



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, February 1, 2023

Time: 5:30 p.m.

Place: Columbia Housing Authority, 201 Switzler St.

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of Minutes
- V. Commissioner Comment: Affirming FY 2023 Calendar and Board Meeting Dates
- VI. Public Comment (Limited to 5 minutes per speaker)

PUBLIC HEARINGS

RESOLUTIONS

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

REPORTS

- VIII. Affordable Housing Initiative Updates
- IX. Affordable Housing Development and Compliance, Public Housing & Affordable Housing Properties, Safety and Resident Services

PUBLIC AND COMMISSIONER COMMENT

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

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

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

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



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HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI BOARD OF COMMISSIONERS MEETING January 11, 2023, MEETING MINUTES

I. Call to Order:

The Board of Commissioners of the Housing Authority of the City of Columbia, Missouri (CHA) met in open session on January 11, 2023, in the Training Room of the Columbia Housing Authority Administration Building, 201 Switzler St., Columbia, Missouri 65203. Mr. Hutton, Chair, called the meeting to order at 5:34 p.m.

II. Roll Call:

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

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

III. Adoption of Agenda:

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

IV. Approval of December 12, 2022, Open Meeting Minutes:

Mr. Hutton called for a motion to approve the minutes from the open meeting of December 12, 2022. Mr. Hutton noted that this was a regular meeting. A motion was made by Mr. Calloway and second by Ms. Oliveri. All Commissioners voted “aye” and Mr. Hutton declared the motion approved. Mr. Calloway noted that Kinney Point was misspelled, and it has been corrected.

V. Commissioner Comment: FY 2023 Calendar and Board Meeting Dates and Mr. Cole's evaluation:

Mr. Hutton questioned the dates needed to be set for the Monthly CHA Board Meetings. Ms. Wenneker stated she does not want Mr. Cole to miss the meetings with City. The Commissioners agreed that the Monthly CHA Board Meetings will be the first Wednesday of each month for 2023. Mr. Hutton noted the need to set a date for the CHA Board Retreat and if the Board wants to have its Monthly CHA Board Meeting and the Retreat on the same day or keep them separate. Commissioners decided to have the Monthly CHA Board Meeting and the Retreat on the same day, which is April 12, 2023, at 4:00 pm. Mr. Hutton discussed the location of the Retreat, and it will be set later.

Mr. Hutton noted that Mr. Cole's evaluation will be February 1, 2023, in a closed session meeting.

VI. Public Comment.

There were no public comments.

RESOLUTIONS:

There was no resolution

Reports:

VII. CHA 6-Month Department Goals 2023:

Mr. Cole reviewed the CHA 6-month goals for each department.

VIII. Affordable Housing Development and Compliance, Section 8 Housing Choice Voucher Program, Public Housing & Affordable Housing Properties, Safety, and Finance.

Housing Operations:

Mr. Cole reviewed highlights from the Property Management Report for November 2022 and from the Housing Choice Voucher Program Report.

Safety:

Mr. Cole shared that there were 20 CHA Safety Department Reports in November and 159 Joint Communication Logs for November. Safety had 5 new residents move in meetings and did 2 different activities.

Financial Report

Mr. Cole reviewed highlights from the November Financial report, sharing that the revenues are higher than expenditures and net gains of the HCV, Public Housing and LIHTC properties are above budget.

Public and Commissioner Comment

There was no public comment.

IX. Commissioner Comment

There was no commissioner comment.

X. Adjournment

Mr. Hutton called for a motion to adjourn the meeting. A motion was made by Ms. Wenneker. Second by Ms. Rahn. Mr. Hutton called the meeting adjourned at 6:38 p.m.

Bob Hutton, Chair

Date

Randy Cole, Chief Executive Officer

Date

Certification of Public Notice

I, Randy Cole, Chief Executive Officer of the Housing Authority of the City of Columbia, Missouri, do hereby certify that on January 09, 2023, I posted public notice of the January 11, 2023, Board of Commissioners Meeting and distributed copies of the notice and agenda to the Board of Commissioners and the local media. The meeting notice and agenda was also distributed to the public upon request.

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

Randy Cole, Chief Executive Officer

Date



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Department Source: Housing Programs

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 1, 2023

Re: Resolution 2918 to Authorize the Submission of the FY 2022 Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD)

Executive Summary

The Section Eight Management Assessment Program (SEMAP) measures the performance of public housing agencies (PHAs) that administer the Section 8 Housing Choice Voucher Program. SEMAP assists HUD in monitoring program performance of PHA voucher programs, and local needs. The attached resolution provides board authorization to submit the FY 2022 the Annual Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD).

Discussion

SEMAP assesses 14 indicators of performance designed to show whether PHAs help eligible families to afford decent rental units at a reasonable subsidy cost as intended by Federal housing legislation.

The 14 key indicators of PHA performance are:

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correcting housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

SEMAP is used to remotely measure PHA performance and administration of the housing choice voucher program. SEMAP uses HUD's national database of tenant information and information from audits conducted annually by independent auditors. HUD annually assigns each PHA a rating on each of the 14 indicators and an overall performance rating of high, standard, or troubled. Metropolitan PHAs will also be able to earn bonus points for their achievements in encouraging assisted families to choose housing in low poverty areas.



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PHAs that fail to perform adequately on any of the 14 indicators or have an overall performance rating of troubled are required to take corrective action. HUD conducts on-site reviews of PHAs rated troubled to assess the magnitude and seriousness of the problems. The PHA must implement a thorough corrective action plan that HUD will monitor, to ensure improvement in program management.

For FY 2022, CHA has anticipates receiving High Performer status. Highlights for the past fiscal year include the following:

- **Reasonable Rents Paid:** A sample list of Housing Choice Voucher Program assisted families indicate that at least 98% of units sampled documented that the rent paid to the owner was reasonable and compared with market rates for unassisted units. For FY2022, CHA updated the rent reasonable software (GoSection8.com) to ensure we have the most accurate and up to date rental rates for unassisted units.
- **Housing Quality Standards Inspections and HQS Quality Control Inspections:** McCright Inspection Services provided inspections for the Columbia Housing Authority. Director of Housing Programs, Tawanda Edwards and Director of Housing Operations, Laura Lewis performed Quality Control Inspections to ensure these inspections are high quality as well as ensuring that the rental housing that we subsidize meets all HQS requirements.
- **Timely Annual Reexaminations:** Our agency completes annual recertification's or updates at least 90-120 days in advance of the anniversary date, including notifying the family and landlords of any increases or decreases in rent at least 30 days before the anniversary date. Our sample of Housing Choice Voucher Program assisted families indicate that 98% of files sampled documented that the Annual reexamination was completed timely.
- **Proper selection of applicants from the housing choice voucher waiting list:** Our agency has preferences for our waiting list. These preferences include a preference for persons with disabilities and elderly persons. SEMAP requires us to document that at least 98% of applicant families and admitted families sampled for quality control were selected from the waiting list for admission in accordance with our policies and met the selection criteria that determined their places on the waiting list and in their order of their selection. Our Intake Specialist does an excellent job documenting all preferences during the waiting list selection and admission process.
- **Determination of Adjusted Income:** Quality control sample of tenant files shows that at the time of admission and reexamination, we properly obtained the verification of adjusted income and use the verified information in determining adjusted income. CHA has properly attributed allowances for expenses, and where the family is responsible for utilities under their lease, we have used the appropriate utility allowance unit leased in determining gross rent for at least 98% of our file sampled.

Suggested Commission Action

Approve the Resolution authorizing staff to submit the FY 2022 Section Eight Management Assessment Program (SEMAP) Report to the U.S. Department of Housing and Urban Development (HUD).



Housing Authority of the City of Columbia, Missouri

Board Resolution

RESOLUTION #2918

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

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established the Section Eight Management Assessment Program (SEMAP) for the purpose of measuring the annual performance of public housing agencies (PHAs) that administer the Section 8 housing choice voucher program; and

WHEREAS, SEMAP applies to PHA administration of the tenant-based Section 8 rental voucher and rental certificate programs (24 CFR part 982), the project-based component (PBC) of the certificate program (24 CFR part 983), and enrollment levels and contributions to escrow accounts for Section 8 participants under the family self-sufficiency program (FSS) (24 CFR part 984), and

WHEREAS, SEMAP assesses 14 indicators of performance designed to assess whether Section 8 tenant-based assistance programs operate to help eligible families afford decent rental units at the correct subsidy cost; and

WHEREAS, SEMAP also establishes a system for HUD to measure PHA performance in key Section 8 program areas and to assign performance ratings; and

