none noted

Noncompliance material to financial statements noted?

___ yes

 x no

Federal Awards

Internal control over major programs:

Material weakness(es) identified?

___ yes

 x no

Significant deficiency(ies) identified?

 x yes

___ none noted

Type of auditors' report issued on compliance for major programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with the 2 CFR 200.516(a)?

 x yes

___ no

Identification of major programs:

CFDA Number(s)	Name Of Federal Program Or Cluster
----------------	------------------------------------

14.871

Section 8 Housing Choice Vouchers

Dollar threshold used to distinguish between Type A and Type B programs:

\$750,000

Auditee qualified as low-risk auditee?

 x yes

___ no

HOUSING AUTHORITY OF CITY OF COLUMBIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS *(Continued)* For The Year Ended December 31, 2018

Section II - Financial Statement Findings

There are no findings relating to the Authority's financial statements that are required to be reported.

Section III - Federal Award Findings And Questioned Costs

Finding 2018-001 Significant Deficiency: Special Tests and Provisions - Compliance and Control Finding

CFDA 14.871 - Section 8 Housing Choice Vouchers Program

Federal Agency: U.S. Department of Housing and Urban Development

Pass-Through Entity: N/A - Direct Award

Criteria Or Specific Requirement: PHAs are required to enter into depository agreements with their financial institutions in the form required by U.S. Housing and Urban Development (HUD). The agreements serve as safeguards for Federal funds and provide third-party rights to HUD. Among the terms in many agreements are requirements for funds to be placed in an interest-bearing account (24 CFR section 982.156).

Condition: The Authority did not sign a new depository agreement with its successor bank when it entered into a new banking agreement during 2018.

Cause: The Authority did not have proper internal controls in place to ensure compliance with this requirement.

Effect: HUD compliance requirements were not met as a result of not signing a new depository agreement.

Questioned Costs: Not applicable

Context: Not applicable

Statistical sampling was not used to test this compliance requirement.

Identification as a repeat finding: Not applicable

Recommendation: The Authority should enter into a new depository agreement with the bank that holds Section 8 funds.

Views of Responsible Officials: The Authority has entered into a new depository agreement with the bank that holds all the Authority's federal program funds.

HOUSING AUTHORITY OF CITY OF COLUMBIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (*Continued*)

For The Year Ended December 31, 2018

Finding 2018-002 Significant Deficiency: Reporting - Control Finding

CFDA 14.871 - Section 8 Housing Choice Vouchers Program

Federal Agency: U.S. Department of Housing and Urban Development

Pass-Through Entity: N/A - Direct Award

Criteria Or Specific Requirement: HUD requires the Authority to electronically submit HUD-52681-B, *Voucher for Payment of Annual Contributions and Operating Statement* (OMB No. 2577-0169) on a monthly basis using the VMS system.

Condition: The Authority did not perform a review of information submitted monthly using the VMS system to ensure information is accurate and timely.

Cause: The Authority does not have an internal control process in place as it relates to monthly reporting.

Effect: The possibility exists that noncompliance with federal requirements could go undetected without proper controls over compliance relating to reporting.

Questioned Costs: Not Applicable

Context: A second review was not documented for all three monthly reports selected for testing; however, reports tested were found to be in compliance and submitted timely.

Statistical sampling was not used to test this compliance requirement.

Identification as a repeat finding: Not Applicable

Recommendation: The Authority should implement an internal control related to monthly reporting. Second reviews should be timely and documented to ensure compliance with the requirements of federal grants.

Views of Responsible Officials: For monthly submissions, the Director of Finance will prepare the submissions and the Chief Executive Officer or Chief Operations Officer will review the reports submitted for completeness and timely submission.

Finding 2018-003 Significant Deficiency: Eligibility and Special Tests and Provisions - Compliance Finding

CFDA 14.871 - Section 8 Housing Choice Vouchers Program

Federal Agency: U.S. Department of Housing and Urban Development

Pass-Through Entity: N/A - Direct Award

HOUSING AUTHORITY OF CITY OF COLUMBIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (*Continued*)

For The Year Ended December 31, 2018

Criteria Or Specific Requirement: The Authority must do the following on an annual basis:

1. The PHA must determine that the rent to owner is reasonable at the time of initial leasing, and in some cases, annually. The PHA must maintain records to document the basis for the determination that rent to owner is a reasonable rent (initially and during the term of the HAP contract) (24 CFR sections 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507).
2. The PHA must inspect the unit leased to a family at least annually to determine if the unit meets Housing Quality Standards (HQS) and the PHA must conduct quality control re-inspections. The PHA must prepare a unit inspection report (24 CFR sections 982.158(d) and 982.405(b)).

Condition: Certain tenant files did not include documentation required to support the Authority's compliance with the annual eligibility recertification process.

Cause: The Authority has internal controls in place related to tenant file review whereby files are second reviewed on a sample basis due to the number of participants in the program. The participant files related to the two instances described below were not randomly selected for second review.

Effect: While tenants were found to be eligible for participation in both instances, a situation could arise there a tenant is ineligible if all supporting documentation is not accurate or retained.

Questioned Costs: Not applicable

Context: For 1 of 60 participant files, the lease agreement which is used to support the accuracy of rent to owner was not on file. For 1 of 40 participant files, the annual housing expectation was initiated timely but the unit inspection was not closed out within a 12-month period.

Statistical sampling was not used to test this compliance requirement.

Identification as a repeat finding: Not Applicable

Recommendation: The Authority should modify its internal control processes and increase the amount of second reviews related to ensuring participant files are complete, compliant and that assistance calculations are accurate.

Views of Responsible Officials: Authority Program staff will complete, retain and submit a File Review Checklist for Initial, Annual and Interim file data processing for review. The file review checklist will be used to ensure participant files are complete, compliant and all assistance calculations are accurate.



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

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CORRECTIVE ACTION PLAN For The Year Ended December 31, 2018

Finding No. 2018-001	Significant Deficiency: Special Tests and Provisions – Compliance and Control Finding.
Personnel Responsible for Corrective Action:	Mary Harvey, Director of Finance
Anticipated Completion Date:	August 8, 2019
Corrective Action Plan:	<p>1. The Authority has entered into a new depository agreement with the bank that holds all the Authority's federal program funds.</p> <p>2. Management has updated the Banking Services and Depository Requests for Proposals Evaluation Forms to include Signed General Depository Agreement (HUD-5370-C).</p>

Finding No. 2018-002	
Personnel Responsible for Corrective Action:	<p>Mary Harvey, Director of Finance</p> <p>Phil Steinhaus, Chief Executive Officer</p> <p>Andrea Tapia, Chief Operations Officer</p>
Anticipated Completion Date:	August 16, 2019
Corrective Action Plan	<p>For monthly submissions, the Director of Finance shall email the CEO and the COO a copy of the monthly VMS submission and a screen shot of the status of the submission from REAC to document the date of submission. The CEO & COO shall send an acknowledgment their review of the reports submitted and acknowledgement of HUD's Notification of Approval.</p> <p>For HUD notices of Non-submission or Disapproval. The Director of Finance shall send documentation of resubmissions along with communications with the Authority's Financial Analyst at HUD's Financial Management Center. The CEO & COO shall send an acknowledgment their review of the reports submitted and acknowledgement of HUD's Notification of Approval.</p>



Housing Authority of the City of Columbia, Missouri

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CORRECTIVE ACTION PLAN (*Continued*)

For The Year Ended December 31, 2018

Finding No. 2018-003	Significant Deficiency: Eligibility and Tests and Provisions – Compliance Finding
Personnel Responsible for Corrective Action:	Section 8 Housing Choice Vouchers Program staff Andrea Tapia, Chief Operations Officer Laura Lewis, Affordable Housing Director
Anticipated Completion Date:	August 23, 2019
Corrective Action Plan	<p>Section 8 Housing Choice Vouchers Program staff will complete, retain and submit a File Review Checklist for Initial, Annual and Interim file data processing for review. The file review checklist will be used to ensure participant files are complete (including lease agreements and inspection documents), compliant and all assistance calculations are accurate.</p> <p>The Chief Operations Officer for HCV vouchers and the Affordable Housing Director for the PBV vouchers shall monitor the file review checklists.</p> <p>A second random review of the program tenant files will be completed by Chief Operations Officer an internal control processes to ensure program compliance and accuracy of program assistance calculations. Documentation of these reviews will be maintained with the program tenants file.</p>

HOUSING AUTHORITY OF CITY OF COLUMBIA

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

For The Year Ended December 31, 2018

There were no findings reported for the year ended December 31, 2017.



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: September 17, 2019

RE: Affordable Housing Initiative Report

The following is a current status report for the Columbia Housing Authority's (CHA) Affordable Housing Initiative which includes any significant activity for the past month. All Affordable Housing Initiative reports and information (current and archived) are on our website at www.ColumbiaHA.com, under "What We Do" / "Affordable Housing Initiative".

To date the Columbia Housing Authority has renovated 597 units of public housing and constructed 25 units for homeless Veterans.

Completed projects are as follows:

Project Name	Designation	# Units	Completion Date
Patriot Place Apartments	Housing for Homeless Veterans	25	April 2016
Stuart Parker Apartments	Renovated Public Housing	84	September 2017
Paquin Tower Apartments	Renovated Public Housing	200	September 2017
Bear Creek Apartments	Renovated Public Housing	76	October 2017
Oak Towers Apartments	Renovated Public Housing	147	October 2018
Bryant Walkway II Apartments	Renovated Public Housing	36	December 2018
Bryant Walkway Apartments	Renovated Public Housing	54	September 2019
Total Completed Affordable Housing Projects to Date:		622	

Recent Activity (August-September 2019)

Bryant Walkway Apartments

There were significant cost overruns on the Bryant Walkway project due to unforeseen structural issues. The primary problems are as follows:

1. Termite damage and all the impact of rotting wood and required reframing.
2. Additional abatement of floor tile due to multiple layers of flooring laid on top of previous floors.
3. Additional abatement of Transite siding that was discovered.
4. Structural issues in the roof and siding that could not be seen.
5. Enforcement of new codes by the City of Columbia

With the project complete we are now \$242,978 over the contingency. This is much better than our worst-case scenario.

We requested additional funding from the Missouri Housing Development Commission (MHDC) and were awarded \$9,400 in federal LIHTC funding (approximately \$90,081 in funding) and \$50,000 in HOME funding. The CHA will also contribute \$50,000 from rent collected during construction. These additional funds are calculated into our final cost overrun numbers.

Construction Update

All 16 buildings are now complete, and we are working on filling the last remaining vacant units. The design by Jody Miller from Simon Associates created beautiful units that will serve families for years to come.

Community Open House and Dedication Ceremony

An open house and dedication ceremony is planned for Tuesday, October 8, 2019 from 4:00 p.m. to 6:00 p.m. Plan to come see this beautiful property first hand and help us celebration another chapter in affordable housing for our community.



Providence Walkway Apartments

We applied to the Missouri Housing Development Commission (MHDC) for 9% Low-Income Housing Tax Credits on March 13, 2018 to renovate the Providence Walkway Apartments. At that time the MHDC issued a Qualified Allocation Plan that only included federal Low-Income Housing Tax Credit (LIHTC) funding. This resulted in fewer units of affordable housing constructed across the state and made the application process much more competitive.

The MHDC did not recommend funding for our project and gave the rationale for not funding our project as they believed our credit request was too high and that the cost of renovation was approaching the cost of new construction. We have reduced the size of the project to 35 units which will involve replacing 34 existing public housing units with new construction and add one additional new unit.

We are working on new designs for the property and will apply for low-income housing tax credits in the upcoming funding round on or before September 17, 2019.

We were awarded \$200,000 in HOME funds and \$80,000 in CDBG funds from the City of Columbia. These funds will be available in the summer of 2020. An application to the Federal Home Loan Bank of Des Moines in the amount of \$355,000 was submitted on May 30, 2019. Award announcements are expected in December 2019.

