

5-Year PHA Plan (for All PHAs)	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, 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-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

900 A.	PHA Information.																																				
A.1	<p>PHA Name: Housing Authority of the City of Columbia, Missouri _____ PHA Code: MO007 _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/01/2024 ____</p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): 2024-2028 ____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 on 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 websites. 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" data-bbox="212 1234 1471 1866"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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> <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. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p><u>CHA Mission:</u> Provide quality affordable housing opportunities with supportive and economic resources to eligible households in Columbia, Boone County.</p> <p><u>CHA Vision:</u> To be our community’s leading affordable housing provider with a diverse and expanding portfolio of safe, energy-efficient and affordable housing options connected to supportive resources that foster stability and upward mobility.</p> <p><u>CHA Values:</u></p> <p>Integrity: We act honestly and ethically in all aspects of our organization. We will continue to strengthen our policies and standards to best serve our mission.</p> <p>Accountability: We are responsible, committed, and answerable to each other, to those we serve and to those who have entrusted us with resources.</p> <p>Respect: We have respect for CHA residents, CHA staff and community partners by giving dignity and value to all.</p> <p>Diversity, Equity, and Inclusion: We are committed to diversity, equity and inclusion in our staff, board, and services to residents. We recognize and value everyone’s life experience, perspective, and culture.</p> <p>Safety: We establish partnerships with CHA residents, CHA staff and other stakeholders to help create and maintain a safe environment.</p>

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

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

- Ensure successful financial closing on Kinney Point and Park Avenue redevelopment projects.
- Secure funding for Providence Walkway.
- Meet all required milestones necessary to complete construction of Kinney Point and Park Avenue.
- Work with internal team and outside assistance as needed to maximize benefits to CHA through legal and financial structure of LIHTC projects.
- Maintain effective communication with residents and partners on redevelopment plans and projects.

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

- Continue to expand CHA housing portfolio through the Columbia Community Housing Trust.
- Continue to strengthen partnerships with homeless service providers to assist homeless individuals identify affordable housing units or special voucher programs.
- Ensure CHA program requirements, operations and priorities are considered during collaboration.

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

- Increase channels of communication across CHA Departments to ensure effective and efficient service to CHA residents and voucher program participants.
- Update CHA Administration Plan and Admissions and Continued Occupancy Policy (ACOP) with HOTMA, landlord incentives, preferences, homeownership, grievance procedures and safety.
- Align participant files and procedures between HCV and PBV.
- Continue to identify outreach activities, incentives, and policies to attract and retain Section 8 landlords.

PHA Goal: Ensure CHA Safety Officers foster a safe and supportive environment for CHA residents and staff.

- Attending and participating in Resident Advisory Board meetings to obtain feedback and provide answers regarding safety concerns on CHA property.
- Meet regularly with CHA Staff to identify, plan for, and resolve together, problems that arise on CHA properties.
- Work closely with the local law enforcement, Fire, and EMS to quickly respond/investigate events on CHA properties.
- Making daily connections with CHA residents and staff through daily walks/rounds of CHA properties.
- Monitor security cameras to investigate criminal activity and or lease violations.
- Evaluate, modify, and implement plans for additional security cameras or modifications to existing security cameras for CHA properties.

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

- Provide Family Self-Sufficiency Coordinators, Resident Services Coordinators to assist residents living in CHA assisted housing.
- Continue and expand the Moving Ahead After-School & Summer Program, Healthy Homes Connection, Independent Living Programs, and homeless outreach.
- Continue and expand financial literacy and credit counseling programs, and the Annie Fisher Food Pantry. Make Moving Ahead a serving site for the food bank.
- Make The Blind Boone center more Kid friendly with renovations.
- Identify partnerships to connect CHA residents to vocational training, employment, educational and entrepreneurial programs.
- Identify partnerships to increase access and expanded hours of childcare for CHA residents.
- Continue and expand Independent Living Services and Support, transportation help for shopping and medical appointments, Annie Fisher Food Pantry, Opportunity Gardens, Parks and Recreation Adaptive Recreation programs, fitness centers, computer centers, Buddy System, Nutrition and Meal programs, and Health Clinics.
- Increase online presence through social media and promote services to residents.
- Create online communities for property residents and/or program participants.

PHA Goal: Promote organizational policies to increase efficiency and capacity of CHA operations.

- Review and update CHA procurement policies and conduct procurement training for staff.
- Formulate CHA budget policies and procedures.
- Continue building standard operating procedures for each CHA department.
- Increase capacity of onboarding process for new hires.
- Identify contracted services for implementing new ERP system.
- Identify contracted services for reviewing CHA pay grades, positions and pay rates.

<p>B.3</p>	<p>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.</p> <p>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.</p> <p>PHA Goal: Renovate CHA’s remaining public housing and expand CHA’s affordable housing portfolio through additional development.</p> <ul style="list-style-type: none"> • 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. <p>PHA Goal: Expand the continuum of affordable housing services and partnerships with local organizations.</p> <ul style="list-style-type: none"> • 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. <p>PHA Goal: Identify policies and procedures to ensure maximum utilization of CHA voucher programs and properties.</p> <ul style="list-style-type: none"> • 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. <p>PHA Goal: Ensure CHA Safety Officers foster a safe and supportive environment for CHA housing units.</p> <ul style="list-style-type: none"> • 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. <p>PHA Goal: Promote and expand programs providing supportive and economic resources.</p> <ul style="list-style-type: none"> • 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. • 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.
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The CHA will continue to implement and enforce the Violence Against Women Act. Please refer to Attachment – Violence Against Women Act – CHA Annual Plan and Five-Year Plan.</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>

<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>A Significant Amendment or Modification shall be defined as a substantial change in CHA’s plan or policies that fundamentally changes the mission, goals, or objectives of the PHA Plan, are inconsistent with its approved Annual Plan and which require formal approval by the Board of Commissioners.</p> <p>A Substantial Deviation/Modification includes a major deviation from CHA policies. This definition does not include changes in organizational structure, changes in CHA’s Administrative Plan or Admissions and Continued Occupancy Policy resulting from HUD guidance, HUD-imposed regulations, or minor policy changes unless such regulation or HUD guidance requires a significant amendment to the Annual Plan.</p> <p>For the purposes of the Capital Fund Program, a proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed-finance proposal are considered significant amendments to the CFP 5-Year Action Plan.</p> <p>Likewise, participation in the Rental Assistance Demonstration (RAD) program and the conversion of public housing subsidies to Project-Based Vouchers and the renovation and/or replacement of Public Housing units under the RAD program will be considered a significant amendment to the PHA Annual Plan and 5-Year Plan.</p> <p>The following are not considered significant amendments to the PHA 5-Year Plan.</p> <ol style="list-style-type: none"> 1. The transfer of work projects, from one grant year to another in the Capital Fund Program (fungibility), which are included in the approved Capital Fund Program 5-Year Action Plan; 2. The transfer of funds in the Capital Fund Program from one line item to another within the same grant year budget; 3. Additional work projects funded by the Capital Fund Program not included in the 5-Year Action Plan, which have been deemed to be emergencies. 4. Policy changes resulting from HUD or other federal agency mandates, regulations, or directives; and 5. Any changes in the Housing Choice Voucher Administrative Plan or Public Housing Admissions and Continued Occupancy Policy, which are not specifically described in the HUD PHA 5-Year and Annual Plan or required PHA Plan elements.
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year 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 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.3</p>	<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>
<p>C.4</p>	<p>Required Submission for HUD FO Review.</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>(b) If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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.

Fair Housing Goal:

Fair Housing Goal:

