

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 03/31/2024
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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, including changes to these policies, 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. The 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 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, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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: Housing Authority of the City of Columbia, Missouri__ PHA Code: MO-007_____ </p> <p> PHA Type: <input checked="" type="checkbox"/> High Performer </p> <p> PHA Plan for Fiscal Year Beginning: (01/2024): _____ </p> <p> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) </p> <p> Number of Public Housing (PH) Units <u>120</u> _____ Number of Housing Choice Vouchers (HCVs) <u>2,018</u> (Includes HCV, VASH, RAD PBV, EHV and Mainstream) </p> <p> Total Combined <u>2,018</u> </p> <p> 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> The Columbia Housing Authority (CHA) maintains a copy of the draft FY 2024 PHA Plan (5-year and annual) for public inspection at the reception desk of its Administration building at 201 E. Switzler. A copy of CHA's ACOP and Section 8 Administration Plan is also available in this same location, as well as maps and annual budgets of each of its properties. Each of these documents are also posted on CHA's website to view electronically. CHA staff provided copies of the FY 2024 PHA Plan (5-year and annual) to each member of the CHA Resident Advisory Board and reviewed the document with the RAB on September 28, 2023. </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; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">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:																	
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B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

- Y N
- Statement of Housing Needs and Strategy for Addressing Housing Needs.
 - Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
 - Financial Resources.
 - Rent Determination.
 - Homeownership Programs.
 - Safety and Crime Prevention.
 - Pet Policy.
 - Substantial Deviation.
 - Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

Statement of Housing Needs and Strategy for Addressing Housing Needs.

Housing needs in terms of demand for CHA housing have increased this past year with 1,430 households on the Public Housing & PBV waitlist and 1103 HCV Housing Choice Voucher Program waiting list as of September 2023. Of all PBV and HCV waitlist households, 90% have extremely low incomes at or below 30% AMI. CHA opened the HCV waiting list in fall of 2021 and the waitlist is open on an on-going basis. CHA is considering potentially closing the waitlist in 2024 due to the continued increase in applications. 326 households applied for HCV during FY 2023 thus far. CHA has experienced a trend in increased demand for housing services due to market pressures and rents continuing to rise. Columbia experienced an average increase in rent of 10% compared to the prior year. Historical numbers of applicants for the Housing Choice Voucher Program are below:

Number of Housing Choice Voucher Program Applicants							
Year	2008	2010	2012	2015	2018	2021	2022
# Applicants	1,000	1,200	1,500	1,115	931	490	679

The demand for efficiency and one-bedroom housing units remains high with 837 Public Housing/PBV and HCV applicants qualifying for an efficiency or one-bedroom unit. The 2020-2024 Consolidated Plan documents a continued high need for affordable housing for low and extremely low-income families, elderly housing, and housing for persons with disabilities. The number of disabled households on the Public Housing and PBV waiting list remains high, with approximately 25% of all applicants qualifying as disabled. Black/African American households continue to make up a disproportionate number of housing applicants at 53% of total applicants on current waitlists.

CHA continues to work with its local CoC collaborative to assist in meeting increasing demands needs to address homelessness. There are currently 165 households on Boone County’s prioritization list for homeless households. 81.2% of households on the prioritization list are single adult households. CHA has been working with local partners to accept referrals and get eligible households into housing. CH updated its admissions policies in FY 2023, which will include extending the time allowed for voucher participants to search for housing to 120 days with an option to extend further for extenuating circumstances. CHA will continue operating under this policy in FY 2024 to assist with additional time for successful lease up of HCV participants.

Columbia Housing Authority periodically closes the public housing waiting list and stops filling units in CHA properties slated for renovation under the Rental Assistance Demonstration (RAD) program. The CHA stops filling vacancies at these sites to have sufficient vacant units to relocate families on-site while renovations to their homes are completed. Once properties are renovated, many families are removed from the waiting list to fill the newly renovated units. As a result, the number of families on the CHA Public Housing waiting often does not reflect the number of families typically on our Public Housing & PBV waiting lists.

CHA intends to continue to apply for funding to renovate its remaining 120 units of public housing and to expand its portfolio of affordable housing units. In FY 2022, CHA was awarded City, County and LIHTC funding to convert and redevelopment 70 units of public housing at Park Avenue. CHA will be submitting additional funding requests in the fall of 2023 to convert the remaining 50 units at Providence Walkway.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

- Y N
- Hope VI or Choice Neighborhoods.

- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

Demolition and/or Disposition

- The CHA may undertake demolition activities with regards to its 120 remaining public housing units and replace with new units under the RAD program. This will be directed towards CHA’s Providence Walkway project.

Conversion of Public Housing to Project-Based Assistance under RAD.

- The CHA has converted 597 Public Housing units under the RAD program. The CHA will apply for Low-Income Housing Tax Credit (LIHTC) funding in FY 2023 to renovate or replace portions of its remaining 120 public housing units using the RAD program. If LIHTC funding is awarded, construction would be expected to start in 2024, through 2025 and be completed in late 2026.

Units with Approved Vacancies for Modernization

- In association with the Public Housing units being renovated through the RAD program, the CHA will continue to seek approval through the RAD application process to allow units to be approved vacancies for modernization.
- Units held vacant for replacement under the RAD program will also be approved vacancies for modernization.