We received our Commitment to Enter a Housing Assistance Payment Contract (CHAP) from the HUD Rental Assistance Demonstration Program (RAD) on July 19, 2019. This is the first step in the conversion process.

Trinity Place Apartments

As a result of reducing the size of our Providence Walkway project, we removed 16 units on the west side of Trinity Place from the project. These 16 units will need to be replaced in the future and we will most likely add some additional units to the project at another location. These additional units would be low-income housing tax credit units but not have any additional subsidy attached to these units.

East Park Avenue Apartments and the Fisher Walkway Apartments

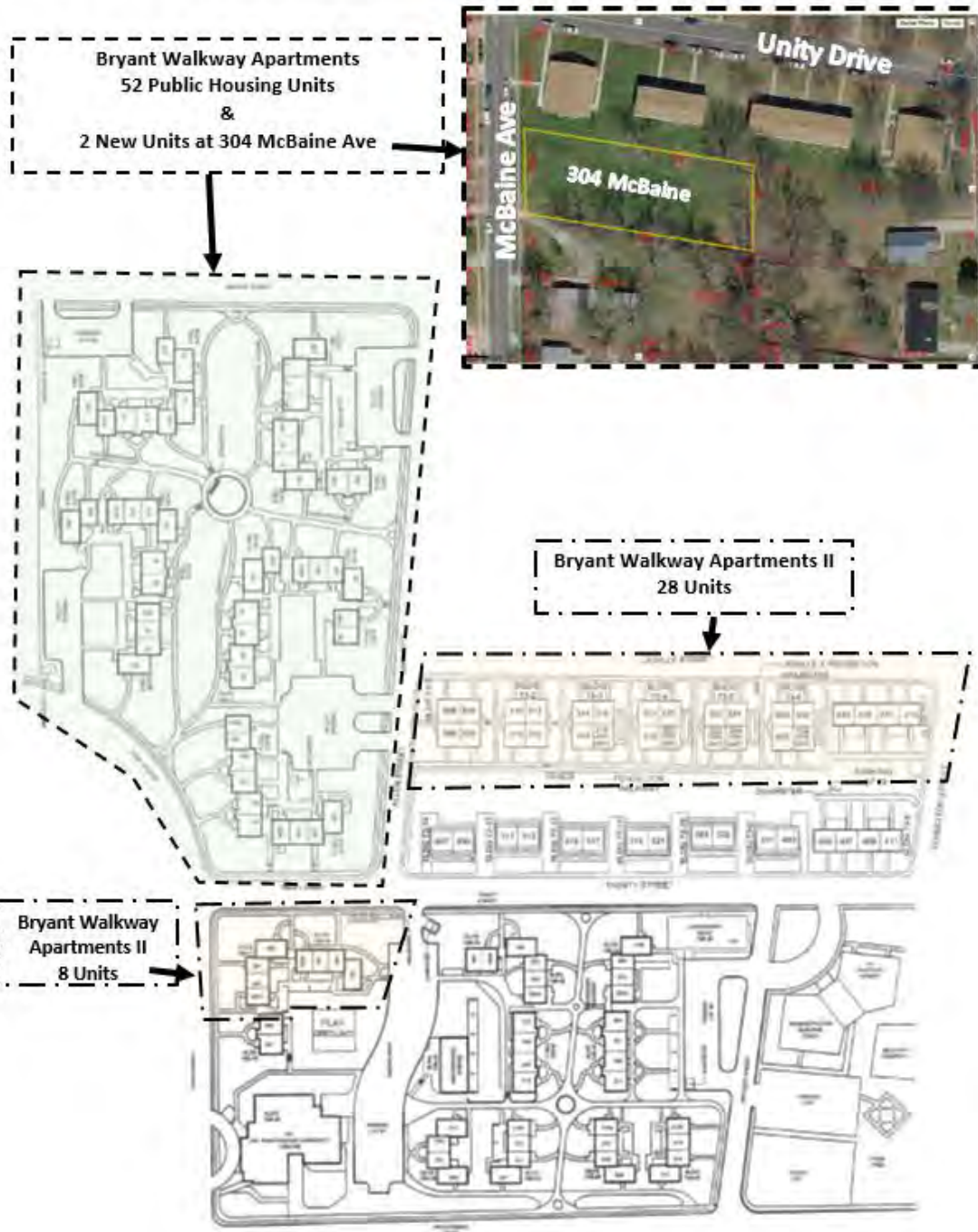
As a result of Congress approving an increase the cap on the number of RAD units nationwide from 185,000 to 225,000, the CHA was issued a multiphase RAD award for our remaining 120 public housing units to be renovated. This includes our Providence Walkway Apartments (34 units), East Park Avenue Apartments (40 units), Fisher Walkway Apartments (30 units), and Trinity Place Apartments (16 units). The multiphase award was issued on April 26, 2017. The award reserves RAD conversion authority for these final 120 units of public housing.

We have initiated a strategic planning process for the renovation or redevelopment of the East Park Avenue, Fisher Walkway Apartments, and Trinity Place Apartments. This will be an on-going planning process during 2019 & 2020 and will involve community input at some point in the process. This strategic planning process will also include discussions with other property owners, strategic community partners, and governmental agencies.

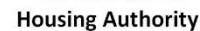
Bryant Walkway Apartments and Bryant Walkway Apartments II

1

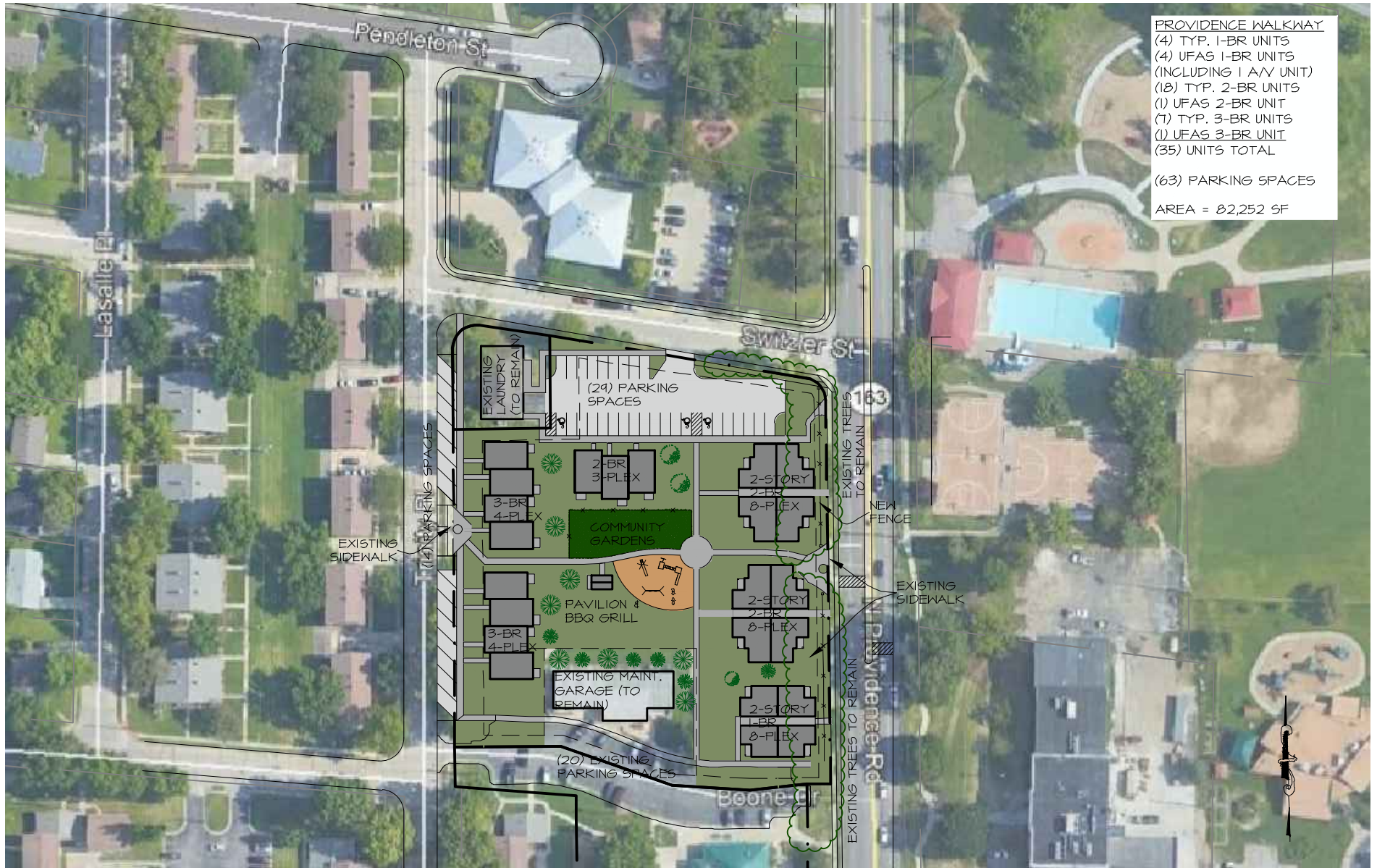
Two proposed renovation projects	Number of Units	LIHTC Funding
Bryant Walkway Apartments	54 Units	9% LIHTC
Bryant Walkway Apartments II	36 Units	4% LIHTC



The site map illustrates the layout of the J.W. Blind Boone Community Center and its surrounding facilities. The center building (BLDG 72B-28) is located on the left side of the map. To its right is a playground and a maintenance garage (BLDG 72B-29). Further right are several other buildings, including BLDG 72B-17, 72B-18, 72B-19, 72B-20, 72B-21, 72B-22, 72B-23, 72B-24, 72B-25, 72B-26, 72B-27, 72B-29, 72B-30, and 72B-31. A laundry mat (BLDG 72B-30) is located on the right side of the map. The map also shows several parking lots (LOT #6, LOT #7) and a dumpster. A red dashed line indicates the boundary of the community center property. The map is oriented with Boone Drive to the left and Providence Road at the bottom.



Affordable ♦ Accessible ♦ Energy-Efficient ♦ Healthy ♦ Safe ♦ Well-Maintained



- PROVIDENCE WALKWAY**
 (4) TYP. 1-BR UNITS
 (4) UFAS 1-BR UNITS
 (INCLUDING 1 A/V UNIT)
 (18) TYP. 2-BR UNITS
 (1) UFAS 2-BR UNIT
 (7) TYP. 3-BR UNITS
 (1) UFAS 3-BR UNIT
 (35) UNITS TOTAL
- (63) PARKING SPACES
- AREA = 82,252 SF

PROPOSED SITE PLAN

SCALE: 1" = 120'-0"

JULY 2019

PROVIDENCE WALKWAY

Columbia, Missouri

Wallace
 ARCHITECTS L.L.C.
 COPYRIGHT © 2019



2-BR 8-PLEX BUILDING ELEVATION (1-BR 8-PLEX SIMILAR)