WHEREAS, SEMAP provides procedures for HUD to identify PHA management capabilities and deficiencies in order to target monitoring and program assistance more effectively; and

WHEREAS, PHAs can use the SEMAP performance analysis to assess and improve their own program operations; and

WHEREAS, the Chief Executive Officer has compiled Section 8 Housing Choice Voucher Program data as required for the annual SEMAP submission to the U.S. Department of Housing and Urban Development; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri hereby adopts Resolution 2918 approving the submission of the annual Section Eight Management Assessment Program (SEMAP) report to the U.S. Department of Housing and Urban Development (HUD) for the Fiscal Year Ending December 31, 2022.

Bob Hutton, Chair

Randy Cole, Secretary

Adopted February 1, 2023



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Department Source: Affordable Housing Development and Compliance

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 1, 2023

Re: Affordable Housing Development Report

Executive Summary

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

Discussion

A relocation plan for Park Avenue has just begun with a weekly planning meeting. During this meeting the need for vacant units to temporarily relocate Park residents was discussed and the best way to meet the need was utilizing vacant units within Providence Walkway and Trinity, moving residents within as we would progress block by block, and offering qualifying residents' vacant units in other CHA properties.

CHA has realized the potential of the additional ARPA funding soon to be made available through the city and county could help secure an award with MHDC for renovation of Providence Walkway and Trinity. The MHDC application round for 2023 is expected to be due in September 2023, with awards in December 2023. By the timelines below, Kinney Point will be in construction and beginning lease up. Park Avenue will have begun remediation and demolition as well as relocating appropriate residents. CHA Development would then be able to begin the FIRM process if awarded by MHDC. Taking into consideration of the timelines below, capacity of staff and the timing of the application to the city and county as well as MHDC, CHA staff is recommending that CHA apply to MHDC for Providence Walkway in fall of 2023. CHA staff also recommends increasing staffing capacity within to assist additional workload and to increase capacity to move forward with an application for Providence Walkway. To begin this process just as was done with Park Avenue, it starts with the current residents and hearing what *they* want to see in the property they call home. CHA will be identifying two resident meeting dates in early spring of 2023. The first one to hear what residents would like to see in redevelopment efforts, so CHA can then go to the architect for initial plans. The second meeting will then be to share draft plans with the residents and receive feedback to consider for final drafts. These meetings are also required to be completed in order to submit a Commitment to Enter into a Housing Assistance Payments Contract (CHAP) to HUD.

Fulson Housing Group has provided the following timelines regarding the progression of the process from the closing to construction to lease up. These timelines are only estimates, but we will be using them as guides for our internal preparation and planning.



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Anticipated Timeline for Kinney Point:

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

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

April - June 2023:

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

July - December 2024:

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

January – March 2025:

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

Anticipated Timeline for Park Avenue:

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



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- The items needed for Firm Submission have been listed on a form the Fulson & CHA have been following since our award last Fall. This checklist can also be distributed to the larger group, if interested.
- Original Firm Submission due date is set for 3/31/23. The date will need to be extended at least another 30 days to allow GC (whomever that may be) time to solicit drawings and work for bids on job.

May - July 2023:

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

July 2023 - April 2025:

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

April – June 2025:

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

Suggested Commission Action

Review and consider the report.



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Department Source: Affordable Housing Operations

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 1, 2023

Re: Affordable Housing Report – CHA Public Housing, Project Based Vouchers and LIHTC

Executive Summary

This report provides a summary of statistics for CHA Public Housing, Project Based Vouchers and LIHTC units for the month of December 2022.

Discussion

In December, nine (9) families moved in and ten (10) families moved out. Of the ten (10) families that moved out, one (1) family moved to Section 8, two (2) households were terminated, one (1) family moved to the private sector, three (3) participants moved to a nursing home, two (2) participants passed away and one (1) household transferred within a property. Out of 742 units there were twenty-four (24) vacant as of December 31, 2022 which is an overall occupancy of 96.8%. This is a slight decrease from November's occupancy rate of 96.9%. Seven (7) units were vacant over 60 days. Two (2) requests for vouchers and eight (8) intents to vacate were submitted by participants. Two (2) terminations were issued for reasons other than non-payment. We have 16 participants approved and waiting on their rental assistance from the SAFHR program and approximately 57 in process of applying for the rental assistance (these are under review and approval pending).