Project Based Vouchers

- The CHA may seek HUD approval to convert remaining 52 public housing units on Providence Walkway to project based vouchers (PBV) through RAD Conversion. CHA also may increase the number of units by 7 to 59 units. an approximate 24 Project Based Vouchers to an affordable housing project in the central city neighborhood area to assist in meeting growing needs for affordable housing for housing insecure populations and may also allocate 10 additional in late 2023 or early 2024. CHA anticipates the project sources to include low-income housing tax credits, HOME, Federal Home Loan Bank and tax-exempt housing bonds.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

PHA Goal: Renovate CHA’s remaining public housing and expand CHA’s affordable housing portfolio through additional development.

- In FY 2022, CHA was awarded \$2 million in HOME ARP funding from the City of Columbia for the development of the Kinney Point Apartments, as well as a \$1.3 million donation from the Veterans United Foundation. CHA has since submitted a 4% LIHTC application to MHDC and plans to begin construction in FY 2023.
- In FY 2023, CHA was awarded \$3 million in additional ARPA funding through the Missouri Department of Economic Development to add 10 additional housing units at Kinney Point, as well as a community facility.
- In FY 2022, CHA was awarded \$2 million in City ARPA and \$5 million in County ARPA to fund the redevelopment of 70 Park Avenue Apartments. CHA received a 9% LIHTC award in December of 2022 to fund the remaining project costs.
- In FY 2023, CHA was awarded \$320,000 in CDBG funds and \$150,000 in HOME funds for its Providence Walkway project. CHA will be submitting a LIHTC application by September 22, 2023. This is CHA’s final 50 units seeking funding for RAD Conversion.

PHA Goal: Expand the continuum of affordable housing services and partnerships with local organizations.

- In FY 2023, CHA hired a Homeless Outreach Coordinator to assist in further outreach to homeless persons and service providers in navigating CHA’s housing programs.
- In FY 2023, CHA was awarded 25 additional Mainstream Vouchers. CHA was also awarded \$75,000 in City of Columbia HOME funds to continue to operate its tenant based rental assistance program.
- In FY 2023, CHA conducted a training for all local Continuum of Care agencies regarding CHA voucher program policies and procedures.

PHA Goal: Identify policies and procedures to ensure maximum utilization of CHA voucher programs and properties.

- In FY 2023, CHA staff obtained a HUD waiver to increase to 120 fair market rents for voucher programs.
- In FY 2023, CHA implemented a landlord incentive program for Emergency Housing Voucher (EHV) participating landlords.
- In FY 2023, CHA staff conducted an annual review and update of its ACOP and Admin policies and plans.
- In FY 2023, CHA held a landlord event in conjunction with its local continuum partners.
- In FY 2023, CHA hired an additional PBV specialist to assist with compliance, relocation, and expansion of CHA portfolio.
- In FY 2023, CHA leadership held a Maintenance Department round table with front line maintenance staff to assess how to further support their efforts.

PHA Goal: Ensure CHA Safety Officers foster a safe and supportive environment for CHA housing units.

- The CHA continues to employ three (3) full-time Safety Officers and one (1) part-time Safety Officer.
- In FY 2023, CHA Safety staff updated CHA’s trespass list.
- In FY 2023, CHA Safety Staff continued responding to Safety calls, and expanded reporting to include positive interactions and events conducted with residents including BBQs, RAB meetings and other events.

PHA Goal: Promote and expand programs providing supportive and economic resources.

- In FY 2023, CHA 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 over 100 children. Moving Ahead is a state-licensed program.

	<ul style="list-style-type: none"> In FY 2023, CHA completed renovations to the Blind Boone Center housing the Moving Ahead Program, which allowed for expansion of a new teen center. In FY 2023, CHA staff implemented a web-based sign-up form and process for enrolling into the Moving Ahead Program. The CHA employs two Family Self-Sufficiency Coordinators serving CHA assisted households. There are currently 135 families participating in the Family Self-Sufficiency program. <p>PHA Goal: Promote organizational policies to increase efficiency and capacity of CHA operations.</p> <ul style="list-style-type: none"> In FY 2022, CHA adopted a new employee performance pay policy that ties the completion of employee cost of living adjustments (COLA) to the completion of a performance review. In FY 2023, CHA completed an employee engagement survey in 2023 and is utilizing the survey to inform training opportunities for supervisors and front-line staff. In FY 2023, CHA implemented a new website. In FY 2023, CHA leadership conducted an all staff training for conflict of interest and procurement.
B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The 2022-2026 Capital Fund Program Five-Year Action Plan was submitted via HUD’s EPIC (Energy and Performance Information Center) “Activity Planning Module”. HUD approved the 2022-2026 Capital Fund Program Five-Year Action Plan through EPIC on October 14, 2022.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: A finding was identified resulting from needing to develop a tracking mechanism for participants exiting the HCV program. This finding has been resolved.</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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> <p>RAB members expressed desire for growing activities to be held at CHA housing sites for residents. CHA has decided to work directly with the RAB Board to provide a questionnaire of RAB members to identify and prioritize specific activities that residents would like to see conducted on CHA property. CHA staff would work with the RAB to increase the level of activities.</p>
C.2	<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>
C.3	<p>Civil Rights Certification/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>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>		
<p>D.1</p>	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 491 1456 940"> <tr> <td data-bbox="180 491 1456 531"> <p>Fair Housing Goal:</p> </td> </tr> <tr> <td data-bbox="180 531 1456 940"> <!-- Empty space for Fair Housing Goal --> </td> </tr> </table>	<p>Fair Housing Goal:</p>	Empty space for Fair Housing Goal
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