AUGUST 2019



4-PLEX TOWNHOUSE FRONT ELEVATION

AUGUST 2019

Bldg 9 - Front Exterior



Bldg 9 - Rear Exterior



Bldg 8 - Front Exterior



Bldg 8 - Rear Exterior



Bldg 8 - E unit Kitchen



Bldg 7 - Front Exterior



Bldg 7 - Rear Exterior



Bldg 7 - Unit A Kitchen



Bldg 6 - Front Exterior



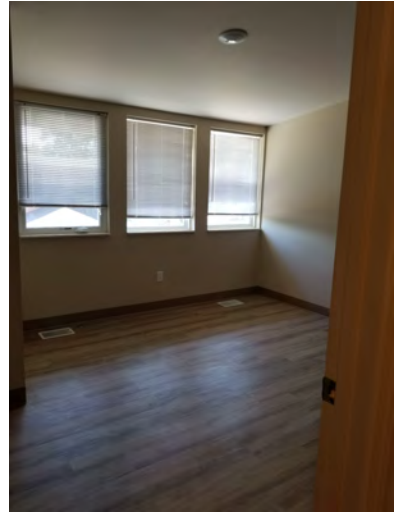
Bldg 6 - Rear Exterior



Bldg 6 - B unit Kitchen



Bldg 6 - B unit Bedroom



Bldg 5 - Front Exterior



Bldg 5 - E Unit kitchen



Bldg 5 - E Unit Bedroom



PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR AUGUST 2019

Reporting for prior month		EMERGENCY WORK ORDERS	COSTS BILLED TO TENANTS (DAMAGE)	TENANT GENERATED WORK ORDERS				COST OF UNIT TURN	VACANCY TURN TIME (K2K)		UNIT RESTORES	MOVE OUT CHARGES BILLED		
PROPERTY	Total Units	% of total w/o listed as emergency	PERCENT OF TOTAL W/O billed	# TOTAL Wos	# TG WOs	% OF TOTAL WOs	TG AVG DAYS to close (3 OR FEWER)	AVERAGE COST	Unit turnovers	Avg days key to key	# DAYS (5 OR FEWER)	to tenant on settlement		
AMP 1	120 Units	2%	0%	58	44	76%	1	\$1,412.23	4	N/A	4	\$0.00		
Bear Creek Apts	78 Units	5%	0%	42	27	64%	2	not billed yet	3	N/A	5	\$0.00		
Oak Tower	147 Units	0%	0%	51	43	84%	1	\$415.00	1	30	3	\$0.00		
PAQUIN	200 Units	0%	12%	66	51	77%	2	\$360.18	6	30	4	\$294.21		
Stuart Parker	84 Units	4%	1%	47	25	53%	2	N/A	0	N/A	N/A	N/A		
Patriot Place	25 Units	0%	15%	22	8	36%	2	\$730.94	2	30	8.50	\$383.87		
BWW	54 Units	0%	1%	9	6	67%	1	\$665.00	2	N/A	N/A	\$ -		
BWWII	36 Units	0%	7%	11	11	100%	1	N/A	N/A	N/A	N/A	\$ -		
MANAGEMENT OPERATIONS	HUD VACANCY LOSS	8/1-8/31/19 OCCUPANCY %	AUGUST TARS COLLECTED	As of end of month Vacancy	As of end of month Vacancy	As of end of month Vacancy	Move Ins	Move Outs	DELINQUENCY RATE (% AND # DEL ACCOUNTS)		Non-pymnt termination	# of tenant move outs with voucher	\$ Security Deposit owed	# of tenants Deposit not paid
PROPERTY	(PRIOR RENT)	PERCENT	PERCENT	0-30	30-60	60+	AUGUST	AUGUST			New /mnth			
AMP 1	\$4,196.33	93%	98%	1	4	3	4	1	15%	17	0	0	\$962.59	11
Bear Creek Apts	\$846.55	94%	99%	3	2	0	1	3	28%	20	0	1	\$3,312.52	14
Oak Tower	\$1,579.62	97%	99%	1	0	0	5	1	25%	37	2	0	\$5,618.93	29
SPP PAQUIN	\$1,022.00	98%	99%	3	3	0	0	3	12%	24	0	0	\$3,534.06	19
Stuart Parker	\$2,304.04	92%	98%	1	5	0	4	1	23%	18	0	1	\$4,333.24	19
Patriot Place	\$469.81	94%	91%	0	0	0	3	1	16%	4	0	0	\$0	0
BWW	\$3,096.31	59%	9900%	0	3	14	4	1	5%	2	2	0	\$6,296.66	25
BWWII	\$0.00	88%	99%	0	0	0	0	0	11%	4	1	0	\$2,537.46	17

Vacancy Turn Time – # of days from when one tenant moves out to the time the next tenant moves in.

A = < 15 days B = 15 to <20 days C = 20 to < 25 days D = 25 to <30 days F = 30+ days

Occupancy – the percentage of occupied units, scored in PHAS. Calculated for first day of month.

TARs Collected– the percentage of costs charged that we collected.

A = 98.5% or above B = 98% to <98.5 C = 95% to <98% F = <95%

Emergency Work Orders – Must be Repaired within 24 hours.

A = 99% or above

Tenant Generated Work Orders - Ave. # days to complete

A = < 3 days C = 3 - < 10 days F = 10+ days



Housing Authority of the City of Columbia, Missouri

Board Report Staff Memo

To: Board of Commissioners

From: Andrea Tapia, Chief Operations Officer

Date: September 17, 2019

RE: Housing Programs Monthly Summary

Housing Choice Voucher

The Housing Choice Voucher Department continues pulling applicants from the 2018 Housing Choice Voucher waitlist. We are working diligently to increase the number of vouchers issued and we anticipate conducting a mass intake during the month of October in an effort to increase voucher issuance and lease up.

811 Mainstream Voucher

The Columbia Housing Authority opened the 2015 Housing Choice Voucher waitlist for two days in July. We received approximately 26 applicants seeking the fourteen 811 Vouchers received from HUD. We have spent a great deal of time processing applications and conducting informal reviews. We anticipate all 14 vouchers will be utilized.

Continuum of Care

On August 30, 2019, we completed and submitted the 2018 COC Grant Renewal. We have seen a significant increase in COC voucher issuance resulting in limited voucher issuance in the future.

Affordable Housing Programs

We continue to work hard at filing and maintaining occupancy on all PBV properties. We have seen an increase in vacancies due to terminations, voucher issuances and participants becoming self-sufficient. The staff continues to work as a team executing the tasks needed to quickly fill units. There have been several mass intakes and briefings to ensure the process moves quickly and that those in need of housing are being housed in a timely manner.

Family Self-Sufficiency

Family Self-Sufficiency Coordinators continue to work double time recruiting FSS participants and have utilized several creative ways to do so. We are looking forward to the release of new FSS NOFA and our opportunity to report to HUD our 2019 success.

FSS Program	August 2019
FSS Participants	126
Graduates	0
New Applicants	4
Number of Participants Escrowing	64
Number of Participants Employed	77
Total Escrow Balance	\$216,730.45
Number of FSS Participants	126

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

August 31, 2019

HOUSING CHOICE VOUCHER (HCV)																				ATTRITION RATE			
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased This Month	Current Vouchers - Looking	Vouchers	Funding	Vouchers	Funding		Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased
															Utilization		YTD Utilization						
Jan-19	\$ 6,983,732	\$ 581,978	\$ 189	\$ 477	\$ 549,952	\$ (32,026)	1,061	1,226	1,061	1,227	(166)	(166)	8	9	87%	94%	87%	94%		10	0.9%	10	0.9%
Feb-19	\$ 6,433,780	\$ 584,889	\$ 189	\$ 520	\$ 544,360	(72,554)	1,047	1,226	2,108	1,133	(86)	(252)	4	18	85%	93%	86%	94%		3	0.3%	7	0.6%
Mar-19	\$ 5,889,420	\$ 588,942	\$ 193	\$ 499	\$ 546,181	(42,761)	1,046	1,226	3,154	1,181	(135)	(387)	4	6	85%	93%	86%	93%		4	0.4%	6	0.5%
Apr-19	\$ 5,343,238	\$ 593,693	\$ 189	\$ 521	\$ 545,262	(48,431)	1,047	1,226	4,201	1,140	(93)	(480)	4	6	85%	92%	86%	93%		7	0.7%	6	0.6%
May-19	\$ 4,797,976	\$ 599,747	\$ 189	\$ 520	\$ 541,121	(58,626)	1,040	1,226	5,241	1,153	(113)	(593)	3	9	85%	90%	85%	92%		14	1.3%	8	0.7%
Jun-19	\$ 4,256,855	\$ 608,122	\$ 183	\$ 533	\$ 549,545	(58,578)	1,031	1,226	6,272	1,141	(110)	(703)	2	8	84%	90%	85%	92%		9	0.9%	8	0.7%
Jul-19	\$ 3,707,311	\$ 617,885	\$ 181	\$ 535	\$ 550,522	(67,363)	1,029	1,226	7,301	1,155	(126)	(828)	4	12	84%	89%	85%	92%		13	1.3%	9	0.8%
Aug-19	\$ 3,156,789	\$ 631,358	\$ 181	\$ 545	\$ 551,283	(80,075)	1,011	1,226	8,312	1,158	(147)	(975)	1	6	82%	87%	85%	91%		14	1.4%	9	0.9%
Sep-19	\$ 2,605,506	\$ 651,376		\$ 542	\$ 549,406	(101,971)	1,013	1,226	9,325	1,201	(188)	(1,163)			83%	84%	85%	90%			0.0%	8	0.8%
Oct-19	\$ 2,056,100	\$ 685,367		\$ 542	\$ 552,121	(133,245)	1,018	1,226	10,343	1,264	(246)	(1,409)			83%	81%	84%	89%			0.0%	7	0.7%
Nov-19	\$ 1,503,978	\$ 751,989		\$ 542	\$ 554,837	(197,152)	1,023	1,226	11,366	1,387	(364)	(1,773)			83%	74%	84%	88%			0.0%	7	0.6%
Dec-19	\$ 949,141	\$ 949,141		\$ 542	\$ 557,553	(391,588)	1,028	1,226	12,394	1,750	(722)	(2,495)			84%	59%	84%	86%			0.0%	6	0.6%

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

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

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

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

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

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

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

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

Total vouchers available = 1132

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

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

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

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

Homeownership: Current number of homeownership vouchers

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

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

August 31, 2019

RAD PROJECT BASED VOUCHER (RAD-PBV)																			ATTRITION RATE			
Month	Funds Available Through the End of the Calendar Year	Project Monthly Funds Available	Average Tenant Payment	Average HAP Payment	Total HAP Payment (includes Actual & Anticipated)	HAP Over/(Under) Authorized	Current Vouchers in Lease	Total Vouchers Available per Month	YTD Vouchers Leased	Target Number of Vouchers	Number of Vouchers Over/Under Authorized	YTD Number of Vouchers Over/(Under) Authorized	Newly Leased This Month	Current Vouchers - Looking	Vouchers	Funding	Vouchers	Funding	Monthly Attrition	Percent of Total Vouchers Leased	Average YTD Attrition	Percent of Total Vouchers Leased
															Utilization		YTD Utilization					
Jan-19	\$ 2,369,537	\$ 197,461	\$ 244.22	\$ 292	\$ 183,542	(13,920)	506	597	506	597	(91)	(91)	21	-	84.8%	93.0%	84.8%	93.0%	15	3.0%	15	3.0%
Feb-19	\$ 2,185,996	\$ 198,727	\$ 242.40	\$ 364	\$ 187,134	(11,593)	514	597	1,020	597	(83)	(174)	17		86.1%	94.2%	85.4%	93.6%	5	1.0%	10	2.0%
Mar-19	\$ 1,998,861	\$ 199,886	\$ 241.94	\$ 299	\$ 180,510	(19,376)	528	597	1,548	597	(69)	(243)	21		88.4%	90.3%	86.4%	92.5%	10	1.9%	10	1.9%
Apr-19	\$ 1,818,351	\$ 202,039	\$ 241.84	\$ 334	\$ 178,552	(23,487)	535	597	2,083	597	(62)	(305)	16		89.6%	88.4%	87.2%	91.4%	9	1.7%	10	1.9%
May-19	\$ 1,639,799	\$ 204,975	\$ 238.94	\$ 340	\$ 187,170	(17,805)	550	597	2,633	597	(47)	(352)	11		92.1%	91.3%	88.2%	91.4%	10	1.8%	10	1.9%
Jun-19	\$ 1,452,629	\$ 207,518	\$ 239.08	\$ 336	\$ 185,014	(22,505)	550	597	3,183	597	(47)	(399)	12		92.1%	89.2%	88.9%	91.0%	9	1.6%	10	1.8%
Jul-19	\$ 1,267,616	\$ 211,269	\$ 238.04	\$ 320	\$ 177,351	(33,919)	554	597	3,737	597	(43)	(442)	13		92.8%	83.9%	89.4%	90.0%	14	2.5%	10	1.9%
Aug-19	\$ 1,090,265	\$ 218,053	\$ 237.00	\$ 337	\$ 187,292	(30,761)	556	597	4,293	597	(41)	(483)	15		93.1%	85.9%	89.9%	89.5%	9	1.6%	10	1.9%

