



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

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Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, November 1, 2023

Time: 5:30 p.m. – Columbia Housing Authority Regular Meeting

Place: CHA Administration Building, 201 Switzler

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of October 4, 2023, Open Meeting Minutes and Closed Meeting Minutes
- V. Public Comment (Limited to 5 minutes per speaker)

PUBLIC HEARINGS

- VI. Proposed FY 2024 CHA Budget: January 1, 2024 – December 31, 2023
 - a. FY 2024 CHA Employee Benefits Package-Sundvold Financial
 - b. Budget Highlights
 - c. FY 2024 COLA
 - d. LIHTC Budgets
 - e. PHA Budget
 - f. CHALIS Budget
 - g. Agency Wide Budget
 - h. Board Discussion
 - i. Public Comment

RESOLUTIONS

- VII. **Resolution 2933:** A Resolution to Approve the Submission of the FY 2024 Budgets for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; and Bryant Walkway II Housing Development Group, LP.
- VIII. **Resolution 2934:** To Approve the Columbia Housing Authority's Agency-Wide Budget for FY 2024 Including the FY 2024 Annual Budgets for the Columbia Housing Authority's Low-Income Housing Tax Credit Properties and the Columbia Housing Authority's 501(c)3 Nonprofit, CHA Low-Income Services, Inc.
- IX. **Resolution 2935:** A Resolution to Approve the Columbia Housing Authority Employee Benefits Package for January 1, 2024, through December 31, 2024.

- X. **Resolution 2936:** A Resolution to approve updates to Appendix 3 Range and Salary Plan of the Columbia Housing Authority Personnel Policy.
- XI. **Resolution 2937:** Authorizing the Chief Executive Officer to execute the appropriate documents and agreements with McCright and Associates for inspection services for the Columbia Housing Authority.
- XII. **Resolution 2938:** Authorizing the Chief Executive Officer to execute the appropriate documents and agreements with Rubin Brown audit services for the Columbia Housing Authority and for the following Limited Partnerships of the Low-Income Housing Tax Credit Properties Managed by the Columbia Housing Authority: The Mid-Missouri Veterans Housing Development Group, LP; Stuart Parker Housing Development Group, LP; Bear Creek Housing Development Group, LP; Oak Towers Housing Development Group, LP; Bryant Walkway Housing Development Group, LP; and Bryant Walkway II Housing Development Group, LP.
- XIII. **Resolution 2939:** Authorizing the Chief Executive Officer to execute the appropriate documents and agreements with Woodley Building Maintenance for Janitorial Services for the Columbia Housing Authority.
- XIV. **Resolution 2940:** Authorizing the Chief Executive Officer to execute the appropriate documents and agreements with Evans and Dixon, LLC for legal services for the Columbia Housing Authority.
- XV. **Resolution 2941:** Authorizing the Chief Executive Officer to execute the appropriate documents and agreements with Jones, Powell, Stevens, LLC for landlord and tenant legal services for the Columbia Housing Authority.
- XVI. **Resolution 2942:** Authorizing CHA staff to submit a request to the U.S. Department of Housing and Urban Development to utilize 120% fair market rent rate payment standards in FY 2024 for all CHA voucher programs.

REPORTS

- XVII. **Director Reports:** Resident Services, Affordable Housing Operations, Affordable Housing Development and Compliance, and Safety.
- XVIII. Current Events

PUBLIC AND COMMISSIONER COMMENT

- XIX. Public Comment (Limited to 5 minutes per speaker)
- XX. Commissioner Comment
- XXI. Adjournment

If you wish to participate in the meeting and require specific accommodations or services related to disability, please contact 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
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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.