Suggested Commission Action

Review and consider the monthly report.

Property Management Report for December 2022

Property	Total units	Occupancy % for Dec.	Occupancy (as of 12/31/22)	YTD Occupancy (1/1-12/31/22)	#Vacant units under 0-60 days	#Vacant units over 61 days	Request for voucher	Move-ins (Dec)	Move-outs (Dec)	Unit restores (Dec)	Avg. cost per restore	Billed to tenant at move out	Total work orders	Total \$ Amount billed
Amp 1 - PH	120	93.30%	94.20%	94.10%	3	4	N/A	0	0	2	\$1,329.75	\$0.00	87	\$51.41
Bear Creek	76	94.73%	94.70%	96.89%	1	3	0	0	1	0	N/A	N/A	21	\$119.03
Oak Tower	147	97.93%	98.60%	97.51%	2	0	0	3	0	1	\$415.53	\$40.00	74	\$1,284.54
Paquin Tower	200	98.67%	98.00%	97.91%	4	0	1	2	4	2	\$1,170.02	\$1,111.98	71	\$1,323.93
Stuart Parker	84	98.54%	99%	97.17%	1	0	1	2	1	0	N/A	\$0.00	11	\$0.00
BWW	54	97.55%	96.30%	96.18%	2	0	0	1	2	1	\$952.00	\$509.77	19	\$509.77
BWWII	36	96.90%	94.40%	96.40%	2	0	0	0	1	1	\$798.00	\$0.00	12	\$0.00
Patriot Place	25	93.54%	92.00%	96.52%	2	0	0	1	1	0	N/A	\$40.00	8	\$40.00

Property	Total units	TARS uncollected for Dec	delinquent 31-60	delinquent 61-90	delinquent 90+	# rpymnt agrmnts	rpymnt in default	# Accts. with deposit due (Dec)	total Security deposit due (Dec)	# Accts. with deposit due (Nov)	Total security deposit due (Nov)	# Non-pymnt termination issued in December	# other termination issued in December	# Intent to vacate submitted for Dec
Amp 1 - PH	120	\$8,546.72	\$3,874.81	\$3,540.95	\$4,243.18	1	0	27	\$11,210.75	30	\$13,633.75	0	0	2
Bear Creek	76	\$3,156.45	\$509.00	\$0.00	\$371.09	1	0	8	\$2,506.90	9	\$2,732.90	0	0	1
Oak Tower	147	\$7,166.30	\$2,058.83	\$710.72	\$75.99	3	1	19	\$5,194.72	22	\$7,514.34	0	1	2
Paquin Tower	200	\$1,605.99	\$26.25	\$121.19	\$1,681.64	2	1	14	\$3,696.00	18	\$3,772.00	1	1	2
Stuart Parker	84	\$5,062.32	\$937.91	\$45.79	\$5,450.44	3	0	7	\$1,541.49	6	\$1,317.49	0	0	0
BWW	54	\$6,479.59	\$1,692.00	\$167.00	\$4,528.97	4	0	12	\$2,688.00	13	\$3,789.00	5	0	1
BWWII	36	\$1,803.96	\$466.00	\$466.00	\$254.00	2	0	2	\$580.00	2	\$715.00	0	0	0
Patriot Place	25	\$572.03	\$0.00	\$0.00	\$0.00	0	0	N/A	N/A	N/A	N/A	0	0	0