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

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

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

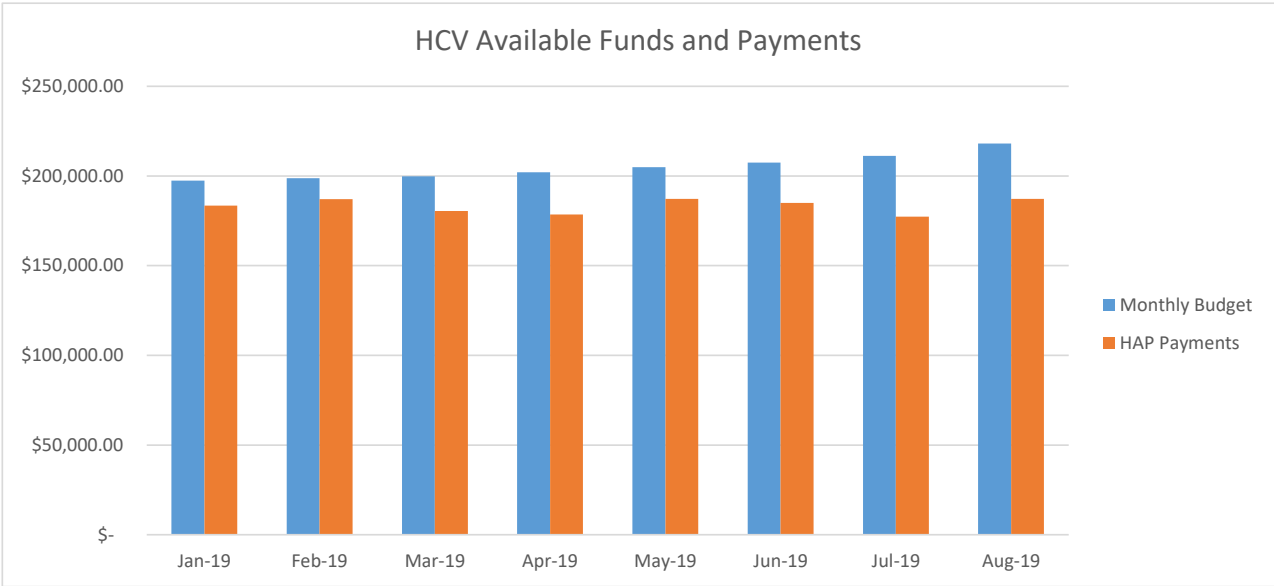
Section 8 - Continuum of Care Program - Monthly Management Report

August 31, 2019

[illegible]

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

August 2019





Helping all individuals build a foundation for self-reliance and well-being.

Building a Supportive Community

When one CHA Mom saw her neighbor in distress, she knew firsthand what was happening –an anxiety attack.

She immediately called her Family Life Coach, but the Coach was working with another client and could not respond immediately.

That's when this particular CHA Mom chose to use what she had learned from working through her own anxiety with her Family Life Coach to restore power to another CHA Mom.

Remembering how her Family Life Coach had helped her with a similar experience, she was able to

convince her friend to seek help at the same community agency where she received help using the very same words.

But she didn't stop there.

She went with her friend to that agency and followed through to make sure her friend got the help and attention she needed. Just like her Family Life Coach had done for her.

Powered by Moms was begun in 2009 to provide a support network for mothers lacking local family support. It is all about raising up Moms within the neighborhood who use their experiences to help others in their time of need.

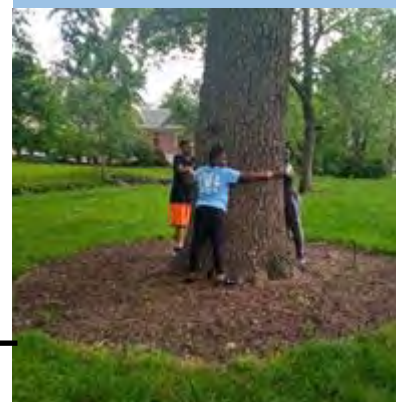
And this is the story of one Mom who not only felt connected but used that power of her experience to help another.

Don't you love it when a plan works?

In August 2019,

CHA Human Services Provided

6,289
Units of
Service
To 1511
Unduplicated
Individuals
by Making
2164 Contacts

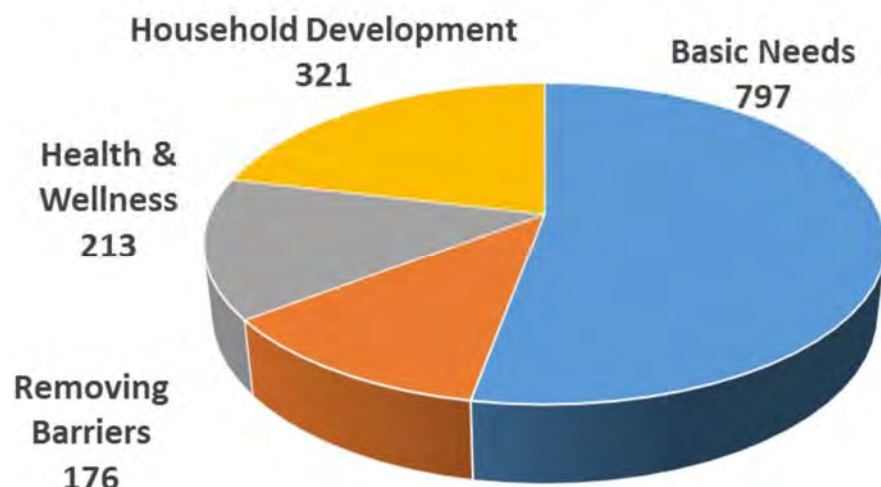


August 2019
Financials

REVENUE: \$64,434

EXPENSES: \$65,666

Cost per
Individual Served: \$43





Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia, MO 65203

Office: (573) 443-2556 ♦ TTY: (573) 875-5161 ♦ Fax Line: (573) 443-0051 ♦ www.ColumbiaHA.com

To: CHA Board of Commissioners

From: Phil Steinhaus, CEO

Mark Brotemarkle, Director of Safety

Date: September 17, 2019

RE: Monthly Safety Department Report for September 2019

During the month of August 2019

Law Enforcement calls for service totaled 127. 53 of the law enforcement calls were for paper service, follow up or duplicate entries, or medical issues. With the law enforcement and 911 calls with no case number drawn removed, there were only 74 calls for law enforcement on CHA property, an average number of calls.

EMS and Fire responded to 65 calls for service. 14 of the “medical” calls were at family sites, 22 were at Oak Towers, 27 were at Paquin Tower, 2 were at Patriot Place. The number of medical calls in the month of August were below average.

Columbia Housing Authority Safety completed 87 reports, 8 were Check Welfare calls and assist resident-medical.

In August 2019, between midnight and 0700 hours, there were 15 law enforcement and 15 medical dispatched calls with, CHA Safety responding to 3 calls.

Columbia Housing Authority Safety investigated 13 Trespassing incidents, half the number of the previous month.

Safety saw a significant reduction in peace disturbance and controlled substances complaints. Action taken by Site Managers and CEO Phil Steinhaus sent a clear message to residents, we expect the to abide by their lease.

Safety is evaluating calls for service by law enforcement and Safety by hours of the day to determine when to place staff. Between 8-11am there were 19 calls / reports, 11am-1pm there were 26 calls / reports, 1-6pm there were 67 calls, 6-9pm there were 57 calls. Additional months will have to be evaluated to help establish to determine which hours need the most coverage.

Columbia Housing Authority, Missouri
SAFETY STATISTICS - AUGUST 2019 REPORT

DESCRIPTION ("Uniform Crime Report" Items Bolded)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
911 Check								0
Administrative Details								0
Alarm			2				1	3
Animal Complaints/Bites								0
Arrest Non-resident/Controlled Sub		1						1
Arrest Resident/Controlled Substance			2					2
Arrest Non-Resident		1			1			2
Arrest/Resident					1			1
Assist Site Manager (or other staff)								0
Assault	1		2		1	2		6
Assault/Adult Abuse					1			1
Assault/Felony (aggravated assault)								0
Assist Resident/Medical			3		1			4
Check Subject/FI	1				1	1		3
Check Welfare			2		2			4
Child Abuse/Neglect								0
Civil Matter								0
Controlled Substance Investigation	1				1	1		3
Controlled Substance Invest/S-W								0
Death Investigation								0
Death Investigation/Homicide								0
Disturbance, Peace	1				2			3
Fire								0
Fire/Arson								0
Fire/Smoke/Fire Alarm								0
Follow-up Reports								0
Graffiti								0
Harassment								0
Informational Report		3	2	2	5		1	13
Juvenile Delinquency								0
Lease Violation				1				1
Lockout	1	2	1		4			8
Maintenance Problems		2	2		1			5
Miscellaneous (other)								0
Noise Complaint			2		1	1		4
Property Crime/Auto Theft								0
Property Crime/Burglary		2						2
Property Crime/Larceny			1					1
Property Crimes/Other								0
Property Damage						1		1
Robbery Offense								0
Sexual Assault								0
Sexual Assault/Rape								0
Stationary Patrol/Surveillance								0
Suspicious Activity		1			1	1		3

Columbia Housing Authority, Missouri
SAFETY STATISTICS - AUGUST 2019 REPORT

DESCRIPTION ("Uniform Crime Report" Items Bolded)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Threat to Self		1						1
Ticket Vehicle/CHA		1						1
Ticket Vehicle/Tow	1							1
Trespass Person/Arrest					3			3
Trespass Person/Investigate	1		2					3
Trespass Person/Warning Issued		1	2		4			7
Unsecured Door(s)								0
Vice Crime								0
Vice Crime/Gambling								0
Weapons Offense								0
Weapons Offense/Arrest								0
Weapons Offense/Shots Fired								0
TOTALS:	7	15	23	3	30	7	2	87

FOOT PATROL (HOURS)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
CHA Safety Staff								0

Training Hours (CHA Safety Staff)								0
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REPORTS GENERATED (CHA Safety)	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Initial Report	6	15	22	3	27	6	2	60
Follow-Up Report	1		1		3	1		5
TOTALS:	7	15	23	3	30	7	2	87

TRESPASS REVIEW	BC	* DT	OT	PP	PT	** SP	COMMON AREAS	TOTAL ALL PROPS
Files Reviewed							28	28
Trespass Appeal							5	5
Names Removed from Trespass List							1	1

[Common Areas]

Non-residential areas such as the
Administration Building & BBCC

BC	Bear Creek (76 units)
* DT	Downtown (210 units)
OT	Oak Towers (147 units)

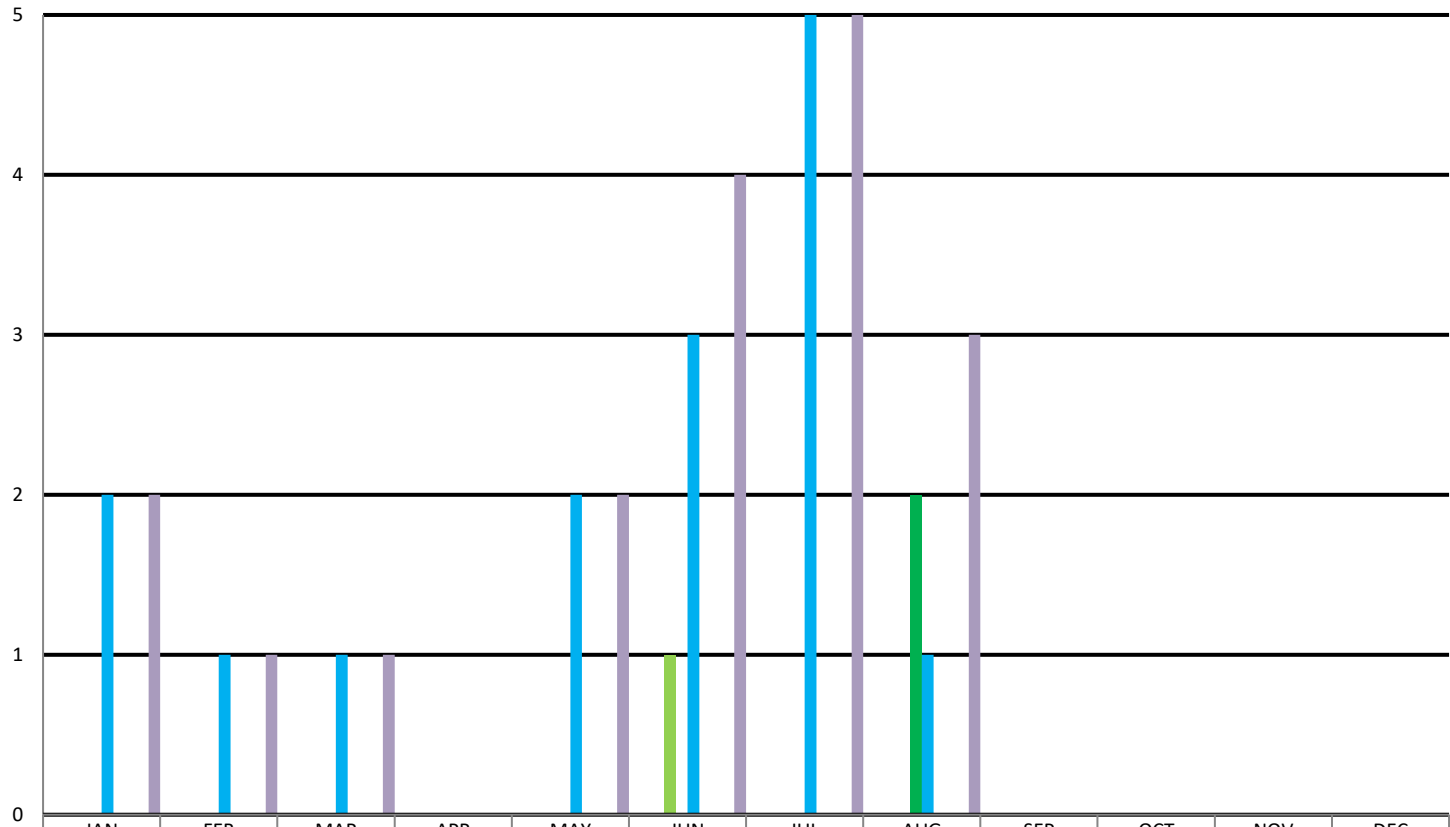
PP	Patriot Place (25 units)
PT	Paquin Tower (200 Units)
** SP	Stuart Parker (84 units)

* [DT] "Downtown" Streets: Bryant, Allen, Lasalle, Trinity, Switzler, Providence, Boone, Park, Moore & Fisher

** [SP] "Stuart Parker" Streets: Unity, Lincoln, Worley, Oak & Hicks

CHA Safety Incidents - Uniform Crime Reporting Categories - All Properties
January 1, 2018 - December 31, 2018

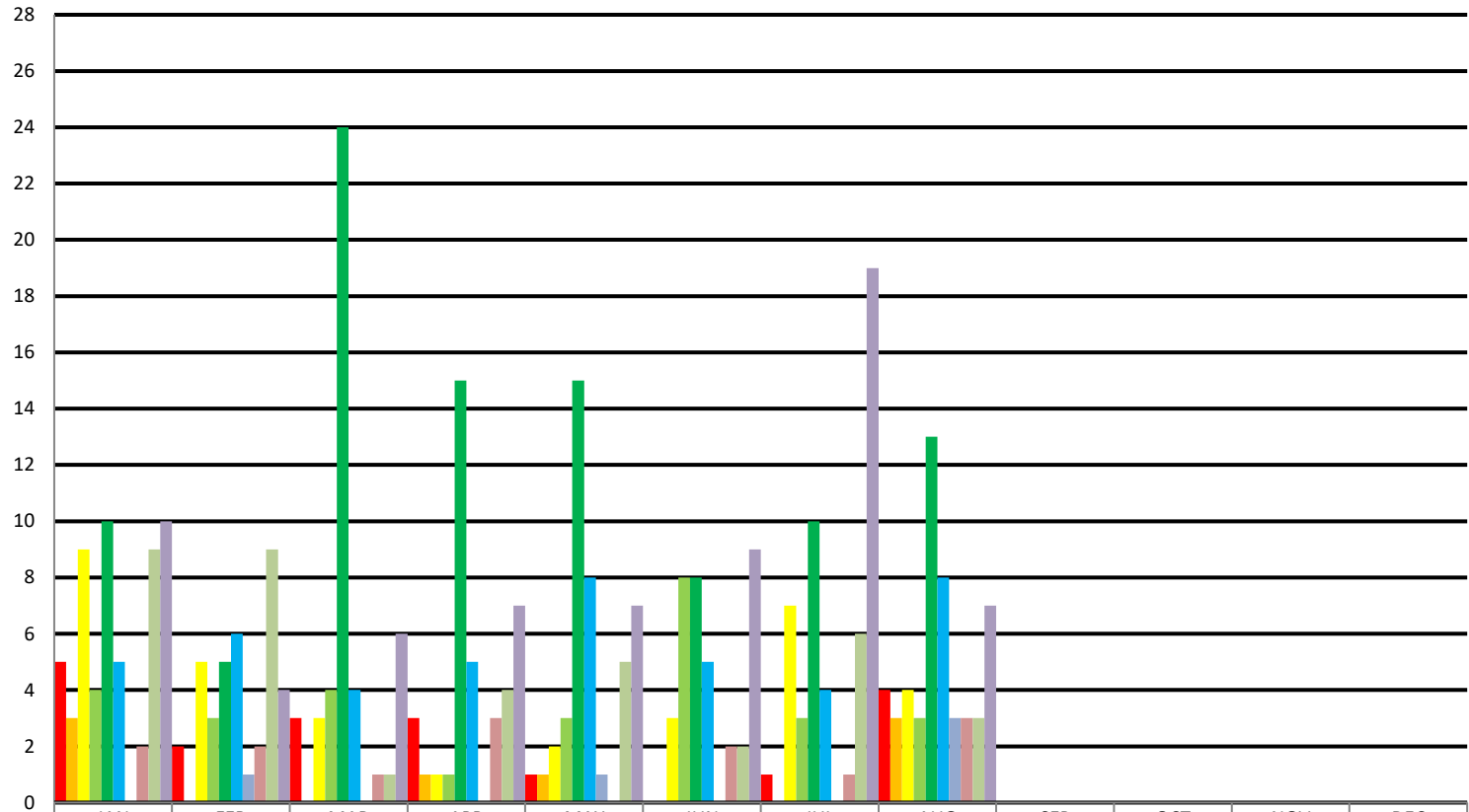
Number of Reported Incidents



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Assault/Felony (aggravated assault)	0	0	0	0	0	0	0	0	0	0	0	0
Death Investigation/Homicide	0	0	0	0	0	0	0	0	0	0	0	0
Fire/Arson	0	0	0	0	0	0	0	0	0	0	0	0
Property Crime/Auto Theft	0	0	0	0	0	1	0	0	0	0	0	0
Property Crime/Burglary	0	0	0	0	0	0	0	2	0	0	0	0
Property Crime/Larceny	2	1	1	0	2	3	5	1	0	0	0	0
Robbery Offense	0	0	0	0	0	0	0	0	0	0	0	0
Sexual Assault/Rape	0	0	0	0	0	0	0	0	0	0	0	0
Stationary Patrol/Surveillance	0	0	0	0	0	0	0	0	0	0	0	0
Uniform Crime Reporting Totals	2	1	1	0	2	4	5	3	0	0	0	0

CHA Safety Incidents - Other High Incident Reporting Categories - All Properties
January 1, 2018 December 31, 2018

Number of Reported Incidents



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
■ Assist Resident/Medical	5	2	3	3	1	0	1	4	0	0	0	0
■ Check Subject/FI	3	0	0	1	1	0	0	3	0	0	0	0
■ Check Welfare	9	5	3	1	2	3	7	4	0	0	0	0
■ Disturbance, Peace	4	3	4	1	3	8	3	3	0	0	0	0
■ Informational Report	10	5	24	15	15	8	10	13	0	0	0	0
■ Lockout	5	6	4	5	8	5	4	8	0	0	0	0
■ Suspicious Activity	0	1	0	0	1	0	0	3	0	0	0	0
■ Trespass Person/Arrest	2	2	1	3	0	2	1	3	0	0	0	0
■ Trespass Person/Investigate	9	9	1	4	5	2	6	3	0	0	0	0
■ Trespass Person/Warning Issued	10	4	6	7	7	9	19	7	0	0	0	0