Affordable Housing Terminations Report - FY2022

	Failure to Pay	Criminal	Unauthorized Guest	Other	Total Termination Notices	Total Suspended Terminations	Total Vacated Units	Total Unlawful Detainers	Total Unresolved Terminations
Month of January 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	0	0	0	0	0	0	0	0
Bear Creek	1	0	0	1	2	0	0	0	2
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	6	0	0	0	6	5	0	0	1
Bryant Walkway	0	1	0	0	1	0	0	0	1
Bryant Walkway II	0	0	0	0	0	0	1	0	0
MONTHLY TOTAL	0	1	0	1	9	5	1	0	4
Month of February 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	1	0	0	1	0	0	1	1
Bear Creek	0	0	1	0	1	2	0	0	1
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	3	0	1	1	5	3	0	0	2
Bryant Walkway	0	0	0	0	0	0	1	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	1	0	1	7	5	1	1	4
Month of March 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	2	0	1	3	2	1	1	0
Bear Creek	2	0	0	2	4	4	0	0	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	3	1	0	2	6	2	2	0	2
Bryant Walkway	0	1	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	4	0	5	13	8	3	1	2
Month of April 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	0	0	0	0	0	3	1	0
Bear Creek	0	0	0	0	0	0	0	1	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	5	0	0	0	5	4	0	0	1
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	5	0	0	0	5	4	3	2	1
Month of May 2022									
Downtown - AMP 1	0	1	0	0	1	0	0	0	1
Oak Tower	6	0	0	0	6	0	0	0	6
Bear Creek	2	2	0	0	4	1	0	0	3
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	1	0	0	1	0	0	0	1
Stuart Parker - Paquin Tower	2	0	0	0	2	2	0	0	0
Bryant Walkway	0	1	0	0	1	1	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	0	5	0	0	15	4	0	0	11
Month of June 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	4	0	0	1	5	1	0	0	4
Bear Creek	4	0	1	0	5	5	0	1	0
Patriot Place	0	0	0	0	0	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	1	0
Stuart Parker - Paquin Tower	0	0	0	1	1	0	0	0	1
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	1	0	0	1	1	0	0	0
MONTHLY TOTAL	0	1	0	2	12	7	0	2	5
Month of July 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	1	0	0	1	0	1	0	0
Bear Creek	4	0	0	1	5	4	0	0	1
Patriot Place	0	0	0	1	1	0	0	0	1
Stuart Parker - Downtown	0	0	0	0	0	0	1	0	0
Stuart Parker - Paquin Tower	2	0	0	0	2	2	0	0	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	6	1	0	2	9	6	2	0	2
Month of August 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	2	0	2	4	0	1	2	0
Bear Creek	0	0	0	0	5	0	0	0	0
Patriot Place	1	0	0	0	1	1	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	2	1	1	4	0	0	0	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	2	4	1	3	15	1	1	2	0
Month of September 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	2	0	2	4	1	2	2	2
Bear Creek	2	3	0	0	5	0	0	0	0
Patriot Place	1	0	0	0	1	0	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	0	2	1	2	5	1	1	0	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	3	7	1	4	15	2	3	2	2
Month of October 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	0	0	0	0	0	0	0	0
Bear Creek	0	0	0	1	1	1	0	0	0
Patriot Place	1	0	0	0	1	0	1	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	6	1	1	0	8	6	1	0	0
Bryant Walkway	0	0	0	0	0	0	0	0	0
Bryant Walkway II	0	0	0	0	0	0	0	0	0
MONTHLY TOTAL	7	2	1	1	11	7	2	0	0
Month of November 2022									
Downtown - AMP 1	12	0	0	0	12	0	0	0	0
Oak Tower	0	0	0	0	0	0	0	0	0
Bear Creek	5	1	0	1	7	3	0	0	0
Patriot Place	1	0	0	0	1	1	0	0	0
Stuart Parker - Downtown	0	0	0	0	0	0	0	0	0
Stuart Parker - Paquin Tower	3	0	0	0	3	5	0	1	0
Bryant Walkway	6	0	0	0	6	0	0	0	0
Bryant Walkway II	6	0	0	0	6	0	0	0	0
MONTHLY TOTAL	33	1	0	1	35	9	0	1	0
Month of December 2022									
Downtown - AMP 1	0	0	0	0	0	0	0	0	0
Oak Tower	0	1	1	0	2	0	0	1	0
Bear Creek	0	0	0	0	0	0	0	0	0
Patriot Place	1	0	0	0	1	1	0	0	0
Stuart Parker - Downtown	0	0	0	1	1	0	0	0	0
Stuart Parker - Paquin Tower	0	0	0	4	4	0	0	0	0
Bryant Walkway	2	0	0	0	2	0	0	0	0
Bryant Walkway II	2	0	0	0	2	0	0	2	0
MONTHLY TOTAL	5	1	1	5	12	1	0	1	0



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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

Department Source: Safety

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 1, 2023

Re: Safety Report

Executive Summary

This report provides a brief overview of Safety Department for December 2022.