Law Enforcement Dispatched Calls
CHA Properties - August 2019

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agenc
08/04/2019	15:00:19	2019186997		ABND VEH	1119	ELLETA BLVD		BC	CHA	CPD
08/07/2019	14:41:31	2019189770		SERVE PAPERS	1119	ELLETA BLVD		BC	CHA	BCSD
08/08/2019	8:06:04	2019190435		911 CHK	1015	ELLETA BLVD		BC	CHA	CPD
08/09/2019	15:15:28	2019191826		116A2 PAST DRUGS	1015	ELLETA BLVD		BC	CHA	CPD
08/09/2019	16:35:18	2019191893		911 CHK	1008	ELLETA BLVD		BC	CHA	CPD
08/13/2019	22:48:40	2019195579	2019008362	111D1	1302	ELLETA BLVD		BC	CHA	CPD
08/15/2019	17:40:22	2019197297		911 CHK	1121	ELLETA BLVD	A	BC	CHA	CPD
08/16/2019	17:21:06	2019198246		106D5 ASSLT	1218	ELLETA BLVD		BC	CHA	CPD
08/18/2019	21:42:10	2019200105		119D2 HARASSMENT	1027	ELLETA BLVD		BC	CHA	CPD
08/22/2019	1:18:29	2019203352		DISTURBANCE	1007	ELLETA BLVD		BC	CHA	CPD
08/22/2019	18:01:11	2019204027		DISTURBANCE	1001	ELLETA BLVD		BC	CHA	CPD
08/23/2019	18:28:17	2019205123	2019008775	102D1 ABUSE	1115	ELLETA BLVD		BC	CHA	CPD
08/24/2019	1:12:41	2019205454		DISTURBANCE	1107	ELLETA BLVD		BC	CHA	CPD
08/24/2019	19:09:17	2019206016		911 CHK	1212	ELLETA BLVD		BC	CHA	CPD
08/25/2019	0:35:41	2019206277		119D2 HARASSMENT	1007	ELLETA BLVD		BC	CHA	CPD
08/25/2019	2:17:33	2019206383		114D1 PHYS DOMSTC	1115	ELLETA BLVD		BC	CHA	CPD
08/29/2019	20:18:01	2019210759		122O1 MISC REFERRAL	1007	ELLETA BLVD		BC	CHA	CPD
08/31/2019	20:20:43	2019212453		911 CHK	1019	ELLETA BLVD		BC	CHA	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agenc
08/01/2019	11:57:44	2019184167	2019007876	106D3W ASSLT (SEX) WPN	308	TRINITY PL		DT	CHA	CPD
08/01/2019	20:17:18	2019184608		CHK SUBJ	308	TRINITY PL		DT	CHA	CPD
08/01/2019	22:11:02	2019184690			308	TRINITY PL		DT	CHA	
08/02/2019	10:21:02	2019185048		FOLLOW UP	308	TRINITY PL		DT	CHA	CPD
08/02/2019	19:50:54	2019185577		116D1 DRUG	207	A LINCOLN DR	A	DT	CHA	CPD
08/03/2019	21:14:02	2019186477		SERVE EXPARTE	308	TRINITY PL		DT	CHA	BCSD
08/04/2019	23:20:29	2019187277		911 CHK	203	PARK AVE		DT	CHA	CPD
08/05/2019	12:00:05	2019187679	2019008014	110B2 PAST RES BURG	607	PARK AVE		DT	CHA	CPD
08/05/2019	18:01:50	2019188017			207	N FIFTH ST		DT	CHA	
08/05/2019	18:02:51	2019188018			312	PARK AVE		DT	CHA	
08/05/2019	20:30:56	2019188129		125C1 KEEP THE PEACE	411	TRINITY PL		DT	CHA	CPD
08/06/2019	19:47:47	2019189015		INFO	301	TRINITY PL		DT	CHA	CPD
08/07/2019	0:35:03	2019189213		911 CHK	311	TRINITY PL		DT	CHA	CPD
08/07/2019	8:49:08	2019189385		SERVE PAPERS	212	SWITZLER ST		DT	CHA	BCSD
08/08/2019	9:57:54	2019190526		SUSP INCIDENT	314	314 LASALLE PL		DT	CHA	CPD
08/09/2019	19:22:46	2019192024		911 CHK	408	LASALLE PL		DT	CHA	CPD
08/13/2019	15:34:15	2019195219		FOLLOW UP	21	BRYANT WALKWAY		DT	CHA	CPD
08/14/2019	9:35:50	2019195883		SERVE PAPERS	303	303 MOORE		DT	CHA	BCSD
08/14/2019	12:49:18	2019196064		VEH REPO	9	BRYANT WALKWAY		DT	CHA	CPD
08/14/2019	12:50:09	2019196065		131B1 VEH COL	201	SWITZLER ST		DT	COLUMBIA HOUSING AUTHORITY CHA	CPD
08/14/2019	14:33:29	2019196179		FOLLOW UP	201	SWITZLER ST		DT	COLUMBIA HOUSING AUTHORITY CHA	CPD
08/14/2019	22:56:07	2019196593		SHOTS FIRED	615	PARK AVE		DT	CHA	CPD
08/14/2019	23:45:41	2019196624		113D2 VRBL DIST	617	PARK AVE		DT	CHA	CPD
08/15/2019	11:27:26	2019196946		110B2 PAST RES BURG	615	PARK AVE		DT	CHA	CPD
08/16/2019	8:30:42	2019197714		132B2 PRKNG VIOL	310	TRINITY PL		DT	CHA	CPD
08/16/2019	11:52:14	2019197903		911 CHK	311	TRINITY PL		DT	CHA	CPD
08/16/2019	11:54:32	2019197906			311	TRINITY PL		DT	CHA	
08/16/2019	23:29:13	2019198509			312	PENDLETON		DT	CHA	
08/17/2019	18:06:38	2019199142	2019008525	VANDALISM	208	N FIFTH ST		DT	CHA	CPD
08/18/2019	2:38:24	2019199482	2019008540	LEAVING SCENE	304	FISHER WALKWAY		DT	CHA	CPD
08/19/2019	16:29:44	2019200858	2019008597	SUICIDAL SUBJ	27	BRYANT WALKWAY		DT	CHA	CPD
08/20/2019	7:39:48	2019201340		CHK SUBJ	202	PROVIDENCE		DT	CHA	CHA
08/20/2019	14:01:51	2019201649		TRESPASS SUBJ	508	508 PARK AVE		DT	CHA	CPD
08/20/2019	21:18:06	2019202038	2019008644	127D1W SUICIDE ATMP	27	BRYANT WALKWAY		DT	CHA	CPD
08/21/2019	12:43:25	2019202616		911 CHK	311	TRINITY PL		DT	CHA	CPD
08/22/2019	12:09:35	2019203711		119B2 PAST HARASSMENT	202	PROVIDENCE		DT	CHA	CPD
08/22/2019	22:02:04	2019204198	2019008725	123B2 RUNAWAY	27	BRYANT WALKWAY		DT	CHA	CPD
08/25/2019	13:33:51	2019206647		127D2 SUICIDAL SUBJ	400	PARK AVE		DT	CHA	CPD
08/25/2019	21:35:17	2019206946		911 CHK	311	TRINITY PL		DT	CHA	CPD
08/26/2019	17:33:20	2019207652		FOLLOW UP	610	PARK AVE		DT	CHA	CPD
08/27/2019	15:53:10	2019208494		SUSP INCIDENT	215	PROVIDENCE		DT	CHA	CPD
08/27/2019	16:23:18	2019208520		FOLLOW UP	615	PARK AVE		DT	CHA	CPD
08/28/2019	11:05:29	2019209223		911 CHK	311	TRINITY PL		DT	CHA	CPD
08/28/2019	19:40:11	2019209705		HARASSMENT	212	N PROVIDENCE RD		DT	CHA	CPD
08/29/2019	20:23:17	2019210764		911 CHK	201	PARK AVE		DT	CHA	CPD
08/29/2019	21:34:09	2019210824		FOLLOW UP	311	TRINITY PL		DT	CHA	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agenc
08/01/2019	0:03:35	2019183807		ASST CITIZEN (POLICE)	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CHA
08/01/2019	15:17:25	2019184343	2019007884	130D1 THEFT	700	N GARTH AVE	321	OT	OAK TOWERS APARTMENTS CHA	CPD
08/01/2019	23:59:14	2019184767		T TRFC STOP	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CPD
08/02/2019	15:32:35	2019185333		FOLLOW UP	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CPD
08/02/2019	16:55:01	2019185445		FOLLOW UP	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CPD
08/02/2019	22:19:19	2019185701		FIREWORKS	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CPD
08/03/2019	20:55:20	2019186462		122O2 MISC INFO	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CPD
08/05/2019	15:11:51	2019187867	1908050001	DRUGS	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CHA
08/05/2019	15:28:00	2019187882	2019008019	DRUGS	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CPD
08/05/2019	15:28:15	2019187883		DRUGS	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CHA
08/08/2019	9:57:50	2019190525		TRESPASS SUBJ	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CPD

Law Enforcement Dispatched Calls
CHA Properties - August 2019

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agenc
08/08/2019	11:18:13	2019190614		125D1 URGENT CHK	700	N GARTH AVE	409	OT	OAK TOWERS APARTMENTS CHA	CPD
08/08/2019	23:09:06	2019191184		113C1 PEACE DIST	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CPD
08/11/2019	18:46:14	2019193595		T TRFC STOP	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CPD
08/11/2019	21:03:56	2019193681		WIP	700	N GARTH AVE	721	OT	OAK TOWERS APARTMENTS CHA	CPD
08/11/2019	21:57:13	2019193714		911 CHK	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CPD
08/15/2019	21:21:40	2019197463		911 CHK	700	N GARTH AVE	414	OT	OAK TOWERS APARTMENTS CHA	CPD
08/20/2019	19:18:45	2019201952		911 CHK	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CPD
08/22/2019	14:28:15	2019203848		129C1 SUSP PRSN	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CPD
08/23/2019	18:39:16	2019205130		911 CHK	700	N GARTH AVE	719	OT	OAK TOWERS APARTMENTS CHA	CPD
08/28/2019	13:41:20	2019209375	2019008956	ASST OFFICER	700	N GARTH AVE	515	OT	OAK TOWERS APARTMENTS CHA	CPD
08/28/2019	14:10:53	2019209396			700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	
08/29/2019	14:33:46	2019210435		131A2 PAST LEAVE SCENE	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CPD
08/31/2019	17:05:03	2019212350		T TRFC STOP	700	N GARTH AVE		OT	OAK TOWERS APARTMENTS CHA	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agenc
08/02/2019	14:59:07	2019185301		DRUGS	2112	E BUSINESS LOOP 70	210	PP	PATRIOT PLACE APARTMENTS CHA	CPD
08/16/2019	23:40:28	2019198516		129C1 SUSP PRSN	2112	E BUSINESS LOOP 70		PP	PATRIOT PLACE APARTMENTS CHA	CPD
08/31/2019	11:29:05	2019212157		118B2 PAST FRAUD	2112	E BUSINESS LOOP 70	101	PP	PATRIOT PLACE APARTMENTS CHA	CPD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agenc
08/01/2019	8:06:15	2019183991		CHK SUBJ	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CHA
08/01/2019	8:08:02	2019183993		FOLLOW UP	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/02/2019	13:03:47	2019185185	2019007915	CHK SUBJ	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CHA
08/05/2019	21:56:37	2019188196		SUSP INCIDENT	1201	PAQUIN ST	603	PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/06/2019	20:01:25	2019189027			1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	
08/10/2019	9:23:33	2019192436		CHK SUBJ	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CHA
08/11/2019	2:29:40	2019193124		PEACE DISTURBANCE	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/11/2019	5:47:56	2019193157		129C1 SUSP PRSN	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/13/2019	12:37:00	2019195035	2019008338	133D1 TRESPASS	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/13/2019	14:17:57	2019195150	2019008347	TRESPASS SUBJ	1201	PAQUIN ST	102	PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/13/2019	18:52:40	2019195396		113D2 VRBL DIST	1201	PAQUIN ST	1304	PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/14/2019	20:34:54	2019196486		32B UNK PROB	1201	PAQUIN ST	1406	PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/16/2019	16:24:58	2019198188		911 CHK	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/16/2019	18:11:33	2019198285		32B UNK PROB	1201	PAQUIN ST	801	PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/17/2019	20:54:29	2019199241		129C5 SUSP INCIDENT	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/20/2019	12:37:22	2019201579		FOLLOW UP	1201	PAQUIN ST	804	PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/20/2019	17:35:45	2019201868		129C5 SUSP INCIDENT	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/25/2019	18:42:10	2019206849	2019008855	114C1 PHYS DOMSTC JST	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/26/2019	3:31:01	2019207082		125D1 URGENT CHK	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/26/2019	5:16:57	2019207099		FOLLOW UP	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/27/2019	15:51:01	2019208493	2019008930	131A2 PAST LEAVE SCENE	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/28/2019	18:27:01	2019209636		911 CHK	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/29/2019	13:23:38	2019210363	2019009002	TRESPASS SUBJ	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	CPD
08/29/2019	23:01:51	2019210870		T TRFC STOP	1201	PAQUIN ST		PT	PAQUIN TOWERS APARTMENTS CHA	BCSD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agenc
08/03/2019	22:59:35	2019186546		DISTURBANCE	211	MCBAINE AVE		SP	CHA	CPD
08/09/2019	13:00:31	2019191692		111B1 PAST	215	UNITY DR		SP	CHA	CPD
08/11/2019	23:27:48	2019193764		113B2 PEACE DIST	203	LINCOLN DR	B	SP	CHA	CPD
08/12/2019	1:23:45	2019193810		VEH REPO	208	UNITY DR		SP	CHA	CPD
08/12/2019	14:21:25	2019194252		121C1 BEHAV PROB	220	LINCOLN DR	B	SP	CHA	CPD
08/14/2019	21:28:37	2019196521		129C3 SUSP VEH	209	LINCOLN DR		SP	CHA	CPD
08/16/2019	19:23:20	2019198329		SUSP INCIDENT	213	UNITY DR		SP	CHA	CPD
08/18/2019	12:35:24	2019199736		FOLLOW UP	203	UNITY DR		SP	CHA	CPD
08/28/2019	4:40:56	2019208939		911 CHK	222	LINCOLN DR		SP	CHA	CPD
08/28/2019	9:46:19	2019209149		FOLLOW UP	203	LINCOLN DR	B	SP	CHA	CPD
08/29/2019	0:49:56	2019209943	2019008978	129C1 SUSP PRSN	220	LINCOLN DR		SP	CHA	CPD
08/30/2019	1:14:17	2019210977		911 CHK	203	LINCOLN DR	B	SP	CHA	CPD