Discussion

	January 2022	February 2022	March 2022	April 2022	May 2022	June 2022	July 2022	August 2022	September 2022	October 2022	November 2022	December 2022
Bear Creek	5	1	5	6	4	4	5	9	5	3	1	3
Bryant Walk	4	3	2	2	2	1	2	3	3	1	1	1
Downtown	12	5	6	7	4	2	6	9	13	4	4	4
Oak Towers	13	16	13	14	10	12	7	6	9	7	3	8
Patriot Place	0	1	3	0	3	2	4	5	2	3	3	0
Paquin Towers	24	24	26	14	10	10	13	15	11	14	8	12
Stuart Parker	2	0	3	1	0	1	4	7	1	4		1
misc							0		0	0		
Total	60	50	58	44	33	32	41	45	44	36	20	29

Yearly Totals for CHA Safety Reports

Joint Communications Log for December 2022

	January 2022	February 2022	March 2022	April 2022	May 2022	June 2022	July 2022	August 2022	September 2022	October 2022	November 2022	December 2022
Columbia Police Response	94	86	91	98	91	85	93	94	108	90	87	92
Columbia Police Reports	15	11	14	11	10	13	16	17	11	14	12	13
Fire/Ems	105	61	93	79	90	74	92	80	77	72	60	105
Total	214	158	198	188	191	172	201	191	196	176	159	210

Safety Department New Resident Move in meetings

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

Safety Department other activities:

Several Holiday activities

Recommended Commission Action

Review and consider Report.



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Department Source: Resident Services

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: February 1, 2023

Re: Monthly Resident Services Report

Executive Summary

This report summarizes the Resident Services Department's activities for December 2022.

Discussion

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

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

The ROSS Service Coordinator worked with the CEO to complete submission of the final report for the previous 3-year ROSS grant.

Total Households that Qualify for ROSS	118
Total ROSS Participants	58
New as of Last Report	7

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

FSS staff continued completing HCV annuals in December. Staff also finished an audit of PBV/PH accounts and mailed their annual balance letters. Staff also picked up and assisted with VAC Holiday Program Gift distribution, served at two holiday meals at the towers and completed various HUD trainings, such as Trauma Informed Care training through the Missouri Department of Mental Health. FSS staff also conducted final evaluations of interns for the University.

Current Participants (12/31/22)	126
New Enrolls (December)	1
Exits (December)	0
Graduates (December)	0
Employed (12/31/22)	68
With Escrow (12/31/22)	45
Graduated (year to date)	13



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

HHC staff lost one Family Support Specialist. HHC ended the year substantially down on units served. HCC staff concentrated on getting family service pledges from participants. HHC staff helped moving ahead with gifts for MAP youth.

Total PBV Residents (thru December 31st)	85
Total HCV Participants (December 31st)	35
Total Qualified Families (December 31st)	631
Units of Service provided (December 31st)	301
Unduplicated Services (December 31st)	53

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

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

ILP Participants (HCV & PBV)	
Total PBV Residents (thru December 31st)	43
Total HCV Participants (thru December 31st)	6
Total Qualified Families (thru December 31st)	631
Units of Service provided (December)	298
Unduplicated Services (December)	15

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

CHA staff continued to provide supportive services to Oak and Paquin residents in December. CHA staff in both Towers conducted holiday parties in December. Both towers continue to have monthly food events for the residents.

ILP Participants (Towers)	
Total Qualified Individuals (thru December 31)	410
Units of Service provided (thru December)	13,794
Unduplicated Services (thru December)	345



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Food Distribution

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

Location (December)	People / Household Served	Pounds of Food
Annie Fisher Food Pantry & Bear Creek	431/208	6,891
Oak Towers	83/83	3,505
Paquin Towers	76/76	3,919

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

The Moving Ahead Program continued to provide an increased level of service for afterschool programming needs of CHA Participant children and other qualified children. MAP staff regularly conducts family development events and classes for MAP families. CHA's current HHC agreement also stipulates family development activities for HHC participants. MAP staff are working with HHC staff to collaborate and share MAP Family Development programming information with HHC participant households that do not participate in the MAP program.

Participants – Out of School		(Boone County, City of Columbia, United Way)
Total Unduplicated Students (as of December)		148
Active Students (in December)		106
Units of Service Provided (in December)		2,189

Development Programs		(Boone County)
Units of Services Provided, Support Groups		266
Units of Services Provided, Family Education		20
Units of Services Provided, Family Develop		2,189

Recommended Commission Action

Read and review Monthly Report.