Medical First Responder Dispatch
CHA Properties - August 2019

Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
08/24/20	0:50:17	20192054	1908240001	26C SICK	1207	ELLETA		BC	CHA	BHC
08/24/20	0:53:05	20192054	1908617	26C SICK	1207	ELLETA		BC	CHA	CFD
08/24/20	1:14:05	20192054	1908240004	EMS	1007	ELLETA		BC	CHA	UHC
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
08/07/20	16:24:02	20191898		FOLLOW	202	PROVIDE		DT	CHA	CFD
08/16/20	23:27:23	20191985	1908160046	21D	312	312		DT	CHA	UHC
08/16/20	23:28:47	20191985	1908313	21D	312	PENDLET		DT	CHA	CFD
08/18/20	2:40:19	20191994	1908180010	EMS	304	FISHER		DT	CHA	UHC
08/18/20	2:42:11	20191994	1908363	VEH COL	304	FISHER		DT	CHA	CFD
08/19/20	16:49:55	20192008	1908190030	EMS	27	BRYANT		DT	CHA	UHC
08/20/20	21:18:48	20192020	1908200042	127D1W	27	BRYANT		DT	CHA	UHC
08/21/20	7:31:33	20192023	1908210012	24D	316	PARK AVE		DT	CHA	UHC
08/21/20	7:33:52	20192023	1908496	24D	316	PARK AVE		DT	CHA	CFD
08/29/20	11:03:54	20192102	1908290022	17B FALL	320	LASALLE		DT	CHA	UHC
08/29/20	11:06:25	20192102	1908834	17B FALL	320	LASALLE		DT	CHA	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
08/01/20	0:03:47	20191838	1907698	ASST	700	N GARTH		OT	OAK	CFD
08/01/20	0:03:51	20191838	1908010001	ASST	700	N GARTH		OT	OAK	UHC
08/02/20	9:18:36	20191849	1908020015	17B FALL	700	N GARTH	619	OT	OAK	UHC
08/02/20	9:20:41	20191849	1907738	17B FALL	700	N GARTH	619	OT	OAK	CFD
08/10/20	19:39:33	20191928	1908100030	EMS	700	N GARTH		OT	OAK	UHC
08/20/20	2:16:19	20192012	1908200003	6C	700	N GARTH	421	OT	OAK	UHC
08/20/20	2:17:33	20192012	1908445	6C	700	N GARTH	421	OT	OAK	CFD
08/20/20	11:07:25	20192015	1908200012	6D	700	N GARTH	421	OT	OAK	UHC
08/20/20	11:09:24	20192015	1908453	6D	700	N GARTH	421	OT	OAK	CFD
08/22/20	5:59:14	20192034	1908220007	12D	700	N GARTH	411	OT	OAK	UHC
08/22/20	6:03:03	20192034	1908534	12D	700	N GARTH	411	OT	OAK	CFD
08/22/20	12:04:34	20192037	1908220021	28C	700	N GARTH	418	OT	OAK	BHC
08/22/20	12:08:51	20192037	1908550	28C	700	N GARTH	418	OT	OAK	CFD
08/23/20	20:53:40	20192052	1908230043	6D	700	N GARTH	414	OT	OAK	BHC
08/23/20	20:55:15	20192052	1908609	6D	700	N GARTH	414	OT	OAK	CFD
08/24/20	18:37:29	20192059	1908240027	17A4 FALL	700	N GARTH		OT	OAK	UHC
08/24/20	18:39:29	20192059	1908642	17A4 FALL	700	N GARTH		OT	OAK	CFD
08/26/20	15:25:16	20192075	1908260030	17D FALL	700	N GARTH		OT	OAK	UHC
08/26/20	15:26:46	20192075	1908720	17D FALL	700	N GARTH		OT	OAK	CFD
08/28/20	14:11:18	20192093	1908280020	21A1	700	N GARTH	219	OT	OAK	UHC
08/28/20	14:33:48	20192094	1908797	MEDICAL	700	N GARTH	219	OT	OAK	CFD
08/29/20	14:11:02	20192104	1908290030	6D	700	N GARTH	219	OT	OAK	UHC
08/29/20	14:13:15	20192104	1908842	6D	700	N GARTH	219	OT	OAK	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
08/29/20	18:47:28	20192106	1908290021	6D	2112	E	110	PP	PATRIOT	BHC
08/29/20	18:48:51	20192106	1908854	6D	2112	E	110	PP	PATRIOT	CFD
Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
08/01/20	3:21:04	20191838	1908010003	6D	1201	PAQUIN	901	PT	PAQUIN	UHC
08/01/20	3:22:52	20191838	1907701	6D	1201	PAQUIN	901	PT	PAQUIN	CFD

Medical First Responder Dispatch
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Call Date	Call Time	Event ID	Case Number	Nature	Numerics	Street	APT	Site	Business	Agency
08/03/20	22:00:23	20191865	1907799	53A2 ASST	1201	PAQUIN	509	PT	PAQUIN	CFD
08/06/20	10:09:38	20191885	1908060006	17B FALL	1201	PAQUIN	1113	PT	PAQUIN	BHC
08/06/20	10:12:00	20191885	1907889	17B FALL	1201	PAQUIN	1113	PT	PAQUIN	CFD
08/09/20	14:11:25	20191917	1908090028	31D	1201	PAQUIN	104	PT	PAQUIN	UHC
08/09/20	14:16:29	20191917	1908016	31D	1201	PAQUIN	104	PT	PAQUIN	CFD
08/11/20	21:54:03	20191937	1908110025	17D FALL	1201	PAQUIN	1402	PT	PAQUIN	BHC
08/11/20	21:57:25	20191937	1908089	17D FALL	1201	PAQUIN	1402	PT	PAQUIN	CFD
08/12/20	9:33:50	20191939	1908120002	30A	1201	PAQUIN	1402	PT	PAQUIN	BHC
08/12/20	9:50:14	20191940	1908098	30A	1201	PAQUIN	1402	PT	PAQUIN	CFD
08/14/20	18:39:08	20191964	1908140032	17B FALL	1201	PAQUIN	1406	PT	PAQUIN	BHC
08/14/20	18:41:17	20191964	1908220	17B FALL	1201	PAQUIN	1406	PT	PAQUIN	CFD
08/14/20	20:32:47	20191964	1908140034	32B UNK	1201	PAQUIN	1406	PT	PAQUIN	BHC
08/16/20	18:09:31	20191982	1908160018	32B UNK	1201	PAQUIN	801	PT	PAQUIN	UHC
08/16/20	18:14:52	20191982	1908302	32B UNK	1201	PAQUIN	804	PT	PAQUIN	CFD
08/16/20	19:19:38	20191983	1908160020	6C	1201	PAQUIN	1102	PT	PAQUIN	BHC
08/16/20	19:21:35	20191983	1908304	6C	1201	PAQUIN	1102	PT	PAQUIN	CFD
08/18/20	12:36:41	20191997	1908180015	31C	1201	PAQUIN	1204	PT	PAQUIN	BHC
08/18/20	12:39:02	20191997	1908375	31D	1201	PAQUIN	1204	PT	PAQUIN	CFD
08/22/20	5:35:42	20192034	1908220004	26C SICK	1201	PAQUIN		PT	PAQUIN	UHC
08/22/20	5:38:28	20192034	1908533	26C SICK	1201	PAQUIN		PT	PAQUIN	CFD
08/27/20	13:43:32	20192083	1908270018	30A	1201	PAQUIN		PT	PAQUIN	BHC
08/27/20	16:56:59	20192085	1908270027	17A4 FALL	1201	PAQUIN	509	PT	PAQUIN	UHC
08/27/20	16:58:31	20192085	1908769	17A4 FALL	1201	PAQUIN	509	PT	PAQUIN	CFD
08/28/20	23:04:19	20192098	1908280039	26A SICK	1201	PAQUIN	1211	PT	PAQUIN	UHC
08/31/20	17:43:42	20192123	1908310026	10D	1201	PAQUIN	308	PT	PAQUIN	BHC
08/31/20	17:45:34	20192123	1908927	10D	1201	PAQUIN	308	PT	PAQUIN	CFD

CHA Safety Department Calls
CHA Properties - August 2019

ALEIR #	Date	Time	Nature	Numerics	Street	APT	Site	CPD Case#	CHA Safety Officer
20190478	8/1/2019	0:01	Assist Resident/Medical	700	Garth Avenue North	212	OT	2019183807	Tara Thomason
20190479	8/1/2019	0:03	Information Report	301	Providence Road North		com		Tara Thomason
20190480	8/1/2019	13:07	Arrest Non-Resident/Controlled Substance	205	Providence Walkway		DT	2019-007875	Don Hawkins
20190481	8/1/2019	14:45	Property Crimes/Larceny	700	Garth Avenue North	321	OT		Don Hawkins
20190482	8/1/2019	20:33	Check Welfare	1201	Paquin Street	313	PT	2019184625	Tara Thomason
20190483	8/1/2019	22:21	Information Report	1201	Paquin Street	1514	PT		Tara Thomason
20190548	8/2/2019	6:00	Assault Third Degree	1201	Paquin Street		PT		Kevin Keith
20190484	8/2/2019	8:50	Trespass Person Warning Issued	1201	Paquin Street	1011	PT		Mark Brotemarkle
20190485	8/2/2019	11:38	Trespass Person Warning Issued	700	Garth Avenue North	809	OT		Mark Brotemarkle
20190486	8/2/2019	12:49	Trespass Person/Arrest	1201	Paquin Street	907	PT	2019-007915	Mark Brotemarkle
20190487	8/2/2019	15:01	Lease Violation Smoking	2112	Business Loop 70 E	210	PP		Tara Thomason
20190488	8/2/2019	19:46	Controlled Substance Investigation Intell	207	Lincoln Drive	A	SP		Tara Thomason
20190428.1	8/3/2019	13:15	Information Report	1201	Paquin Street	313	PT		Tara Thomason
20190489	8/3/2019	18:11	Maintenance Problem	700	Garth Avenue North	Elev	OT		Tara Thomason
20190482.1	8/3/2019	18:15	Information Report	1201	Paquin Street	313	PT		
20190492	8/4/2019	8:00	Information Report	700	Garth Avenue North	310	OT		Kevin Keith
20190482.2	8/4/2019	13:40	Lock Out	1201	Paquin Street	313	PT		Kevin Keith
20190495	8/4/2019	15:00	Arrest Resident Controlled Substance	700	Garth Avenue North	810	OT	2019-00	Kevin Keith
20190468.1	8/4/2019	15:45	Ticket Vehicle/Tow	1119	Elleta Blvd	B	BC		Kevin Keith
20190490	8/4/2019	21:10	Alarm	700	Garth Avenue North	801	OT		Kevin Keith
20190491	8/4/2019	21:15	Disturbance Peace Music/Television	203	Lincoln Drive	B	SP		Kevin Keith
20190493	8/5/2019	11:55	Property Crimes/Burglary	607	Park Avenue		DT		Mark Brotemarkle
20190494	8/5/2019	12:05	Lock Out	1217	Elleta Blvd		BC		Kevin Keith
20190496	8/5/2019	18:10	Alarm	301	Providence Road North	301	com		Kevin Keith
20190497	8/6/2019	20:01	Disturbance Persons	1201	Paquin Street	1304	PT	2019189022	Tara Thomason
20190499	8/7/2019	14:15	Ticket Vehicle/CHA	500	Park Avenue		DT		Tara Thomason
20190498	8/7/2019	16:36	Check Subject/Field Interview	1201	Paquin Street	1104	PT		Tara Thomason
20190500	8/7/2019	21:59	Disturbance Peace Music/Television	700	Garth Avenue North		OT		Tara Thomason
20190501	8/8/2019	10:58	Trespass Person Warning Issued	700	Garth Avenue North		OT	2019190525	Mark Brotemarkle
20190502	8/8/2019	11:44	Controlled Substance Investigation Intell	1201	Paquin Street	1304	PT	2019190636	Mark Brotemarkle
20190503	8/8/2019	12:45	Information Report	1201	Paquin Street		PT		Mark Brotemarkle
20190504	8/8/2019	12:55	Disturbance Peace Music/Television	1201	Paquin Street	102	PT		Mark Brotemarkle
20190505	8/8/2019	21:53	Disturbance Peace Music/Television	700	Garth Avenue North		OT	2019191184	Tara Thomason
20190507	8/9/2019	15:20	Controlled Substance Investigation Intell	1015	Elleta Blvd		BC	2019191826	Tara Thomason
20190506	8/9/2019	0:00	Property Damage	215	Unity Drive		SP	2019191692	Tara Thomason
20190508	8/10/2019	8:50	Information Report	700	Garth Avenue North	701	OT		Kevin Keith
20190509	8/10/2019	9:10	Arrest Resident Misd. Law Enforcement	1201	Paquin Street	1304	PT	2019-008233	Kevin Keith
20190510	8/10/2019	14:45	Information Report	2112	Business Loop 70 E	106	PP		Kevin Keith
20190513	8/10/2019	18:20	Lock Out	1201	Paquin Street	811	PT		Kevin Keith
20190511	8/10/2019	19:35	Assist Resident/Medical	700	Garth Avenue North	417	OT		Kevin Keith
20190512	8/11/2019	18:15	Assault Third Degree	700	Garth Avenue North	208	OT		Kevin Keith
20190514	8/12/2019	20:45	Maintenance Problem	1201	Paquin Street	502	PT		Kevin Keith
20190541	8/13/2019	13:13	Trespass Person Warning Issued	1201	Paquin Street		PT		Mark Brotemarkle
20190512.1	8/13/2019	15:15	Assault Third Degree	700	Garth Avenue North	310	OT		Kevin Keith
20190515	8/13/2019	18:55	Disturbance Persons	1201	Paquin Street	1304	PT	2019195396	Kevin Keith
20190516	8/13/2019	23:30	Trespass Person/Arrest	1201	Paquin Street	102	PT		Mark Brotemarkle
20190517	8/14/2019	20:32	Assist Resident/Medical	1201	Paquin Street	1406	PT	2019196484	Tara Thomason
20190519	8/14/2019	21:32	Suspicious Activity	209	Lincoln Drive		SP	2019196521	Tara Thomason
20190518	8/14/2019	21:40	Check Subject/Field Interview	200	Lincoln Drive	B	SP		Tara Thomason
20190520	8/15/2019	11:55	Trespass Person Warning Issued	1201	Paquin Street	102	PT		Mark Brotemarkle
20190521	8/15/2019	15:30	Property Crimes/Burglary	615	Park Avenue		DT		Don Hawkins
20190522	8/16/2019	17:21	Assault Third Degree	1218	Elleta Blvd		BC	2019198246	Tara Thomason
20190523	8/16/2019	19:25	Assault Third Degree	213	Unity Drive		SP	2019198329	Tara Thomason
20190524	8/17/2019	17:09	Lock Out	700	Garth Avenue North	606	OT		Tara Thomason
20190525	8/17/2019	17:54	Information Report	307	Moore Walkway		DT		Tara Thomason
2019523.1	8/18/2019	12:00	Assault Third Degree	213	Unity Drive		SP		Kevin Keith
20190526	8/18/2019	12:15	Alarm	700	Garth Avenue North	412	OT		Kevin Keith
20190527	8/18/2019	19:05	Lock Out	615	Park Avenue		DT		Kevin Keith
20190528	8/18/2019	19:20	Lock Out	1201	Paquin Street	102	PT		Kevin Keith
20190529	8/19/2019	13:53	Check Welfare	700	Garth Avenue North	514	OT		Don Hawkins
20190530	8/19/2019	16:45	Threat To Self	27	Bryant Walkway		DT	2019-008597	Kevin Keith
20190531	8/19/2019	17:50	Lock Out	310	Pendleton Walkway		DT		Kevin Keith
20190532	8/19/2019	19:35	Information Report	2112	Business Loop 70 E	203	PP		Kevin Keith
20190533	8/20/2019	8:30	Trespass Person Warning Issued	202	Providence Walkway		DT		Mark Brotemarkle
20190534	8/20/2019	9:00	Trespass Person Warning Issued	1201	Paquin Street		PT		Mark Brotemarkle
20190535	8/20/2019	13:45	Arrest non-Resident	508	Park Avenue		DT	2019201649	Don Hawkins
20190536	8/21/2019	10:22	Suspicious Activity	312	Park Avenue		DT		Mark Brotemarkle
20190537	8/21/2019	19:04	Trespass Person Investigation	700	Garth Avenue North	310	OT		Tara Thomason
20190538	8/22/2019	13:20	Arrest non-Resident	1201	Paquin Street		PT	2019-008712	Don Hawkins
20190539	8/22/2019	16:13	Check Welfare	1201	Paquin Street	601	PT		Tara Thomason
20190540	8/22/2019	18:01	Disturbance Persons	1001	Elleta Blvd		BC	2019204027	Tara Thomason
20190542	8/23/2019	13:22	Check Welfare	700	Garth Avenue North	217	OT		Don Hawkins
20190543	8/23/2019	17:40	Maintenance Problem	604	Park Avenue		DT		Tara Thomason
20190544	8/23/2019	17:49	Maintenance Problem	304	Fisher Walkway		DT		Tara Thomason

CHA Safety Department Calls
CHA Properties - August 2019

ALEIR #	Date	Time	Nature	Numerics	Street	APT	Site	CPD Case#	CHA Safety Officer
20190547	8/24/2019	14:50	Maintenance Problem	700	Garth Avenue North	216	OT		Kevin Keith
20190545	8/24/2019	15:20	Trespass Person Investigation	1114	Elleta Blvd		BC		Kevin Keith
20190546	8/24/2019	16:05	Check Subject/Field Interview	1116	Elleta Blvd		BC		Kevin Keith
20190549	8/25/2019	18:42	Assault Adult Abuse	1201	Paquin Street		PT	2019-008855	Kevin Keith
20190550	8/26/2019	8:13	Suspicious Activity	1201	Paquin Street	1301	PT		Mark Brotemarkle
20190551	8/26/2019	15:31	Assist Resident/Medical	700	Garth Avenue North	515	OT		Kevin Keith
20190552	8/27/2019	16:20	Information Report	1201	Paquin Street	1409	PT		Kevin Keith
20190553	8/27/2019	19:03	Information Report	324	Pendleton Walkway		DT		Kevin Keith
20190554	8/28/2019	13:38	Arrest Resident Controlled Substance	700	Garth Avenue North	515	OT	2019-008956	Don Hawkins
20190555	8/28/2019	19:21	Information Report	212	Providence Road North		DT	2019209705	Tara Thomason
20190556	8/29/2019	12:13	Trespass Person/Arrest	1201	Paquin Street	102	PT	2019-009002	Don Hawkins
20190557	8/30/2019	13:38	Trespass Person Investigation	700	Garth Avenue North	809	OT		Don Hawkins
20190558	8/30/2019	18:32	Lock Out	1201	Paquin Street	1403	PT		Tara Thomason

Current Events for August-September 2019

Current Events

Current event items related to the CHA Affordable Housing Initiative are included in the Board Report from the CEO.

- Phil Steinhaus met with Judy Baker to discuss implementing her Seed Success program at the Moving Ahead Program. Seed Success provides matching funds for a college savings account.
- Phil Steinhaus, Rick Hess, and Tammy Matondo attended an MHDC development workshop in Kansas City.
- The CHA held its annual Heart of Missouri United Way employee campaign.
- The process for initiating a change in our custodian/record keeper for the CHA employee retirement plan was initiated.
- Judi Burke, Downtown (AMP1) Housing Manager announced her retirement. The search for her replacement has been initiated.
- Will Arnett, Healthy Homes Connections Family Support Specialist resigned his position to focus on his home business and working with the faith community in an exploratory campaign to raise funds for a new shelter for the homeless.

On-Going Community Committees and Task Forces

- Phil Steinhaus and Erin Friesz are participating in the Brilliant Beginnings committee of the Cradle to Career Alliance. The committee is focusing on birth to Kindergarten child development.
- Phil Steinhaus is Vice-Chair of the Cradle to Career Alliance Board.
- Phil Steinhaus is participating in the Columbia/Boone County Department of Public Health and Human Services Safe, Healthy, and Affordable Housing Action Team.
- Andrea Tapia is serving on the Board of Directors for the Salvation Army.
- Shannon Platero and Andrea Tapia are key members of the Functional Zero Task Force whose goal is to end chronic and Veteran homelessness in Columbia and Boone County.

Media articles from the past month are attached.

Housing and a strong safety net are critical for families

By Phil Steinhaus, CEO / Columbia Housing Authority

Posted Sep 11, 2019 at 12:01 AM

Almost two decades ago, a new generation of Americans was called to service. I am grateful to the more than 400,000 of my fellow Missourians who have selflessly served our country through the U.S. military. Too often though, when our service members return home, their greatest challenges are just beginning. Data from the Housing Assistance Council shows us that more than 35,000 Missouri veterans live in poverty and more than 500 are homeless. It has become all too common to see a homeless veteran on the street. The Boone County Functional Zero Task Force has identified 65 homeless veterans in Columbia and Boone County. This does not include the 115 veterans currently being housed by the Columbia Housing Authority (CHA).

This is real concern that we all share as a community. For the Missourians who have risked it all to protect us, it is our responsibility to ensure they have what they need to live healthy, productive lives.

While the needs of veterans can be complex, ensuring that all Missourians have a roof over their heads is a great investment in our community. Housing plays a critical role in our physical, mental and emotional health. When people have a safe, affordable place to call home, they are less likely to have unmet health needs and can live up to their potential, bringing limitless value to our community.

Through the CHA, I have seen firsthand how housing can turn someone's life around. Reinforced by a strong safety net of supportive services, people can and do lift themselves out of poverty.

We can't afford to warehouse people in poverty. This is why we need the support of a fully-funded safety net to connect those in housing with the services they need to become self-sufficient. The CHA's Family Self-Sufficiency Program connects veterans and families to safety net programs. I have witnessed how connecting housing and safety net services helps people lift themselves out of poverty, find new opportunities and improve their lives.

Here in Columbia, we created a community for veterans which includes the Patriot Place Apartments to provide permanent housing. We partner with the Truman VA Veterans Affairs Supporting Housing (VASH) Program to connect them to supportive services. And we're already seeing positive results. Research from the Urban Institute has shown that when our veterans have a roof over their heads, their health improves and they require fewer social services moving forward.

However, organizations like ours alone cannot meet the needs of veterans and Missouri families who simply need a safe place to call home. I would like to urge our governor, the Senate, and House of Representatives to reinstate the state low-income housing tax credit program to address our shortage of affordable workforce housing while also providing robust funding for critical safety net programs.

Individuals and families can create stability, find new opportunities and improve their lives when they have the protection that a home provides. When they can thrive and contribute to our community, we all see the net benefit.

Phil Steinhaus is the chief executive officer of Columbia Housing Authority. Columbia Housing Authority has partnered with Missouri Foundation for Health and its #TheNetBenefit campaign. Find out more at thenetbenefit.org.

Columbia resident appointed to education board

By Columbia Daily Tribune

Posted Aug 17, 2019 at 4:07 PM

Columbia resident Robin Wenneker was appointed Friday to the Coordinating Board for Higher Education, Gov. Mike Parson's office stated in a news release.

Wenneker is the managing partner of CPW Partnership, a family-owned property management company. She is the former president of MU's College of Agriculture Food and Natural Resources Foundation and a current member of the Griffiths Leadership Society for Women.

Wenneker also currently serves on the Assistance League of Mid-Missouri's philanthropy committee, the Children's Grove Board of Directors, and the board of commissioners for both the Columbia Housing Authority and the Columbia Community Housing Trust, the release stated.

Wenneker holds a Bachelor of Science in Business Administration from MU and a Master of Business Administration from Washington University in St. Louis.